



Chandramouli S M.A, LL.M
Advocate

**CS
Associates & Advocates**

Office at, Trifecta Addato,
Garudachar Palya, Bengaluru -560048
contact no. 8217224782

Date: 07/11/2024

To,

M/s. TRIFECTA PROJECTS PRIVATE LIMITED
A Pvt. Ltd Company Rep., by its Managing Director,
Mr. R V. SUBBA REDDY
Having its office at 11th Floor. -"Trifecta Adatto"
Survey Nos.66/2 & 67/1,
Whitefield Main Road, Garudacharpalya,
Mahadevapura Post, Opposite to Bescom Office,
Bangalore-560048,
Karnataka.

SEARCH REPORT

"TRIFECTA VERDE EN RESPLANDOR PHASE 3"

(Jyothipura Village, Bidarahalli Hobli, Bangalore East Taluk, Bengaluru)

Based on the documents and information provided by you, we are herewith furnishing the legal search report for the below mentioned property.

Item no - 1

All that piece and parcel of Property bearing Old **Survey No.6/3**, New Survey no. 6/7{Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR/79/2017-18, Official Memorandum dated 30/04/2018, issued by Deputy Commissioner, Bangalore Urban District} situated at **JYOTHIPURA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 01 Acre 19 Guntas** with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the



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East by : Land bearing Sy No.5/1
West by : Land belongs to Subbanna
North by : Land belongs to children's of Muddamma
South by : Land belongs to D.Shivamurthy

Item no - 2

All that piece and parcel of the immovable land bearing New Survey No. 6/10 measuring 18.08 Guntas, inclusive of 0.08 Guntas of 'B' Kharab, situated at Jyothipura Village, Bidarahalli - 2 Hobli, Bengaluru East Taluk, Bengaluru Urban District and is bounded on:

East by : Land bearing Sy no. 6/9
West by : Land bearing Sy No.6/2
North by : Land bearing Sy No.6/7, 9
South by : Land bearing Sy No. 6/11

Item no - 3

All that piece and parcel of the immovable land bearing New Survey No. 6/11 measuring 17.12 Guntas, inclusive of 0.12 Guntas of 'B' Kharab, situated at Jyothipura Village, Bidarahalli - 2 Hobli, Bengaluru East Taluk, Bengaluru Urban District and is bounded on:

East by : Remaining Portion of Same number 6/8
West by : Land bearing Sy No.6/2
North by : Land bearing Sy No.6/10
South by : Land bearing Sy No.6/12

Item no -4

All that piece and parcel of the immovable land bearing New Survey No. 6/12 measuring 17.12 Guntas, inclusive of 0.12 Guntas of 'B' Kharab, situated at Jyothipura Village, Bidarahalli - 2 Hobli, Bengaluru East Taluk, Bengaluru Urban District and is bounded on:

East by : Land bearing Survey number 6/89
West by : Land bearing Sy No.6/2

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North by : Land bearing Sy No.6/11
South by : Land bearing Sy No.6/5

Item no -5

All that piece and parcel of the immovable land bearing new Survey No. 5/5 measuring 07 Guntas (old Survey No. 5/1 measuring 01 Acre 30 Guntas inclusive of 02 Guntas of 'B' Kharab) , situated at Joythipura Village, Bidarahalli - 2 Hobli, Bengaluru East Taluk, Bengaluru Urban District and is bounded on:

East b : Road & portion Survey No. 5/1
West by : Portion of Survey No. 5/1
North by : Survey No. 6
South by : Survey No. 5/2

Item no -6

All that piece and parcel of the immovable land bearing new Survey No. 5/6 measuring 35 Guntas (old Survey No. 5/1 measuring 01 Acre 30 Guntas inclusive of 02 Guntas of 'B' Kharab), situated at Joythipura Village, Bidarahalli - 2 Hobli, Bengaluru East Taluk, Bengaluru Urban District and is bounded on:

East by : Road & portion of Survey No. 5/1
West by : Survey No. 6
North by : Survey No. 6
South by : Survey No. 5/2

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Item no-7

All that piece and parcel of Property bearing **Survey No.10/1**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR/01/2022-23, Official Memorandum dated 11/04/2022, bearing No.333488, issued by Deputy Commissioner, Bangalore Urban District} situated at **JYOTHIPURA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 01 Acre 17 Guntas** with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land bearing Sy No.10/2

West by : Road and Land bearing Sy No.10/3

North by : Kaluve

South by : Land in Sy no. 11

Item no -8

All that piece and parcel of Property bearing **Survey No.10/3**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR/86/2020-21, Official Memorandum dated 19/12/2020, bearing No.197061, issued by Deputy Commissioner, Bangalore Urban District} situated at **JYOTHIPURA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 29 Guntas** with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land bearing Sy No.10/1

West by : Land bearing Sy No.22

North by : Kaluve

South by : Land in Sy no. 11

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Item no -09

All that piece and parcel of the immovable land bearing Survey No. 10/2 measuring 03 Acres 05 Guntas, situated at Joythipura Village, Bidarahalli - 2 Hobli, Bengaluru East Taluk, Bengaluru Urban District and is bounded on:

East by : Survey No. 9
West by : Survey No. 10/1
North by : Kaluve
South by : Road & Survey No. 11

Item no - 10

All that piece and parcel of Property bearing **Survey No.24/5**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR/170/2022-23, Official Memorandum dated 29/10/2022, bearing No.411105, issued by Deputy Commissioner, Bangalore Urban District} situated at **JYOTHIPURA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 05 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land bearing Sy No.24/4
West by : Land bearing Sy No.24/6
North by : Land bearing Sy No.24/3
South by : Road and Kaluve

Item no -11

All that piece and parcel of Property bearing old **Survey No.24/3**, **New Survey no. 24/12** {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR150/2024-25, Official Memorandum dated 22/07/2022, bearing No.686813, issued by Deputy Commissioner, Bangalore Urban District} situated at



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JYOTHIPURA VILLAGE, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 06 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land bearing Sy No.24/3
West by : Land bearing Sy No.24/9
North by : Thirumenahalli Gadi
South by : Road and Sy no. 24/5 and 24/6

Item no- 12

All that piece and parcel of Property bearing old **Survey No.20/9**, {Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR240/2023-24, Official Memorandum dated 20/01/2024, bearing No.585967, issued by Deputy Commissioner, Bangalore Urban District} situated at **JYOTHIPURA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 0 Acre 25 Guntas**, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land bearing Sy No.20/2A
West by : Land bearing Sy No.123
North by : Land in Sy no. 22
South by : Land in Sy no. 20/1

Item no -13

All that piece and parcel of Property bearing **Survey no. 9/1A**{Converted from agricultural to Layout-Residential purpose vide Order No.ALN[EBB]SR/03/2022-23, Official Memorandum dated 11/04/2022, bearing no. 333490, issued by Deputy Commissioner, Bangalore Urban District} situated at **JYOTHIPURA VILLAGE**, Bidarahalli Hobli, Bangalore East Taluk, **measuring 01 Acre 21 Guntas** with all rights,

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appurtenances whatsoever hereunder or underneath or above the surface, and bounded on the

East by : Land bearing Sy No.9/5

West by : Land bearing Sy No.10

North by : Kaluve

South by : Road and Land bearing Sy No.9/1B

II LIST OF DOCUMENTS SCRUTINISED :

Sl.No	Particulars	Original/ Certified copy/ Copy
	Survey No. 6/10, Survey No. 6/11 & Survey No. 6/12	
1.	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 1992-93 and 1998-99 - 2023-24 issued by the Jurisdictional Revenue authority in respect of old Survey no. 6/1, New Survey No. 6/10, 6/11 & 6/12.	Copy
2	Preliminary Records in respect of old Sy No.6/1 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
3	Index of Lands in respect of old Sy No. 6/1 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
4	Mutation Register Extract	Copy
5	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of property bearing Sy.No. 6/1 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore	Copy
6	Suvey records issued by the Jurisdictional Revenue authority in respect of old Survey	Copy

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	No. 6/1 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	
7	Atlas, Tippani, Hissa Survey Tippani, Resurvey Tippani, Akarband issued by the Jurisdictional Revenue Authority in respect of the Property bearing new Sy no. 6/10 6/11 and 6/12 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
9	Sale deed dated 23-10-1982 registered as document no. 1798/1982-83.	Copy
10	Sale deed dated 26-07-1983 registered as document no. 892/1983-84	Copy
11	Partition deed dated 16-01-2020 registered as document no. BDH-1-04910/2019-20 registered before the office of Sub registrar, Bidarahalli, Bengaluru.	Copy
12	Full Settlement Agreement dated registered as document no. MDP-1-07079-2023-24 dated 08-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
13	Irrevocable General Power Attorney dated 08-12-2023 registered as document no. MDP-4-00358-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
14	Sale Deed dated 13-02-2024, registered as document no. MDP-1-08957-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy

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15	Irrevocable GPA dated 08-12-2023 registered as document no. MDP-4-00359-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
	Irrevocable GPA dated 08-12-2023 registered as document no. MDP-4-00357-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	
16	Full Settlement Agreement dated registered as document no. MDP-1-07077-2023-24 dated 08-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
	Full Settlement Agreement dated registered as document no. MDP-1-07078-2023-24 dated 08-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	
18	Sale Deed dated 13-02-2024, registered as document no. MDP-1-08957-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
	Sale Deed dated 13-02-2024, registered as document no. MDP-1-08960-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	
17	Encumbrance Certificate For Survey No. 6/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-04-1920 to 31-07-1986.	Copy
18	Encumbrance Certificate For Survey No. 6/1, situated at Jyothipura Village,	Copy

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	Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-04-2004 to 04-07-2024.	
19	Conversion Certificate vide Order No.ALN[EBB]SR/336/2023-24, Official Memorandum dated 03/04/2024, bearing No.645557, issued by Deputy Commissioner, Bangalore Urban District], For Sy no 6/12, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 17 Gutnas.	Copy
20	Conversion Certificate vide Order No.ALN[EBB]SR/337/2023-24, Official Memorandum dated 03/04/2024, bearing No.645554, issued by Deputy Commissioner, Bangalore Urban District], For Sy no 6/11, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 17 Gutnas.	Copy
21	Conversion Certificate vide Order No.ALN[EBB]SR/335/2023-24, Official Memorandum dated 03/04/2024, bearing No.645553, issued by Deputy Commissioner, Bangalore Urban District], For Sy no 6/10, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 18 Gutnas.	Copy
	Survey No. 9/1A	
19	Record of Tenancy (RTC/Pahani) for the year 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Survey no. 9/1A.	Copy
20	Endorsement for Non availability Preliminary Records in respect of Sy No.9/1A of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
21	Mutation Register Extract in respect of Survey No. 9/1A	Copy

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22	Index of Lands in respect of Sy No. 9/1A of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
23	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 9/1A of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 21 Gutnas	Copy
24	Family Tree of Late Puttappa issued by Deputy Tahasildar, Bidarahalli Hobli, Bangalore East Taluk.	Copy
25	Death certificate of Puttaiah, Thippaiah and Chinnathayama M	Copy
26	Compromise Petition	Copy
27	Certified copy of Sale deed dated 21-06-1955 registered as document no. 779/1955-56, registered before the office of the Sub-Registtrar, Hoskote.	Copy
28	MR no. T21/2020-21	Copy
29	Sale deed dated 04-02-2021 registered as document no. MDP-1-06940-2020-21 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
30	Conversion Certificate vide Order No.ALN[EBB]SR/03/2022-23, Official Memorandum dated 11/04/2022, bearing No.333490, issued by Deputy Commissioner, Bangalore Urban District}, For Sy no 9/1A, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 21 Gutnas.	Copy
31	Conversion Sketch For Sy no 9/1A, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 21 Gutnas.	Copy

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32	Encumbrance Certificate For Survey No. 9/1A, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 21 Gutnas from 01-04-1950 to 31-04-2004.	Copy
33	Encumbrance Certificate For Survey No. 9/1A, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 21 Gutnas from 01-04-2004 to 04-07-2024.	Copy
34	Survey records issued by the Jurisdictional Revenue authority in respect of Survey No. 9/1A, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 21 Gutnas	Copy
	Survey no 10/1 and Survey no. 10/3	
35	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Survey no 10/1 and Survey no. 10/3.	Copy
36	Endorsement for non-availability Preliminary Records in respect of Sy No.10/1 and Sy no 10/3 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
37	Mutation Register Extract in respect of Survey No. 10/1 and survey no 10/3.	Copy
38	Index of Lands in respect of Sy No. 10/1 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
39	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty	Copy

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	bearing Sy.No. 10/1 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 17 Gutnas	
40	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 10/3 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 29 Gutnas	Copy
41	Family Tree of Late Dodda Ramaiah and Late Kempaiah issued by Village Accountant Mandur Gramaha Panchyath, Bidarahalli Hobli, Bengaluru.	Copy
42	Family Tree of Late Kempaiah issued by Deputy Tahasildar, Bidarahalli Hobli, Bangalore East Taluk.	Copy
43	Death certificate of chikka Ramaiah and Akkaiahmma, Kempaiah and Narayanamma	Copy
44	IHC No. 3/1986-87	Copy
45	Certified copy of Sale deed dated 06-07-1977 registered as document no. 1091/1977-78, registered before the office of the Sub-Registtrar, Hoskote.	Copy
46	MR no. 6/1998-99	Copy
47	Sale deed dated 10-06-2022 registered as document no. MDP-1-02331-2022-23 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru.	Copy
48	Release deed dated 10-06-2022 registered as document no. MDP-1-02324-2022-23 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru	Copy
49	Release deed dated 10-06-2022 registered as document no. MDP-1-02337-2022-23 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru	Copy

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50	Confirmation deed dated 13-06-2022 registered as document no. MDP-1-02394-2022-23 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru	Copy
51	Confirmation deed dated 23-06-2023 registered as document no. MDP-1-02474-2023-24 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru	Copy
52	Confirmation deed dated 04-11-2023 registered as document no. MDP-1-06185-2023-24 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru	Copy
53	Sale deed dated 10-06-2022 registered as document no. MDP-1-02328-2022-23 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru	Copy
54	Conversion Certificate vide Order No.ALN[EBB]SR/86/2020-21, Official Memorandum dated 19/12/2020, bearing No.197061, issued by Deputy Commissioner, Bangalore Urban District, For Sy no 10/3, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 29 Gutnas.	Copy
55	Conversion Certificate vide Order No.ALN[EBB]SR/01/2022-23, Official Memorandum dated 11/04/2022, bearing No.333488, issued by Deputy Commissioner, Bangalore Urban District, For Sy no 10/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 17 Gutnas.	Copy
56	Conversion Sketch For Sy no 10/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 17 Gutnas.	Copy

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57	Encumbrance Certificate For Survey No. 10/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 01 Acres 17 Gutnas from 01-04-2004 to 04-07-2024.	Copy
58	Encumbrance Certificate For Survey No. 10/3, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 29 Gutnas from 01-04-2004 to 04-07-2024.	Copy
59	Survey records issued by the Jurisdictional Revenue authority in respect of Survey No. 10/1 and Sy no. 10/3, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
	Survey no 10/2	
60	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Survey no 10/2	Copy
61	Index of Lands in respect of old Sy No. 10/2 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
62	Mutation Register Extract in respect of Survey No. 10/2.	Copy
63	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 10/2 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 03 Acres 05 Gutnas	Copy
64	Index of Lands in respect of Sy No. 10/2 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
65	Survey records issued by the Jurisdictional Revenue authority in respect of Survey No.	Copy

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	10/2, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	
66	Endorsement for non-availability Preliminary Records in respect of Sy No.10/2 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
67	Certified copy of Sale deed dated 16-01-1925 registered as document no. 1042/1924-25, registered before the office of the Sub-Registrar, Hoskote.	Copy
68	Certified copy of Sale deed dated 18-02-1936 registered as document no. 1005/1935-36, registered before the office of the Sub-Registrar, Hoskote.	Copy
69	Partition deed dated 03-05-2003 registered as document no. 1657/2003-04 registered before the office of the Sub registrar, Krishnarajapura, Bengaluru.	Copy
70	Amended Partition deed dated 02-07-2016 registered as document no. 1135/2016-17 registered before the office of the Sub registrar, Bidarahalli, Bengaluru	Copy
71	Deed of Exchange dated 01-07-2024 registered as document no. MDP-1-02184-2024-25 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
72	Joint Development Agreement dated 01-07-2024 registered as document no. MDP-1-02183-2024-25 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
73	Registered Power of Attorney dated 01-07-2024 registered as document no. MDP-4-00143-2024-25 registered before the office of	Copy

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	the Sub registrar, Mahadevapura, Bengaluru	
74	Conversion Certificate vide Order bearing No.679084, Official Memorandum dated 27/06/2024, issued by Deputy Commissioner, Bangalore Urban District, For Sy no 10/2, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 03 Acres 05 Gutnas.	Copy
75	Encumbrance Certificate For Survey No. 10/2, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-04-1920 to 31-07-1986.	Copy
76	Encumbrance Certificate For Survey No. 10/2, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-08-1986 to 31-05-1989.	Copy
77	Encumbrance Certificate For Survey No. 10/2, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-06-1989 to 31-03-2004.	Copy
78	Encumbrance Certificate For Survey No. 10/2, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 03 Acres 05 Gutnas from 01-04-2004 to 04-07-2024.	Copy
	Survey no. 24/5	
79	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Survey no. 24/5.	Copy
80	Survey records issued by the Jurisdictional Revenue authority in respect of Survey No. 24/5, situated at Jyothipura Village,	Copy

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	Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas	
81	Endorsement for non available of Preliminary Records in respect of Sy No.24/5 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
82	Mutation Register Extract in respect of Survey No. 24/5	Copy
83	Index of Lands in respect of Sy No. 24/5 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
84	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 24/5 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas	Copy
85	Certified copy of Sale deed dated 10-08-1953 registered as document no. 1955/1953-54, registered before the office of the Sub-Registtrar, Hoskote	Copy
86	Certified copy of Sale deed dated 30-09-1965 registered as document no. 2476/1965-66, registered before the office of the Sub-Registtrar, Hoskote	Copy
87	Certified copy of Sale deed dated 17-10-1975 registered as document no. 2483/1975-76, registered before the office of the Sub-Registtrar, Hoskote	Copy
88	Certified copy of Sale deed dated 28-02-1980 registered as document no. 2571/1979-80, registered before the office of the Sub-Registtrar, Hoskote.	Copy
89	Conversion Certificate vide Order No.ALN[EBB]SR170/2022-23, Official Memorandum dated 29/10/2022, bearing	Copy

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	No.411105 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 24/5, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore., measuring 0 Acre 05 Guntas.	
90	Sale Deed dated 03-09-2002 registered as document no. 2628-2002-03 registered before the office of the Sub registrar, Krishnarajapura, Bengaluru.	Copy
91	Agreement of Sale dated 16-08-2021 registered as document no. SHV-1-01737-2021-22 registered before the office of the Sub registrar, Shivajinagar, Bengaluru.	Copy
92	Cancellation of Agreement of Sale dated 07-03-2022 registered as document no. SHV-1-07319-2021-22 registered before the office of the Sub registrar, Shivajinagar, Bengaluru.	Copy
93	Registered General Power of Attorney dated 31-03-2022 registered as document no. BNS-4-01122-2021-22 registered before the office of the Sub registrar, Banaswadi, Bengaluru	Copy
94	Agreement of Sale dated 31-03-2022 registered as document no. BNS-1-19786-2021-22 registered before the office of the Sub registrar, Banaswadi, Bengaluru	Copy
95	Sale dated 06-06-2023 registered as document no. MDP-1-01979-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru	Copy
96	Encumbrance Certificate For Survey No. 24/5, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk,	Copy

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	Bangalore, measuring 0 Acres 05 Gutnas from 01-04-1950 to 31-07-1986.	
97	Encumbrance Certificate For Survey No. 24/5, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas from 01-08-1986 to 31-05-1989.	Copy
98	Encumbrance Certificate For Survey No. 24/5, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas from 01-06-1989 to 31-03-2004.	Copy
99	Encumbrance Certificate For Survey No. 24/5, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas from 01-04-2004 to 04-07-2024	Copy
100	Conversion Sketch For Sy no 24/5, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas.	Copy
	Survey No. 24/12(Old Sy no 24/3)	
101	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Old Survey no. 24/3 New sy no 24/12 .	Copy
102	Suvey records issued by the Jurisdictional Revenue authority in respect of Old Survey no. 24/3 New sy no 24/12, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 05 Gutnas	Copy
103	Endorsement for non available of Preliminary Records in respect of Sy	Copy

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	No.24/5 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	
104	Mutation Register Extract in respect of Old Survey no. 24/3 New sy no 24/12	Copy
105	Index of Lands in respect of Old Survey no. 24/3 New sy no 24/12 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
106	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 24/12 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 06 Gutnas	Copy
107	Irrevocable GPA dated 05-12-2023 registered as document no. MDP-4-00352-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
108	Full Settlement Agreement dated registered as document no. MDP-1-06934-2023-24 dated 05-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
109	Sale Deed dated 30-07-2024, registered as document no. MDP-1-02870-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
110	Conversion Certificate vide Order No.ALN[EBB]SR/150/2024-25, Official Memorandum dated 22/07/2024, bearing No.686813, issued by Deputy Commissioner, Bangalore Urban District}, For Sy no 9/1A, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 06 Gutnas.	Copy
	Survey no. 20/9	

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111	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Survey no. 20/9.(old Sy no 20/1)	Copy
112	Suvey records issued by the Jurisdictional Revenue authority in respect of Survey No. 20/9, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 25 Gutnas	Copy
113	Endorsement for non available of Preliminary Records in respect of Sy No.20/9 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
114	Mutation Register Extract in respect of Survey No. 20/9	Copy
115	Index of Lands in respect of Sy No. 20/9 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
116	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Sy.No. 20/9 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 25 Gutnas	Copy
117	Certified copy of Sale deed dated 03-04-1939 registered as document no. 1484/1938-39, registered before the office of the Sub-Registtrar, Hoskote	Copy
118	Certified copy of Sale deed dated 21-06-1948 registered as document no. 2934/1947-48, registered before the office of the Sub-Registtrar, Hoskote	Copy
119	Release deed dated 19-02-2016 registered as document no. 16997/2015-16, registered before the office of the Sub-Registtrar, Banaswadi (Shivajinagar)	Copy

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120	Special Power of Attorney dated 24-03-2023, registered before the office of the District Registrar, Shivajinagar, Bangalore.	Copy
121	Registered Power of Attorney dated 04-07-2023, registered as document no. MDP-4-00125-2023-24 before the office of the District Registrar, Mahadevapura, Bengaluru.	Copy
122	Joint Development Agreement dated 04-07-2023 registered as document no. MDP-1-02708-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru	Copy
123	Conversion Certificate vide Order No.ALN[EBB]SR240/2023-24, Official Memorandum dated 20/01/2024, bearing No.585967 official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 20/9, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore., measuring 0 Acre 25 Guntas.	Copy
124	Encumbrance Certificate For Survey No. 20/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 25 Gutnas from 01-04-1920 to 31-07-1986.	Copy
125	Encumbrance Certificate For Survey No. 20/9, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 25 Gutnas from 01-08-1986 to 31-05-1989.	Copy
126	Encumbrance Certificate For Survey No. 20/9, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 25 Gutnas from 01-04-2004 to 04-07-2024.	Copy

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127	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 2024-25 issued by the Jurisdictional Revenue authority in respect of Survey no. 5/5 and 5/6 (old survey no. 5/1)	Copy
128	Index of Lands in respect of Survey no. 5/5 and 5/6 (old survey no. 5/1) of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
129	Mutation Register Extract in respect of Survey no. 5/5 and 5/6 (old survey no. 5/1)	Copy
130	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Survey no. 5/5 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 07 Gutnas	Copy
131	Nil Tenancy Endorsement issued by the Tahasildar Office, Bangalore East Taluk, Bangalore District, in respect of Eoperty bearing Survey no. 5/6 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 35 Gutnas	Copy
132	Suvey records issued by the Jurisdictional Revenue authority in respect of Survey no. 5/5 (old survey no. 5/1), situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 07 Gutnas	Copy
133	Suvey records issued by the Jurisdictional Revenue authority in respect of Survey No. 5/6, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy

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134	Endorsement for non-availability Preliminary Records in respect of Sy No.5/1 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
135	Certified copy of Sale deed dated 12-11-1951 registered as document no. 2380/1951-52, registered before the office of the Sub-Registrar, Hoskote.	Copy
136	Certified copy of Sale deed dated 11-04-1952 registered as document no. 99/1952-53, registered before the office of the Sub-Registrar, Hoskote.	Copy
137	Consent deed dated 26-04-2017 registered as document no. BNS-1-01097-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	Copy
138	Release deed dated 26-04-2017 registered as document no. BNS-1-01099/2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	Copy
139	Release Deed dated 26-04-2017 registered as document no. BNS-1-01098/2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	Copy
140	Joint Development Agreement dated 26-04-2017 registered as document no. BNS-1-01104-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	Copy
141	Registered Power of Attorney dated 26-04-2017 registered as document no. BNS-1-00069-2017-18 registered before the office of	Copy

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	the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	
142	Irrevocable GPA dated 26-04-2017 registered as document no. BNS-4-00070-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	Copy
143	Full Settlement Agreement dated registered as document no. BNS-1-01106-2017-18 dated 26-04-2017, registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru	Copy
144	Sale Deed dated 26-02-2024, registered as document no. MDP-1-10704-2019-20 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
145	Conversion Certificate vide Order No.ALN[EBB]SR/101/2017-18, Official Memorandum dated 07/07/2018, official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 5/1, New Sy no. 5/5 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore., measuring 0 Acre 07 Guntas.	Copy
146	Conversion Certificate vide Order No.ALN[EBB]SR/75/2017-18, Official Memorandum dated 30/04/2018, official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 5/1, New Sy no. 5/6, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore., measuring 0 Acre 35 Guntas.	Copy
147	Encumbrance Certificate For Survey No. 5/1, situated at Jyothipura Village,	Copy

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	Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-04-1920 to 31-07-1986.	
148	Encumbrance Certificate For Survey No. 5/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-08-1986 to 31-05-1989.	Copy
149	Encumbrance Certificate For Survey No. 5/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, from 01-06-1989 to 31-03-2004.	Copy
150	Encumbrance Certificate For Survey No. 5/1, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 07 Gutnas from 01-04-2004 to 04-07-2024.	Copy
	Survey no. 6/7 (Old Sy no. 6/3)	
151	Record of Tenancy (RTC/Pahani) for the year 1968-69, 1973-74 to 1992-93 and 1998-99 - 2023-24 issued by the Jurisdictional Revenue authority in respect of old Survey no. 6/3 and New Survey No. 6/7.	Copy
152	Endorsement fon non available of Preliminary Records in respect of old Sy No.6/3 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
153	Index of Lands in respect of old Sy No. 6/3 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
154	Mutation Register Extract in respect of old Sy No.6/3 of Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore	Copy
155	Family Tree of Late Munishamappa issued by Village Accountant, Mandur Gramaha Panchyath	Copy
156	Suvey records issued by the Jurisdictional Revenue authority in respect of old Survey	Copy

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	No. 6/3 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	
157	Atlas, Tippani, Hissa Survey Tippani, Resurvey Tippani, Akarband issued by the Jurisdictional Revenue Authority in respect of the Property bearing Sy no. 6/7 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore.	Copy
158	Unregistered Partition deed dated 03-01-2008.	Copy
159	Sale Deed dated 27-04-2017, registered as document no. BNS-1-01124-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru.	Copy
160	Confirmation Deed dated 08-07-2024, registered as document no. MDP-1-02344-2024-25 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.	Copy
161	Conversion Certificate vide Order No.ALN[EBB]SR/79/2017-18, Official Memorandum dated 30/04/2018, official memorandum issued by Deputy Commissioner, Bangalore Urban District}, for Sy no. 6/7 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore., measuring 0 Acre 19 Guntas.	Copy
162	Conversion Sketch For Sy no 6/7, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 19 Gutnas.	Copy
163	Encumbrance Certificate For Old Sy no 6/3 ,new Survey No. 6/7 situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East	Copy

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	Taluk, Bangalore, measuring 0 Acres 19 Gutnas from 01-04-1920 to 31-07-1986.	
164	Encumbrance Certificate For Old Sy no 6/3 , situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 19 Gutnas from 01-08-1986 to 31-05-1989.	Copy
165	Encumbrance Certificate For Old Sy no 6/3 , situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 19 Gutnas from 01-06-1989 to 31-03-2004.	Copy
166	Encumbrance Certificate For Old Sy no 6/3 , situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore, measuring 0 Acres 19 Gutnas from 01-04-2004 to 04-07-2024.	Copy
167	Release deed dated 25/04/2017, registered as document no. 1099/2017-18, registered before the office of the Sub-registerar, Banasawadi, Bangalore.	Copy

III TRACING OF TITLE:

In respect of Survey no 9/1A:

All that piece and parcel of property bearing Sy no. 9/1A, totally measuring 1 acre 21 guntas, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East taluk. The property was originally acquired by Sri. Puttaiah @ Puttappa vide registered deed of Sale dated 21/06/1955, registered as document no. 779/1955-56, Book-1, registered before the office of the Sub-registrar, Hoskote.

Later, after the intestate death of Sri. Puttappa s/o Thimmarayappa, his legal heirs, inherited his entire estates including the schedule property as his sole surviving legal heirs. Thus the vendors became absolute owners of the property.

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Later, after intestate death of Sri.Puttappa s/o Thimmarayappa, his legal heirs, who are the vendors herein, inherited his entire estates including the schedule property as his sole surviving legal heirs. Thus the Vendors herein became absolute owners of the Schedule Property and the RTC was mutated in the name of the Vendor vide MR no. T21/2020-21.

Whereas the Vendors herein since the date of acquisition of the Schedule Property in the manner referred to above have been in peaceful possession and enjoyment of the same without any let or hindrance from any one and have been exercising acts of ownership and possession over the schedule property.

The Vendors herein have offered to sell the schedule property in favour of the Purchase herein and the Purchase herein has agreed and has come forward to purchase the schedule property.

The Vendor's Mr. Muniyappa and their family members have executed Sale deed dated 04-02-2021 registered as document no. MDP-1-06940-2020-21 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour of Mr. R.V Subba Reddy.

In respect of Survey no 10/1 and Survey no. 10/3:

Narayanappa S/o Munisonnappa was the owner of land bearing survey no. 10/1, totally measuring 2 acres 06 guntas of Jyothipura Village, Bidarahalli Hobli, Bengaluru East taluk.

Later, Narayanappa s/o Munisonnappa and his three sons namely i.e, Doddaramaiah, Chikkaramaiah and Muniveerappa are entered into Partition/Parikath dated 10/03/1949, as per the terms of a partition his three sons has been allotted 1/3rd share each in sy no.10/1, but revenue records RTC since 1968-69 to 1982-83 are continuously stands in the name of Doddaramaiah S/o Narayanappa.

Whereas, Doddaramaiah S/o Narayanappa deceased intestate, leaving behind his only son Kempaiah as his sole surviving legal heir to succeed his entire estates and revenue records was mutated with respect to 29 guntas in sy no. 10/1 of Jyothipura Village in his name vide IHC no. 3/1986-87.

Whereas, Sri. Chikkaramaiah S/o Narayanappa and his wife Mrs. Akkayamma died intestate leaving behind their sons Mr. Muniyappa, Mr. Erappa and T.C Narayanaswamy as their Class-1 legal heirs.

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Whereas, Muniveerappa S/o Narayanappa and his only son Krishnappa have sold their share of measuring 29 guntas in sy no. 10/1 in favour of Muniyappa s/o Chikkaramaiah vide registered deed of sale dated 06/07/1977, registered as document no.1091/1977-78, pages 190-193, Book-1, registered before the office of the Sub-registrar, Hoskote, Banglaore but the revenue records are not created pursuant to said sale deed.

Whereas, Muniyappa, Erappa and T.C Narayanaswamy all are sons of Chikkaramaiah have entered into partition dated 25/06/1979, as per arrangement the sy no 10/1 measuring 1 acre 17guntas was allotted to Muniyappa son of Chikkaramaiah and according mutation was changed in MR no. 6/1998-99, but measurement was shown in RTC wrongly 2 acre 06 guntas instead of 1 acre 17 guntas in sy no. 10/1 of Jyothipura Village.

Whereas, the said Kempaiah S/o Doddaramaiah deceased intestate, leaving behind his wife Sonnamma and his sons Chandramurthy, Srirama and Ananda as his surviving legal heirs to succeed to his entire estates and the Sonnamma and her sons Chandramuthy, Sreeram and Ananda filed a dispute petition against to Tahasildar, Bengaluru East Taluk, KR Puram and Muniyappa S/o Chikkaramaiah vide Petition no.RA(BE)370/2018 on the file of Assistant Commissioner for correction in the revenue entries and restore the 29guntas in sy no. 10/1 their names in revenue records.

Whereas, pursuant to above said petition no. RA(BE)370/2018 order issued by Assistant Commissioner, the Tahasildar Bangalore East Taluk was mutated measuring 29 guntas in sy no. 10/1 in the names of Sonnamma and his sons Chandra murthy, Sreeram and Ananda and remaining extent measuring 1 acre 17 guntas in Sy no. 10/1 mutated in the name of Muniyappa vide MR No. H28/2019-20.

Subsequently, the land bearing Survey no. 10/1 was subjected to Phodi proceedings conducted by the survey department and the portion of land held by the Muniyappa S/o Chikkaramaiah was allotted Survey no. 10/1 measuring 1 acre 17 guntas and Sonnamma and her sons Chandra Murthy, Sreeram and Ananda was allotted Survey no. 10/3 measuring 0 acre 29 guntas.

Thus, Vendors are become the absolute owners of Undeveloped Converted Sy no. 10/1, (Converted from agricultural to residential purpose vide conversion certificate bearing no. ALN[EBB]SR/01/2022-23 and No. 333488, dated 11/04/2022, issued by the Deputy Commissioner, Bangalore East Taluk, totally measuring 1 acres 17 guntas.

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The Vendor Smt. Sonnamma and her family members have executed Sale deed dated 10-06-2022 registered as document no. MDP-1-02328-2022-23 registered before the office of the Sub-registrar, Mahadevapura, Bengaluru in favour of M/s Trifecta Projects Pvt Ltd represented by its Managing Director Mr. R.V Subba Reddy.

In respect of Survey no 10/2 :

Whereas Vendor Mr. N.Sannathammaiah is the absolute owner of all that piece and parcel of converted land bearing Sy no. 10/2 (Converted for layout- residential purpose vide Conversion order no.679084, dated 27/06/2024, issued by the Deputy Commissioner, Bangalore Urban District), Situated at Jyothipura Village, Bidarahalli Hoble, Bengaluru East Taluk. The Vendor had acquired the same vide registered Deed of Partition dated 28/03/2003, registered as document no. 1657/2003-04, Book-1, registered before the Office of the Sub- Registrar, Krishnarajapura, Bengaluru followed by rectification deed dated 02/07/2016, registered as document no.1135/2016-17, registered before the office of the Sub-Registrar, Bidarahalli, Bengaluru and all the family members of the vendor. The Vendor have executed registered JDA and GPA in favour of M/s Trifecta Projects Pvt Ltd represented by its Managing Director Mr. R.V Subba Reddy vide Joint Development Agreement dated 01-07-2024 registered as document no. MDP-1-02183-2024-25 registered before the office of the Sub registrar, Mahadevapura, Bengaluru and Registered Power of Attorney dated 01-07-2024 registered as document no. MDP-4-00143-2024-25 registered before the office of the Sub registrar, Mahadevapura, Bengaluru.

In respect of Survey no 24/5 :

Whereas Vendor Mr. N.Lakshminarayana is the absolute owner of all that piece and parcel of converted land bearing Sy no. 24/5 (Converted for layout- residential purpose vide Conversion order no.411105, dated 29/10/2022, issued by the Deputy Commissioner, Bangalore Urban District), Situated at Jyothipura Village, Bidarahalli Hoble, Bengaluru East Taluk measuring 0 acre 05 guntas, with all rights appurtenances whatsoever hereunder or underneath or above the surface, which property is more fully described in the Schedule herunder and hereinafter referred to as the Schedule Property. The Vendor had acquired the same vide registered Sale Deed dated 24/08/2002, registered as document no. BNG(U)KRP/7482/2002-03, Book-1, registered before



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the Office of the Sub- Registrar, Krishnarajapura, Bengaluru and RTC and all revenue records mutated in the name of Vendor.

The Vendor herein since the date of acquisition of the Schedule Property in the manner referred to above have been in peaceful possession and enjoyment of the same as its absolute owner without any let or hindrance from any one and are exercising acts of ownership and possession over the same.

Whereas the Vendors herein have also paid upto date taxes in relation to the Schedule Property to the Concerned authority and assure that the Schedule Property is free from all types of encumbrances. The Vendors have offered to sell the Schedule Property in favour of the Purchaser herein and the Purchaser herein has agreed and has come forward to purchase the Schedule Property.

The Vendors have executed a registered GPA dated 31/03/2022, registered as document no BNS-4-01122/2021-22, in Book-4 registered before the Office of the Sub-Registrar, Banasawadi, Bengaluru in favour of Sri.K. Srirama S/o Late Sri Kempaiah to empowering him to act on behalf of registered GPA to Sell, manage etc, of the Property on behalf the vendors.

The Vendor GPA holder Sri.K. Srirama S/o Late Sri Kempaiah executed Sale Deed dated 06-06-2023 registered as document no. MDP-1-01979-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour M/s Trifecta Projects Pvt Ltd represented by its Managing Director Mr. R.V Subba Reddy.

In respect of Survey no 24/12 :

Whereas, the Vendors are the absolute owners of all that piece and parcel of property bearing Sy no. 24/3 new Sy no. 24/12, situated at Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, totally measuring 06 guntas. All the revenue records mutated in the name of the Vendors vide inheritance mutation register Extract bearing MR no.1/2006-07.

The Vendor have offered to sell the Schedule property in favour of the Purchaser herein and entered registered Full Settlement Agreement dated 05/12/2023, registered as document no. MDP-1-06934-2023-24, Book-1, registered before the Office the Sub Registrar, Mahadevapura, Bengaluru, with the M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy and the purchaser herein has agreed and have come forward to purchase the

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Schedule property and the Vendors have also executed a registered GPA dated 05/12/2023, registered as document no. MDP-4-00352-2023-24, Book-4, registered before the office of the Sub-Registrar, Mahadevapura, Bengaluru in favour of M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy herein to empowering him to act on behalf of GPA to Sell, manage, etc. of the properties, on behalf of Vendors.

Sale Deed dated 30-07-2024, registered as document no. MDP-1-02870-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru executed in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

In respect of Survey no 20/9 :

Whereas the owner Mr. D.Krishnaiah @ Krishna is the absolute owner of all that piece and parcel of land bearing Survey no. 20/9, measuring an extent of 25 guntas, situated at Jyothipura Village, Bidarahalli Hobli, Bangalore East Taluk and the RTC was muted in the name of the owner vide mutation register Extract bearing MR No. T8/2015-16, however all the family members of the owner have been arrayed as Owners herein only as an abundant precaution of the developer.

The along with Mr. Krishnaiah @ Krishna his wife Smt, Vaidehi, Son Mr. Krishna Pravin Kumar have given the Special Power of Attorney dated 24-03-2023, registered before the office of the District Registtrar, Shivajinagar, Bangalore to Mr. Krishna Kiran Prashanth (Son of Mr. Krishnaiah @ Krishna and Vaidehi and brother of Mr. Krishna Pravin Kumar)

The Vendor SPA holder Mr. Krishna Kiran Prashanth have executed the Joint Development Agreement dated 04-07-2023 registered as document no. MDP-1-02708-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru and Registered Power of Attorney dated 04-07-2023, registered as document no. MDP-4-00125-2023-24 before the office of the District Registtrar, Mahadevapura, Bengaluru in favour of M/s Trifecta Projects Pvt Ltd represented by its Managing Director Mr. R.V Subba Reddy.



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In respect of Survey no 6/7 (old Sy no. 6/3) :

On perusal of the documents referred to above, it could be ascertained that Survey no 6/3, New Survey no. 6/7 measuring 19 guntas, Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, acquired by the Mr. Anjinappa @ Dodda Appaiah vide registered deed of Release deed dated 25/04/2017, registered as document no. 1099/2017-18, registered before the office of the Sub-registrar, Banasawadi, Bangalore.

Whereas the Vendor Mr. Anjinappa @ Dodda Appaiah and his family member executed Sale Deed dated 27-04-2017, registered as document no. BNS-1-01124-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru in favour of M/s Trifecta Projects Pvt Ltd represented by its Managing Director Mr. R.V Subba Reddy

Smt. Gowramma D/o Late Sri Narayanappa executed Confirmation Deed dated 08-07-2024, registered as document no. MDP-1-02344-2024-25 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour Mr. R.V Subba Reddy.

In respect of Survey no 6/10 (old Sy no. 6/1) ::

The Vendor Mr. Munninanjegowda are the absolute owners of Survey no. 6/10 (old Sy no. 6/1) situated at Jyothipura Village, Bidarahalli Hobli, Bangalore East Taluk, totally measuring 18 guntas which Property is more fully described in the Schedule Property. The Vendor had acquired the schedule property vide Partition deed dated 18/08/2017, registered on 16/01/2020, registered as document no. BDH-1-04910/2019-20, registered before the Office of the Sub-Registrar, Bidarahalli, Bangalore and all revenue records mutated in the name of Vendor vide MR no. T42/2023-24.

The Vendor and his family members Full Settlement Agreement dated registered as document no. MDP-1-07077-2023-24 dated 08-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru and Irrevocable GPA dated 08-12-2023 registered as document no. MDP-4-00357-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

The Vendor and his family members Sale Deed dated 13-02-2024, registered as document no. MDP-1-08960-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru

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in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

In respect of Survey no 6/11 :

The Vendor Mr. Narayanaswamy are the absolute owners of Survey no. 6/11 (situated at Jyothipura Village, Bidarahalli Hobli, Bangalore East Taluk, totally measuring 17 guntas which Property is more fully described in the Schedule Property. The Vendor had acquired the schedule property vide Partition deed dated 18/08/2017, registered on 16/01/2020, registered as document no. BDH-1-04910/2019-20, registered before the Office of the Sub-Registrar, Bidarahalli, Bangalore and all revenue records mutated in the name of Vendor vide MR no. T42/2023-24.

The Vendor and his family members Full Settlement Agreement dated registered as document no. MDP-1-07078-2023-24 dated 08-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru and Irrevocable GPA dated 08-12-2023 registered as document no. MDP-4-00359-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

The Vendor and his family members Sale Deed dated 13-02-2024, registered as document no. MDP-1-08957-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

In respect of Survey no 6/12 :

The Vendor Mr. Kempegowda are the absolute owners of Survey no. 6/12 (situated at Jyothipura Village, Bidarahalli Hobli, Bangalore East Taluk, totally measuring 17 guntas which Property is more fully described in the Schedule Property. The Vendor had acquired the schedule property vide Partition deed dated 18/08/2017, registered on 16/01/2020, registered as document no. BDH-1-04910/2019-20, registered before the Office of the Sub-Registrar, Bidarahalli, Bangalore and all revenue records mutated in the name of Vendor vide MR no. T42/2023-24.

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The Vendor and his family members Full Settlement Agreement dated registered as document no. MDP-1-07079-2023-24 dated 08-12-2023, registered before the office of the Sub registrar, Mahadevapura, Bengaluru and Irrevocable GPA dated 08-12-2023 registered as document no. MDP-4-00358-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

The Vendor and his family members Sale Deed dated 13-02-2024, registered as document no. MDP-1-08958-2023-24 registered before the office of the Sub registrar, Mahadevapura, Bengaluru in favour M/s Trifecta Projects Pvt Ltd represented by its Director Mr. Gedi Sylendra Kumar Reddy.

In respect of Survey no 5/5 (old Sy no 5/1) :

On perusal of the documents referred to above, it could be ascertained that Survey no. 5/5 measuring 35 guntas, Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, acquired by the Mr. Anjinappa @ Dodda Appaiah vide registered deed of Release deed dated 25/04/2017, registered as document no. 1099/2017-18, registered before the office of the Sub-registrar, Banasawadi, Bangalore.

The Vendor Mr. Anjinappa @ Dodda Appaiah and his family members Joint Development Agreement dated 26-04-2017 registered as document no. BNS-1-01104-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru and Registered Power of Attorney dated 26-04-2017 registered as document no. BNS-1-00069-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru in favour of M/s Ecstasy Projects Pvt Ltd represented by its Managing Director Mr. R.V Subba Reddy.

In respect of Survey no 5/6 :

On perusal of the documents referred to above, it could be ascertained that Survey no. 5/6 measuring 07 guntas, Jyothipura Village, Bidarahalli Hobli, Bengaluru East Taluk, acquired by

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the Mr.Anjinappa @ Dodda Appaiah vide registered deed of Release deed dated 25/04/2017, registered as document no. 1099/2017-18, registered before the office of the Sub-registrar, Banasawadi, Bangalore. The Vendor Mr.Anjinappa @ Dodda Appaiah and his family members Full Settlement Agreement registered as document no. BNS-1-01106-2017-18 dated 26-04-2017, registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru and Irrevocable GPA dated 26-04-2017 registered as document no. BNS-4-00070-2017-18 registered before the office of the Sub registrar, Banaswadi (Shivajinagar), Bengaluru in favour of Mr. R.V Subba Reddy.

Sale Deed dated 26-02-2024, registered as document no. MDP-1-10704-2019-20 registered before the office of the Sub registrar, Mahadevapura, Bengaluru executed in favour of Mr. R.V Subba Reddy.

 17/12/2024

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