

Ref: 77AU/2019-20

June 22, 2021

To,

M/s. Vista Spaces Jakkur Residency Private Limited
No.38/1, Dickenson Road,
Bengaluru-560042

Kind Attn: Mr. Praveen Kumar

Sub: Title Scrutiny Report

Ref: Residential property bearing Municipal No.581/1/72/79/4, measuring 1,90,575 square feet, formed out of residentially converted land bearing Survey No. 72 (part) and 79 (part) of Allalasandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru and presently within the revenue and administrative jurisdiction of Ward No.04, Allalasandra, Bruhat Bengaluru Mahanagara Palike, Bengaluru.

Dear Praveen,

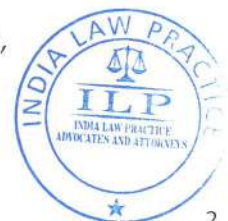
We have examined the photocopies of the documents listed in the Title Scrutiny Report provided to carry out title due diligence on the immovable property referred to above.

Accordingly, we hereby enclose the Title Scrutiny Report prepared by us for your perusal.

Kindly acknowledge the receipt of the same.

Thanking you.

Yours faithfully,



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I. NOTE

Pursuant to the opinion sought by M/s. Vista Spaces Jakkur Residency Private Limited with respect to the immovable property described in Column V hereunder, to acquire development rights under the joint venture scheme, we have delivered the Title Scrutiny Report (TSR) for the specific purpose only based on the documents and information furnished to us in order to arrive at the opinion as regards to the title, right and interest over the Said Property in accordance to the applicable laws prevailing.

However, this TSR delivered by us is not statutory compliance and we shall not be responsible directly or indirectly at no point of time as regards its veracity of the contents on account of any undisclosed facts, events, charges, circumstances, documents, etc.

This TSR is not based on any of our independent searches before any of the authorities, courts, offices, tribunals, bodies etc., as we have inferred the authenticity of the documents, information, facts furnished to us to arrive at the conclusiveness of the title, right, interest or possession over the Said Property or as regards to its extent, location and boundaries.

Further, in the event of any change in circumstances, non-disclosure of transactions, amendments in any of the applicable provisions of law or facts, this TSR shall be subject to reconsideration consequent to such change in the applicable provisions under law, facts, circumstances or events. This TSR shall not be documentary proof to prove/disprove any issues before any court or authorities.

In the event of any erroneous disclosure/non-disclosure of events, facts, non-furnishing of documents at the time of preparing this TSR, we shall not be responsible for our legal inference drawn in this TSR as such erroneous disclosure of facts/non-furnishing of documents may be a contrary inference drawn in the TSR.

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II. GLOSSARY

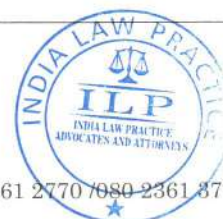
Sl. No.	Nature of document	Description of the document
1.	Akarband	A Register showing the area and rate of assessment, etc., in detail of the survey numbers of a village;
2.	Atlas	A Survey document which shows a sketch of the Survey sub-numbers land after the Phodi of the Survey Number;
3.	Durust	Order of Phodi (bifurcation of a survey number)
4.	Gunta	1/40 th of an acre; or 121 square yards or 1089 Square Feet;
5.	Hissa	Share; Partition;
6.	Hissadar	Sharer/Owner of the bifurcated portion of the Survey Number i.e., the sub-survey number;
7.	Hobli	The sub-division of a Taluk;
8.	Index of Land	A revenue document which contains the survey number, the extent of land along with Kharab, the kind of Kharab, assessment, the transfer of ownership of the land along with the names of the transferees, the details of transactions, the respective mutation entries and the record of right entries. (The Government of Karnataka has since the last almost 11 years discontinued to maintain the Index of Land Register);
9.	Inheritance Register Extract (IHC)	A revenue document which contains the transfer of ownership of lands along with details of such transfer acquired by way of inheritance after the deceased owner's death;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/Occupant of the land in the revenue records of the Government;
12.	Khuski Land	Dry Land or Land capable of being cultivated;
13.	Kharab Land	Land which is not capable of being cultivated;
14.	Mutation	A revenue document which records the transfer of

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Sl. No.	Nature of document	Description of the document
		ownership of lands along with details of such transfer;
15.	Palupatti/Parikattu	Customary Oral Partition effected between the co-owners/ family members in the presence of the Panchayatdars
16.	Pakka Book	A revenue document which discloses the Hissedar of the land after Phodi along with the extent of the land;
17.	Panchayatdars	Elected members of the Village who are authorised to perform duties as prescribed in that village;
18.	Phodi	Bifurcation of a Survey Number into sub survey numbers or sub-dividing of fields;
19.	Phut Kharab	A piece or piece of land classified as unusable and included in a survey number;
20.	Record of Rights	A Revenue document which records the survey number, transferring ownership of the land along with the names of the transferees, the details of transactions, their respective mutation entries;
21.	Revision Survey	Survey operations conducted at the instance of the Government at any time after the original survey;
22.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
23.	Survey Number	A Portion of the land of which the area and other details are separately entered under an indicative number in the land records;
24.	Sub-division of a Survey Number	A Portion of Survey number of which area and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.
25.	Tippani	A Revenue document which discloses the sketch of the survey number not drawn to scale but showing the measurements;
26.	Village Panchayat	Body of elected Panchayatdars;
27.	Municipal Number	In respect of a portion of the land of which area and assessment are separately entered under indicative number in the land records
28.	Tax Paid Receipt	Document depicting the amount of tax paid in the revenue records

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Sl. No.	Nature of document	Description of the document
29.	Municipal Assessment Register Extract	The assessment extract records the name of the owner, the size of the plot in their records and the size of the building in their records.

III. ABBREVIATIONS

1.	BBMP	Bruhat Bangalore Mahanagara Palike/City Corporation of Greater Bengaluru
2.	BDA	Bangalore Development Authority
3.	BESCOM	Bangalore Electricity Supply Company Limited
4.	BWSSB	Bangalore Water Supply and Sewerage Board
5.	BIAPA	Bangalore International Airport Planning Authority
6.	CDP	Comprehensive Development Plan
7.	RMP-2015	Revised Master Plan - 2015
8.	CITB	City Improvement Trust Board
9.	GoK	Government of Karnataka
10.	GoI	Government of India
11.	KHB	Karnataka Housing Board
12.	KMC Act	Karnataka Municipal Corporations act
13.	KSCB	Karnataka Slum Clearance Board
14.	KTCP Act	Karnataka Town and Country Planning Act
15.	LDA	Lake Development Authority
16.	NoC	No Objection Certificate

IV. MEASUREMENTS

1 Feet	:	0.3048 Meter or 0.333 Yard
1 Yard	:	0.9144 Meter or 3 Feet
1 Meter	:	3.283 Feet or 1.093 Meter
1 Square Feet	:	0.0929 Square Meter or 0.1111 Square yard
1 Square Meter	:	10.764 Square Feet or 1.195 Square yard
1 Square Yard	:	9 Square Feet of 0.836 Square Meter
1 Gunta	:	1089 square feet
1 Acre	:	43560 square feet or 4840 sq. yd or 4048 sq. mtrs.
1 Hectare	:	2.471 Acres

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V. DESCRIPTION OF THE PROPERTY

All that piece and parcel of the residential property bearing Municipal No. 581/1/72/79/4, measuring 1,90,575 square feet, formed out of residentially converted land bearing Survey No. 72 (part) and 79 (part) of Allalasandra Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru and presently within the revenue and administrative jurisdiction of Ward No. 04, Allalasandra, Bruhat Bengaluru Mahanagara Palike, Bengaluru and bounded on the:

East by : 40 feet Road
West by : Water Channel and Sy. No.91
North by : Private Property
South by : 40 feet Road

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VI. DOCUMENTS FURNISHED

Sl. No.	Date of Document	Document Description
1.	25.05.1927	Sale Deed executed by Mr. Girmaji Rao in favour of Captain Y. V Aiyya, registered as document No.4565 of Book-I, Volume No. 298, Page Nos.384 to 387, in the office of Sub-Registrar, Bangalore.
2.	28.01.1967	WILL executed by Captain Y.V. Aiyya in favour of Mr. Y.V. Krupashankar, registered as document No.49/67-68 of Book-III, Volume No.58, Page Nos.65-69, in the office of the Sub-Registrar, Mysore.
3.		Mutation Register extract bearing No.9/78-79.
4.	03.06.1989	Notification Under Section 48(1) of the Land Acquisition Act, 1894, bearing No. RD 156 AQB 84, issued by Under Secretary to Government, Revenue Department.
5.	17.03.1994	Order passed by High Court of Karnataka in Writ Petition No. 2379/1990.
6.	19.11.1993	Letter, bearing No. KSGDEHBCS354-93-94, issued from an Officer from the Department of High court of Karnataka.
7.	29.12.1984	Power of Attorney executed by Mr. K. Sangamesh and Mr. K. Jagannath in favour of Mr. Y.V. Krupashankar registered as Document No.303/84-85 of Book IV, Volume 53, in the office of the Sub-Registrar, Jayanagar, Bengaluru.
8.	24.03.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya (2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their Father and GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. S. K. Bhaskar Raju, which is registered as Document No. 4860/1993-94, Volume No. 456, Book-I, Page Nos.89-93, in the office of Sub-Registrar, Yelahanka, Bangalore.
9.	24.03.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya (2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their Father

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Sl. No.	Date of Document	Document Description
		and GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. S. Bhoja Raju and Mr. Anjan K. Ray, registered as Document No. 4861/1993-94, Volume No. 460, Book-I, Page Nos. 18-22, in the office of Sub-Registrar, Yelahanka, Bangalore.
10.	30.03.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya (2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. Kodanda Raju, son of Mr. A. S. Kuppa Raju, registered as Document No.5093/1993-94, Volume 464 at pages 19-23, in the office of the Sub-Registrar, Yelahanka, with respect to Survey No.72, measuring 24 Guntas including 1 Guntas of Karab land, situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
11.	30.03.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya(2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their Father and GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. K. V. Shekar Raju, son of Mr. Venkata Narayana Raju, registered as Document No.5094/1993-94, volume 459 at pages 96-100, in the office of the Sub-Registrar, Yelahanka, with respect to Survey No.79, measuring 1 Acre (out of 2 Acres 13 Guntas excluding 2 Guntas of Kharab land), situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
12.	26.07.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya(2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their Father and GPA Holder Mr. Y. V. Krupashankar)in favour of Mrs. M. C Jayamma, registered as document No.2053/1994-95, Book I, Volume 506, at pages 21-25, in the office of the Sub-

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Sl. No.	Date of Document	Document Description
		Registrar, Yelahanka, with respect to Survey No.72, measuring 24 Guntas and 6 Guntas of Karab Land (out of 3 Acres 29 Guntas including 16 Guntas of Kharab land), situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
13.	03.08.1994	Mutation Extract No. 6/1994-95, reflects the name of Mrs. M.C. Jayamma.
14.	19.01.1995	General Power of Attorney executed by Mr. Anjan K Roy in favour of Mr. S. Bhoja Raju.
15.	19.01.1995	Agreement of Sale executed by Mr. Anjan K Roy in favour of Mr. S. Bhoja Raju.
16.	17.05.2005	Sale Deed executed by Mr. Anjan K Roy in favour of Mr. S. Arun Kumar, Mr. S. Arjun Kumar and Mr. S. Bhoja Raju, registered as Document No. YAB-1-23760-2004-05, stored in C.D. No. YAND113, in the office of Sub-Registrar, Yelahanka, Bangalore.
17.	11.01.2016	Order in R.A. (BNA) No.1/2016-17, passed by the Hon'ble Court of the Assistant Commissioner Bengaluru North Sub-Division, Bengaluru.
18.		R.T. C's for the period 1966-67 to 1985-86, 1988-89 to 1999-2000, 2016-17, 2019-2020 and 2020-21 with respect to Survey No.72 of Allalasandra Village, issued by Tahsildar, Bangalore North Taluk, Bangalore.
19.		R.T. C's for the period 1966-67 to 1985-86, 1988-89 to 1999-2000, 2016-17, 2019-2020 and 2020-21, with respect to Survey No.79 of Allalasandra Village, issued by Tahsildar, Bangalore North Taluk, Bangalore.
20.	23.08.1994	Aakarband, issued by Assistant Director, Land Records Department, Bangalore Sub-Division, Bangalore.
21.		Hissa Tippyany.
22.		RR Pakka Book.
23.	23.08.1994	Tippyany, issued by Assistant Director, Land Records Department, Bangalore Sub-Division, Bangalore.

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Sl. No.	Date of Document	Document Description
24.		Atlas, with respect to Survey Nos. 72, 79 and 80 of Allalasandra Village.
25.		Sketch issued by Tahsildar Bangalore North Taluk.
26.		Village Map of Allalasandra Village.
27.	24.09.1994	Endorsement bearing No.204/1994-95, issued by Tahsildar, North Taluk (Additional), Bangalore.
28.	12.10.2012	Endorsement under section 79(A) & (B) of the Karnataka Land Reforms Act, 1961, issued by The Assistant Commissioner, North Taluk (Additional), Bangalore
29.	12.10.2012	Endorsement under section 79(A) & (B) of the Karnataka Land Reforms Act, 1961, issued by The Assistant Commissioner, North Taluk (Additional), Bangalore.
30.	12.10.2012	Endorsement, issued by The Assistant Commissioner, North Taluk (Additional), Bangalore.
31.	12.10.2012	Endorsement, issued by The Assistant Commissioner, North Taluk (Additional), Bangalore.
32.	28.09.2012	Endorsement, issued by The Tahsildar, North Taluk (Additional), Bangalore.
33.	28.09.2012	Endorsement, issued by The Tahsildar, North Taluk (Additional), Bangalore.
34.	26.06.1995	An Official Memorandum / Conversion Order, bearing No. BDA. ALN.SR(NA)79/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
35.	26.06.1995	An Official Memorandum / Conversion Order, bearing No. BDA.ALN.SR(NA)75/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
36.	03.07.1995	An Official Memorandum / Conversion Order, bearing No. ALN.SR(SA)77/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
37.	03.07.1995	An Official Memorandum / Conversion Order, bearing No.BDS:ALN(NA)80/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
38.	26.02.2018	An Official Memorandum / Conversion Order, bearing No. BDS:ALN(NAY)SR14/2017-18, was issued by the Deputy Commissioner, Bangalore District, Bangalore.
39.		Khatha Certificates, issued by the Bruhat Bengaluru Mahanagara Palike.

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Sl. No.	Date of Document	Document Description
40.		Khatha Extracts, issued by the Bruhat Bengaluru Mahanagara Palike.
41.	30.07.2020	Paper Publication (2 in Numbers) published in the News Daily Times of India and Vijaya Karnataka
42.	04.03.2011	Betterment Charges Receipt reflecting the name of Mr. S. K. Bhaskar Raju.
43.	31.03.2011	Betterment Charges Receipt reflecting in the name of Mr. K. V. Shekar Raju.
44.	16.09.2020	Improvement Charges paid receipt issued by the BBMP, in the name of Mrs. M. C. Jayamma.
45.	16.09.2020	Improvement Charges paid receipt issued by the BBMP, in the name of Mr. Bhoja Raju.
46.	02.11.2020	Improvement Charges paid receipt issued by the BBMP, in the name of Mr. Kodanda Raju.
47.	17.06.2019	Amalgamation Deed entered into by and between Mrs. M.C Jayamma and Mr. K.V. Shekar Raju, registered as document No.1398/2019-20 of Book-I, stored in C.D No.GAND456, in the office of Sub-Registrar, Gandhinagar
48.	18.03.2020	Cancellation of Amalgamation Deed entered into by and between Mrs. M.C Jayamma and Mr. K.V. Shekar Raju, registered as document No.5744/2019-20 of Book-I, stored in C.D No.GNRD474, in the office of Sub-Registrar, Gandhinagar.
49.	18.03.2020	Deed of Amalgamation entered into by and between Mrs. M. C. Jayamma, Mr. Bhoja Raju, Mr. S. Arun Kumar, Mr. S. Arjun Kumar, Mr. K. V. Shekar Raju, Mr. S. K. Bhaskar Raju and Mr. Kodanda Raju, registered as document No.5746/2019-20 of Book-I, stored in C.D No.GNRD474, in the office of Sub-Registrar, Gandhinagar.
50.	29.10.2020	Special Notice bearing No.208/2020-21, issued by BBMP.
51.		Tax paid Receipts for the year 2002-03, 2003-04,2004-05, 2005-06, 2007-08, issued by City Municipal Council, Yelahanka.
52.		Tax Paid Receipts for the year 2002-03 to 2006-07, 2008-09 to 2013-14, 2017-18 and 2020-21, issued by the Bruhat

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Sl. No.	Date of Document	Document Description
		Bengaluru Mahanagara Palike.
53.	03.01.1995	Encumbrance Certificate for the year 01.04.1980 to 31.05.1989, with respect to Survey No. 72, 79 & 80.
54.	06.01.1995	Encumbrance Certificate for the year 01.06.1989 to 29.12.1994, with respect to Survey No. 72, 79 & 80.
55.	22.04.2021	Encumbrance Certificate for the year 01.04.2000 to 31.03.2004, with respect to Survey No.72
56.	22.04.2021	Encumbrance Certificate for the year 01.04.2000 to 31.03.2004, with respect to Survey No.72
57.	13.02.2019	Encumbrance Certificate for the year 01.04.2004 to 11.02.2019, with respect to Survey No. 72, 79 & 80.
58.	15.02.2019	Encumbrance Certificate for the year 01.04.1989 to 31.03.2004, with respect to Survey No. 72 & 79.
59.	30.01.2020	Encumbrance Certificate for the year 01.04.2004 to 30.01.2020, with respect to Survey No. 72.
60.		Encumbrance Certificate for the year 01.04.2004 to 22.04.2021, with respect to Survey No.72
61.	23.04.2021	Encumbrance Certificate for the year 01.04.2004 to 22.04.2021, with respect to Survey No.72
62.		Survey Sketch indicating the karab land, road and remaining portion of the land, issued by the Assistant Director of Land Records, Yelahanka Taluk, Bengaluru Urban District

VII. FLOW OF TITLE

- 1) On perusal of the aforesaid documents, we are given to understand that, originally the land bearing Survey No. 72, measuring 3 Acres 29 Guntas inclusive of 16 Guntas of phut karab and Survey No.79, measuring 2 Acres 15 Guntas inclusive of 2 Guntas of phut karab, totally measuring 6 Acres 04 Guntas including phut karab land, in all situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore (hereinafter referred as the

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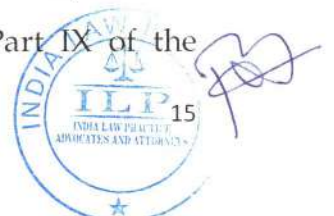
“**Larger Property**”) was owned and possessed by one Captain Y.V. Aiyya, he had acquired the same under the Sale Deed dated 25.05.1927 executed by Mr. Girmaji Rao (**Document No.1**).

- 2) Further, it is observed that Captain Y.V. Aiyya out of his love and affection towards his son Mr. Y. V. Krupashankar, had executed a WILL dated 28.01.1967 (**Document No.2**), bequeathing the Larger Property along with other properties which were held in his name as his self-acquired properties.
- 3) We understand from the said WILL dated 28.01.1967 that, Captain Y. V. Aiyya was married to Mrs. Srimathi Parvathamma and out of their wedlock they have one son Mr. Y. V. Krupashankar and four daughters. However, we have not been furnished with the family tree of Captain Y. V. Aiyya and hence the same is not commented upon.
- 4) We have been informed by the landowners that Captain Y.V. Aiyya, died on 08.01.1978. Mr. Y. V. Krupashankar has acted upon the said WILL and succeeded to the estate and the properties bequeathed to him under the aforesaid WILL as its owner and the same could be evidenced from the Mutation Register extract bearing No.9/78-79 (**Document No.03**).

Note: Please furnish the following documents for our records:

- Death Certificate of Late. Captain Y.V. Aiyya (if available)
 - Family tree of Late. Captain Y.V. Aiyya reflecting the names of his wife, children and grand-children attested by the competent authority (if available).
- 5) We are given to understand that by a Notification dated 21.02.1989 bearing No. RD 156 AQB 84, issued under Section 6 of the Land Acquisition Act, 1894 as amended by Karnataka Act No.17 of 1961 and published in Part IX of the

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Karnataka Gazette dated 27.02.1989, the Larger Property along with other properties have been notified for acquisition in favour of the Judicial Employees House Building Co-operative Society Ltd., Bangalore.

- 6) Subsequently, the Under Secretary to Government, Revenue Department issued a Notification dated 03.06.1989 (**Document No.04**) bearing No. RD 156 AQB 84, under Section 48 (1) of the Land Acquisition Act, 1894, stating that the Government has withdrawn the Larger Property along with other property from the acquisition and the same was published in Karnataka Gazette dated 24.08.1989.
- 7) Later, Judicial Employees House Building Co-operative Society Ltd., Bangalore being aggrieved by the said Notification dated 03.06.1989 has filed the Writ Petition No.2379/1990 before the Honourable High Court of Karnataka at Bangalore, stating that the release of Larger Property along with other properties is violative of Article 14 of the Constitution of India. However, the said Writ Petition came to be disposed of on 04.03.1994 in terms of the compromise petition filed by the parties in the said Writ Petition and the same could be evidenced from the Order Sheet dated 17.03.1994(**Document No.05**).

Note: Please furnish us with the copy of the Petition, Statement of Objection and Compromise Petition filed before the High Court of Karnataka in Writ Petition No.2379/1990, for our records.

- 8) Meanwhile, it is observed from the Letter dated 19.11.1993(**Document No.06**), bearing No.KSGDEHBCS354-93-94, issued by the Karnataka State Judicial Development Employees House Building Co-operative Society to the Special Land Acquisition Officer requesting for withdrawal from the acquisition the Larger Property along with other properties from the list of properties provided for acquisition, basis that the landowner of the Larger Property along with

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other properties have agreed to give up portions of the land for the formation of the road to the said layout.

- 9) Thereafter, Mr. K. Sangamesh and Mr. K. Jagannath, both sons of Mr. Y. V. Krupashankar have empowered his father Mr. Y.V. Krupashankar under the Power of Attorney dated 29.12.1984 (**Document No.07**) to deal with their properties situated in Bangalore including the power to sell.
- 10) Mr. Y. V. Krupashankar for himself and representing as a general power of attorney holder for his sons, namely Mr. K. Sangamesh and Mr. K. Jagannath, has conveyed the Larger Property to several individuals vide various Sale Deeds as detailed below:

Sl. No.	Purchaser/s Name	Description of the Property/ies	Registration details
1.	Mr. S. K. Bhaskar Raju	Survey No. 72, measuring 1 Acre 10 Guntas inclusive of 05 Guntas of Phut Karab land	Sale Deed dated 24.03.1994(Document No.08)
2.	Mr. S. Bhoja Raju and Mr. Anjan K. Roy	Survey No. 72, measuring 1 Acre 05 Guntas inclusive of 01 Guntas of Phut Karab land	Sale Deed dated 24.03.1994(Document No.09),
3.	Mr. Kodanda Raju	Survey No. 72, measuring 25 Guntas inclusive of 01 Guntas of Phut Karab land	Sale Deed dated 30.03.1994(Document No.10)
4.	Mr. K. V. Shekar Raju	Survey No. 72, measuring 01 Acre Guntas inclusive of 01 Guntas of Phut Karab land	Sale Deed dated 30.03.1994(Document No.11)
5.	Mrs. M. C. Jayamma	Survey No. 72, measuring 30 Guntas inclusive of 06 Guntas	Sale Deed dated 26.07.1994(Document No.12)

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Sl. No.	Purchaser/s Name	Description of the Property/ies	Registration details
		of karab land and a portion bearing Survey No. 79, measuring 20 Guntas,0 totally measuring 1 Acre 10 Guntas including 6 Guntas of Karab land	

As per the Sale Deed dated 26.07.1994 executed by Mr. Y. V. Krupashankar in favour of Mrs. M.C. Jayamma, the revenue records have been mutated in the name of Mrs. M. C. Jayamma with respect to Survey No. 72, measuring 24 Guntas and a portion bearing Survey No. 79, measuring 20 Guntas, totally measuring 1 Acre 04 Guntas excluding 6 Guntas of Karab land and the same can be evidenced from Mutation Extract No.6/1994-95 dated 03.08.1994(**Document No.13**).

Note: It is observed from the aforesaid Sale Deeds that, the total land area comprises cultivable land and Phut Karab. However, as per the Sale Deeds, total Phut Karab land constitutes 14 Guntas as against 4 Guntas and such alienation made in excess of power to transfer would be inoperative in the eye of law.

- 11) Further, we are given to understand that Mr. Anjan K Roy, with the intention to dispose of his share of land, had executed a General Power of Attorney dated 19.01.1995(**Document No.14**), in favour of Mr. S. Bhoja Raju. Subsequently, Mr. Anjan K Roy had entered into an Agreement of Sale dated 19.01.1995 (**Document No.15**) with Mr. S. Bhoja Raju for the sale of his share in the land.
- 12) Furthermore, we are given to understand that, Mr. S. Bhoja Raju has bought his right under the common hotchpotch and nominated his children Mr. S. Arun



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Kumar and Mr. S. Arjun Kumar to acquire Anjan K Roy's portion. Accordingly, Mr. S. Bhoja Raju acting as power of attorney holder for Mr. Anjan K. Roy has executed the Sale Deed dated 17.02.2005 (**Document No.16**) in favour of his children's, namely, Mr. S. Arun Kumar and Mr. S. Arjun Kumar, in respect to the share of Mr. Anjan K. Roy in Survey No. 72, out of the land measuring 1 Acre 05 Guntas inclusive of 01 Guntas of Phut Karab land.

Note: Please furnish the copy of the Family Tree of Mr. S. Bhoja Raju along with all the details of the family members attested by the competent authority

- 13) Further, from the Order dated 11.01.2016 (**Document No.17**), in R.A.(BNA) No.1/2016-17, passed by the Court of the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru Mr. Kodanda Raju was the owner of the remaining available land bearing Survey No.72 measuring 15 Guntas as against 24 Guntas plus 1 Gunta of Karab land and the revenue records with respect to the above said land came to be transferred in the name of Mr. Kodanda Raju to an extent of 15 Guntas only. Further, the said Order has relied on the representation and acceptance by Mr. Kodanda Raju in respect of 15 Guntas only.
- 14) Considering the above documents, the details of land parcels in the Larger Property and its respective owners are as follows:

Sl. No.	Owners name	Survey No.	Extent	Karab
01.	Mrs. M. C. Jayamma	72	24 Guntas	6 Guntas
		79	20 Guntas	
02.	Mr. Kodanda Raju	72	15 Guntas	
03.	Mr. Shekar Raju	79	39 Guntas	01 Gunta
04.	Mr. Bhoja Raju, Mr. S. Arun Kumar and Mr. S. Arjun Kumar	72	01 Acre 04 Guntas	01 Gunta

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Sl. No.	Owners name	Survey No.	Extent	Karab
05.	Mr. S. K. Bhaskar Raju	72	01 Acre 05 Guntas	05 Guntas
Total			04 Acres 27 Guntas	13 Guntas

R.T.C's

- 15) The R.T.C's (**Document No.18**) with respect to Survey No.72 of Allalasandra Village for the period 1966-67 to 1985-86, 1988-89 to 1999-2000, 2016-17, 2019-2020 and 2020-21 reflect that the said land measures 3 Acres 29 Guntas (including 16 Guntas Karab) and the devolution of title as per the entries reflected in the said R.T.C's are in consonance with the title deeds furnished.

Note: Please furnish the R.T.C's for the period 1986-87 to 1987-88, 2000-01 to 2015-16 and 2017-18 to 2018-19, with respect to Survey No.72 of Allalasandra Village and mutations reflected thereunder, for our scrutiny.

- 16) The R.T.C's (**Document No.19**) with respect to Survey No.79 of Allalasandra Village for the period 1966-67 to 1985-86, 1988-89 to 1999-2000, 2016-17, 2019-2020 and 2020-21, reflect that the said land measures 2 Acres 15 Guntas (including 2 Guntas Karab) and the devolution of title as per the entries reflected in the said R.T.C's are in consonance with the title deeds furnished.

Note: Please furnish the R.T.C's for the period 1986-87 to 1987-88, 2000-01 to 2015-16 and 2017-18 to 2018-19, with respect to Survey No.79 of Allalasandra Village and mutations reflected thereunder, for our scrutiny.

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AKAR BAND

- 17) The total extent of the land as per the Akar Band (**Document No.20**) is 3 Acres 29 Guntas in Survey No.72, out of which cultivable land is 3 Acres 13 Guntas and a portion measuring 4 Guntas falls under 'A' Karab and another portion measuring 12 Guntas falls under 'B' Karab.
- 18) Similarly, the total extent of the land in Survey No.79 is 2 Acres 15 Guntas, out of which cultivable land is 2 Acres 13 Guntas and the remaining portion measuring 2 Guntas falls under 'B' Karab.

HISSA TIPPANY AND RR PAKKA BOOK

- 19) After surveying the Larger Property bearing Survey Nos.72 and 79 the name of Capitan Y. V. Aiyya is entered as the Karda/owner in Hissa Tippany and RR Pakka Book(**Document Nos.21 & 22**).

TIPPANY / ATLAS / VILLAGE MAP

- 20) The furnished Tippany/ Atlas/ Sketch confirm the shape and location of the subject property in the Village Map of Allalasandra Village (**Document Nos.23 to 26**).

Note: Please furnish the Karda and Karab Uttaru for Survey Nos.72 and 79 of Allalasandra Village.

ENDORSEMENTS

- 21) The Tahsildar, North Taluk (Additional), Bangalore, vide Endorsement dated 24.09.1994 (**Document No.27**) has stated that the Index of Land and Record of Rights are unavailable, with respect to Survey No.72 and 79 of Allalasandra Village.

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- 22) The Assistant Commissioner, North Taluk (Additional), Bangalore, vide Endorsement dated 12.10.2012 (**Document No.28**), has certified that there are no proceedings initiated or pending under Section 79(A) and 79(B) of the Karnataka Land Reforms Act 1961, with respect to Survey No.72 of Allalasandra Village.
- 23) The Assistant Commissioner, North Taluk (Additional), Bangalore, vide Endorsement dated 12.10.2012 (**Document No.29**), has certified that there are no proceedings initiated or pending under Section 79(A) and 79(B) of the Karnataka Land Reforms Act 1961, with respect to Survey No. 79 measuring 1 Acre 20 Guntas, situated at Allalasandra Village.
- 24) The Assistant Commissioner, North Taluk (Additional), Bangalore, vide his Endorsement dated 12.10.2012 (**Document No.30**) has certified that the land bearing Survey No.72 measuring 3 Acres 13 Guntas are not grand land granted to any person(s) belonging to Scheduled Caste/Scheduled Tribe and he also certifies that there are no violations of the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act.
- 25) The Assistant Commissioner, North Taluk (Additional), Bangalore, vide his Endorsement dated 12.10.2012 (**Document No.31**) has certified that the land bearing Survey No.79 measuring 1 Acres 20 Guntas is not granted land granted to any person(s) belonging to Scheduled Caste/Scheduled Tribe and he also certifies that there are no violations of the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act.

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- 26) The Tahsildar, North Taluk (Additional), Bangalore, vide Endorsement dated 28.09.2012 (**Document No.32**), has stated that there is no tenancy claim pending under the Karnataka Land Reforms Act 1961, with respect to Survey No.72 Allalasandra Village.
- 27) The Tahsildar, North Taluk (Additional), Bangalore, vide Endorsement dated 28.09.2012 (**Document No.33**), has stated that there is no tenancy claim pending under the Karnataka Land Reforms Act 1961, with respect to Survey No.79 Allalasandra Village.

LAND CONVERSION

- 28) The said portions of the Larger Property have been converted from Agricultural purpose to Non-Agricultural Purpose/Residential Purpose by the Deputy Commissioner, Bangalore District and the details of the land conversion are as follows:

Sl. No.	Owners name	Survey No.	Extent	Official Memorandum date and number
01.	Mr. Bhoja Raju	Sy No.72	1 Acre 05 Guntas	Dated 26.06.1995, bearing No.BDA.ALN.SR(NA):79/95-96(Document No.34)
02.	Mr. S. K. Bhaskar Raju	Sy No.72	1 Acre 10 Guntas	Dated 27.06.1995, bearing No.BDA.ALN(NA).SR:75/95-96(Document No.35)
03.	Mrs. M. C. Jayamma	Sy. No.72	24 Guntas and 6 Guntas of Karab regularized	Dated 03.07.1995, bearing No.BDA.ALN.SR(NA):77/95-96(Document No.36)
		Sy. No.79	20 Guntas	
04.	Mr. Shekar Raju	Sy No.79	1 Acre	Dated 03.07.1995, bearing No.BDS:ALN(NA) 80/95-96(Document No.37)
05.	Mr. Kodanda Raju	Sy No.72	15 Guntas	Dated 26.02.2018, bearing No.BDS:ALN(NAY)SR 14/2017-18(Document No.38)
Total			5 Acres	

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Note:

- On perusal of the survey records in Survey. No. 72, the land measuring 4 Guntas is identified as 'A' Karab which is unfit for agriculture and 12 Guntas is classified as 'B' Karab land (water drain) belonging to the government. Hence, the regularization by Mrs. M. C. Jayamma of the said Survey. No. 72 measuring about 6 Guntas shall stand reduced to 4 Guntas, which is available as 'A' Karab land.
- Please furnish the Tahsildar Report dated 23.03.1995 in No.ALN.SR.257/94-95 with respect to portion in Survey No.72, measuring 30 Guntas including 6 Guntas of Karab land out of 3 Acres 29 Guntas (2). A portion in Survey No.79, measuring 20 Guntas out of 2 Acres 15 Guntas, for our records.

PRESENT REVENUE RECORDS:

- 29) We are given to understand that the aforesaid converted portions of the Larger Property have been subject to a tax assessment by the then jurisdictional City Municipal Council, Yelahanka.
- 30) Subsequently, the aforesaid properties have come within the jurisdiction of the Bruhat Bengaluru Mahanagara Palike and the aforesaid portions in the Larger Property have been assigned with separate municipal numbers (**Document Nos.39 & 40**) and the details of the municipal numbers are as follows :



Sl. No.	Owners name	New municipal numbers	Extent
1.	Mrs. M. C. Jayamma	581/1/72/79/4 (Old.581/72/79/4)	1 Acre 10 Guntas
2.	Mr. Bhoja Raju, Mr. S. Arun Kumar and Mr. S. Arjun Kumar	600/72	1 Acre 5 Guntas
4	Mr. K. V. Shekar Raju	601/79	43560 Sq. Ft.
5	Mr. S. K. Bhaskar Raju	602/72	54450 Sq. Ft.
6	Mr. Kodanda Raju	114/72	15 Guntas
Total			2,17,800 square feet

PUBLIC NOTICE

31) We have been informed that M/s. Vista Spaces Jakkur Residency Private Limited is desirous to acquire the development rights by entering into a joint development agreement with the Landowners in respect of the said land area measuring 5 Acres or 2,17,800 square feet. Hence, as a matter of legal prudence, Public Notice with respect to the said land area has been taken out through our office and published on 30.07.2020 (**Document No.41**) in the Kannada News Daily "Vijay Karnataka" and English News Daily "The Times of India" calling upon the general public for objections for the said joint development, if any along with documentary proof within 15 days from the date of the Publication.

As of this date, we have not received any Objections.

BETTERMENT/IMPROVEMENT CHARGES

32) The Bruhat Bengaluru Mahanagara Palike has collected the betterment/improvement charges at some specified rates from the respective landowners and the details are as follows:

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- Betterment Charges Receipt dated 04.03.2011 (**Document No.42**) reflecting the name of Mr. S. K. Bhaskar Raju
- Betterment Charges Receipt dated 31.03.2011(**Document No.43**) reflecting in the name of Mr. K. V. Shekar Raju
- Improvement Charges paid receipt dated 16.09.2020(**Document No.44**), reflecting the name of Mrs. M. C. Jayamma.
- Improvement Charges paid receipt dated 16.09.2020(**Document No.45**) reflecting the name of Mr. Bhoja Raju.
- Improvement Charges paid receipt dated 02.11.2020(**Document No.46**) reflecting the name of Mr. Kodanda Raju.

AMALGAMATION OF KATHA

- 33) Mrs. M. C. Jayamma and Mr. K. V. Shekar Raju together executed an Amalgamation Deed dated 17.06.2019 (**Document No.47**), for amalgamation of land bearing (1) Municipal No.581/72/79/4 (carved out of residentially converted land bearing Survey Nos. 72 and 79 of Allalasandra Village), measuring 54,450 square feet or 1 Acre 10 Guntas and (2) Municipal No.601/79 (carved out of land bearing Survey No.79 of Allalasandra Village), measuring 43,560 square feet or 1 Acre, situated at Allalsandra Village.
- 34) For various reasons, Mrs. M. C. Jayamma and Mr. K. V. Shekar Raju have mutually decided to cancel and terminate the aforesaid Amalgamation Deed dated 17.06.2019 and thus, executed the Cancellation of Amalgamation Deed dated 18.03.2020 (**Document No.48**).
- 35) Subsequently, Mrs. M. C. Jayamma, Mr. Bhoja Raju, Mr. S. Arun Kumar, Mr. S. Arjun Kumar, Mr. K. V. Shekar Raju, Mr. S. K. Bhaskar Raju and Mr. Kodanda Raju being desirous of developing together their respective portion of land entered into an Amalgamation Deed dated 18.03.2020 (**Document No.49**) for the

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property measuring 2,11,266 square feet as against the land area measuring 2,17,800 square feet and have submitted the same to the Bruhat Bengaluru Mahanagara Palike for its amalgamation.

- 36) Further, based on the Amalgamation Deed dated 18.03.2020, a Special Notice dated 11.12.2020 (**Document No.50**), came to be issued by the Bruhat Bangalore Mahanagara Palike, wherein the said land parcels have been clubbed and allocated a single Municipal No.581/1/72/79/4, measuring 2,11,266 square feet, formed out of residentially converted land bearing Survey Nos. 72 (part) and 79 (part) of Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and presently within the revenue and administrative jurisdiction of Ward No.04, Allalasandra, Bruhat Bengaluru Mahanagara Palike, Bengaluru and the same register the names of Mrs. M. C. Jayamma, Mr. Bhoja Raju, Mr. S. Arun Kumar, Mr. S. Arjun Kumar, Mr. K. V. Shekar Raju, Mr. S. K. Bhaskar Raju and Mr. Kodanda Raju as Kathedars. Accordingly, Bruhat Bangalore Mahanagara Palike has issued Khatha Certificate and Khatha Extract both dated 11.12.2020 in the names of Mrs. M. C. Jayamma, Mr. Bhoja Raju, Mr. S. Arun Kumar, Mr. S. Arjun Kumar, Mr. K. V. Shekar Raju, Mr. S. K. Bhaskar Raju and Mr. Kodanda Raju.

Note: It is observed from the said Khatha Certificate and Khatha Extract both dated 11.12.2020 that, the amalgamated Katha number recorded as 581/1/72/79/4,600/72, 601/79, 602/72 and 1144/72, instead of referring the amalgamated Katha number assigned under the said Special Notice i.e., No.581/1/72/79/4. Hence, please rectify the same and submit for our records.

- 37) For the sake of brevity, the land bearing Municipal No.581/1/72/79/4, measuring 2,11,266 square feet, formed out of residentially converted land bearing Survey No. 72 (part) and 79 (part) of Allalasandra Village, Yelahanka

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Hobli, Bangalore North Taluk, Bangalore, shall be referred to as the 'Said Property'.

PROPERTY TAX

38) The property taxes (**Document Nos.51&52**) with respect to the Said Property, have been paid by the landowners to the BBMP upto date.

SEARCH REPORT

39) We have perused the Encumbrance Certificates for the period 01.04.1980 to 22.04.2021(**Document Nos.53 to 61**) and could observe that the following entries with respect to Survey Nos. 72 and 79 of Allalasandra Village are appearing in the aforesaid Encumbrance Certificates i.e.,

- Sale Deed dated 26.07.1994 executed by (1) Mr. Y. V. Krupashankar (2) Mr. K. Sangamesh and (3) Mr. K. Jagadish (2 and 3 are represented by their GPA holder Mr. Y.V. Krupashankar in favour of Mrs. M. C. Jayamma, registered as document No.2053/1994-45;
- Sale Deed dated 30.03.1994 executed by (1) Mr. Y. V. Krupashankar, son of (2) Mr. K.Sangamesh, (3) Mr. K.Jagannath, (2 and 3 both are represented by their Father and GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. K. V. Shekar Raju, registered as Document No.5094 /1993-94, of Book-I, Volume No. 459, Page Nos. 96-100, in the office of Sub-Registrar, Yelahanka, Bangalore;
- Sale Deed dated 17.02.2005, executed by Mr. Anjan K. Roy, represented by his GPA holder Mr. S. Bhoja Raju in favour of Mr. S. Arun Kumar and Mr. S. Arjun Kumar, registered as Document No.23760-2004-05, stored in C.D. No. YAND113;

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- Agreement (Amalgamation) dated 17.06.2019, entered into between and Mr. K.V.Shekar Raju and Mrs. M.C. Jayamma, registered as Document No.1398/2019-20, of Book-I, stored in CD No. GAND456, in the office of Sub-Registrar, Yelahanka, Bangalore;
- Cancellation of Agreement (Amalgamation) dated 18.03.2020, entered into between and Mr. K. V. Shekar Raju and Mrs. M. C Jayamma, registered as Document No.5744/2019-20 of Book-I, stored in CD No. GAND474; and
- Amalgamation Deed dated 18.03.2020 entered into by and between Mrs. M. C. Jayamma, Mr. Bhoja Raju, Mr. S. Arun Kumar, Mr. S. Arjun Kumar, Mr. K. V. Shekar Raju, Mr. S. K. Bhaskar Raju and Mr. Kodanda Raju, registered as document No.5746/2019-20 of Book-I, stored in C.D No.GNRD474.

However, the aforesaid Encumbrance Certificates are defective as the following entries are not reflecting:

- Sale Deed dated 24.03.1994 executed by Mr. Y.V. Krupashankar for himself and representing as a GPA holder for his sons namely Mr. K. Sangamesh and Mr. K. Jagannath, in favour of Mr. S. K. Bhaskar Raju, which is registered as Document No. 4860/1993-94, Book-I, Volume No. 456, Page Nos.89-93, in the office of Sub-Registrar, Yelahanka, Bangalore.
- Sale Deed dated 24.03.1994 executed by Mr. Y.V. Krupashankar for himself and representing as a GPA holder for his sons namely Mr. K. Sangamesh and Mr. K. Jagannath, in favour of Mr. S. Bhoja Raju and Mr. Anjan K. Ray, which is registered as Document No. 4861/1993-94, Book-I, Volume No. 460, Page Nos. 18-22, in the office of Sub-Registrar, Yelahanka, Bangalore.

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- Sale Deed dated 30.03.1994 executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya (2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. Kodanda Raju, son of Mr. A. S. Kuppa Raju, registered as Document No.5093/1993-94, of Book-I, Volume 464, Page Nos.19-23, in the office of the Sub-Registrar, Yelahanka, with respect to Survey No.72, measuring 24 Guntas including 1 Guntas of Karab land, situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.

Hence, please apply and obtain a fresh Encumbrance Certificate in the following manner, reflecting all the entries pertaining to the Larger Property/Said Property.

- Encumbrance Certificate for the period 01.04.1920 to date with particulars of all transactions and boundaries with respect to Survey Nos.72 and 79 of Allalasandra Village.
- Encumbrance Certificate for the period 01.04.2000 to till date with particulars of all transactions and boundaries with respect to the following properties :

Sl. No.	Owners name	New municipal numbers	Extent
1.	Mrs. M. C. Jayamma	581/1/72/79/4	1 Acre 10 Guntas
2.	Mr. S. Arun Kumar and Mr. S. Arjun Kumar,	600/72	1 Acre 5 Guntas
4	Mr. K. V. Shekar Raju,	601/79	43560 Sq. Ft.
5	Mr. S. K. Bhaskar Raju	602/72	54450 Sq. Ft.
6	Mr. Kodanda Raju	114/72	15 Guntas

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- Encumbrance Certificate for the period 28.10.2020 to date in respect of Municipal No.581/1/72/79/4, measuring 2,11,266 square feet, formed out of residentially converted land bearing (Survey Nos.72 and 79), situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and presently within the revenue and administrative jurisdiction of Ward No.04/ Allalasandra, Bruhat Bengaluru Mahanagara Palike, Bengaluru.

REDUCTION IN THE LAND AREA

- 40) We have been furnished with the Survey Sketch, issued by the Assistant Director of Land Records, Yelahanka Taluk, Bengaluru Urban District (**Document No.62**) in respect of the land bearing Survey Nos.72 and 79 of Allalasandra Village. On perusal of the said Survey Sketch, it is observed that Mr. Shekar Raju and others have made an application to conduct the survey of the property to the office of the Assistant Director of Land Records, in order to secure the plan sanction from the concerned planning authority, and requested to demark the location in the land bearing Survey Nos.72 and 79 of Allalasandra Village, in response to the said Application, the Assistant Director of Land Records has issued an Official Memorandum dated 29.10.2020 bearing No.Lan.Sur./P.R./736/20-21 directing the survey officer to conduct a survey. According to this, the Surveyor has conducted the survey and furnished a report comprising the sketch, and the Assistant Director of Land Records accords the same. The said Survey Sketch has indicated the following observations:



a) As per the survey records :

Sl. No.	Sy No.	Total land	A - Karab	B- Karab	Balance
01.	72	3 Acres 29 Guntas	04 Guntas	12 Guntas	3 Acres 13 Guntas
02.	79	2 Acres 15 Guntas	-	02 Guntas	2 Acres 13 Guntas

- b) As per the land conversion order dated 03.07.1995, the 4 Guntas of A Karab land is regularized and converted for residential purpose. Hence, the available land for calculation in Survey. No.72 is 3 Acres 17 Guntas.
- c) The Landowners have mutually left portion of land measuring 14 Guntas out of 3 Acres 17 Guntas (the land area considered for the total area is inclusive of 4 Guntas of A Karab land) in Survey No.72 for the formation of the roads in the layout developed by the Karnataka State Judicial Development Employees House Building Co-operative Society. Hence the balance land measuring 3 Acres 03 Guntas is available in Survey No.72.
- d) The Landowners have mutually left portion of land measuring 7 Guntas out of 1 Acre 19 Guntas in Survey No.79 for the formation of the roads in the layout developed by the Karnataka State Judicial Development Employees House Building Co-operative Society and the balance land measuring 1 Acre 12 Guntas is available with the landowners.
- e) It is observed that the landowners have not altered any existing water drainage structure.

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f) The possession of the landowners is :

Sl. No.	Sy No.	Total land	A - Karab	B- Karab	Balance
01.	72	3 Acres 15 Guntas	-	12 Guntas	3 Acre 3 Guntas
02.	79	1 Acre 13 Guntas	-	01 Gunta	1 Acres 12 Guntas

g) We are given to understand that the Landowners have no objection nor challenged the Survey Sketch. Hence, the Survey Sketch is final and as per the records of the Survey Department, the area available for development is only 4 Acres 15 Guntas. Therefore, by virtue of the said Survey Sketch, the discrepancies in the revenue and survey documents and physical possession are addressed and the area demarcated for development is final.

41) Considering the possession of the landowners over several years and as per the aforesaid Survey Sketch, issued by the Assistant Director of Land Records, the errors captured under the said Sale Deeds, Deed of Amalgamation dated 18.03.2020 and revenue and survey records, the landowners are empowered to deal with the available land area measuring 4 Acres 15 Guntas only. Further, we have been informed by the Landowners that, they have collectively agreed to enjoy the actual area available for development i.e., land measuring 4 Acres 15 Guntas or 1,90,575 square feet without any dispute and we have been further informed by the landowners that they shall enter into a specific agreement by amending the provisions of said Deed of Amalgamation dated 18.03.2020, wherein they shall restrict their rights, title and claim as per the Survey Sketch (Document No.62) for the available land measuring 4 Acres 15 Guntas or 1,90,575

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square feet collectively and all of them have agreed to settle their rights in the Said Property in the following ratio to be allotted to each of them:

Sl. No.	Owners name	Undivided Share
1.	Mrs. M. C. Jayamma	2/9th
2.	Mr. Bhoja Raju, Mr. S. Arun Kumar and Mr. S. Arjun Kumar	2/9th
4	Mr. K. V. Shekar Raju	2/9th
5	Mr. S. K. Bhaskar Raju	2/9th
6	Mr. Kodanda Raju	1/9th

- 42) Also, we have examined the Original Title Deeds held in the names of Mrs. M. C. Jayamma, Mr. S.K. Baskar Raju, Mr. Shekar Raju, Mr. S. Bhoja Raju and Mr. Kodanda Raju relating to the Said Property (intended to be deposited). The list of verified documents are enclosed in '**Annexure**' to this TSR and the documents listed in the Annexure are in order and valid evidence of Right, Title and Interest.

Further, we have informed by the parties that, original documents held by the landowners shall be handover the custody of the Vista Spaces Jakkur Residency Private Limited on or before the day of execution and registration of the Joint Development Agreement to be entered into between the Landowners and with Vista Spaces Jakkur Residency Private Limited.

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VIII. OPINION

Taking into consideration of the above-said documents and subject to our observations, we opine that:

- (a) Mrs. M. C. Jayamma, Mr. Bhoja Raju, Mr. S. Arun Kumar, Mr. S. Arjun Kumar, Mr. K. V. Shekar Raju, Mr. S. K. Bhaskar Raju and Mr. Kodanda Raju are the joint and absolute owners and they have marketable right title and interest over the land measuring 4 Acres 15 Guntas or 1,90,575 square feet collectively out of the Said Property and M/s. Vista Spaces Jakkur Residency Private Limited may acquire the development rights from the said landowners by entering into a joint development scheme for the development of the said land measuring 4 Acres 15 Guntas or 1,90,575 square feet collectively out of the Said Property.
- (b) The Said Property is presently situated in the "Residential Main Zone" as per the Revised Master Plan, 2015.
- (c) In order to have clarity on the notional share held by the respective landowners, in respect of the available land measuring 4 Acres 15 Guntas or 1,90,575 square feet, it is recommended to comply/furnish of the below-mentioned documents/clarifications, on or before execution of the joint development agreement with M/s. Vista Spaces Jakkur Residency Private Limited:
 - Rectification cum confirmation to the Deed of Amalgamation dated 18.03.2020 confirming the following:

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- Decrease in the land available for development; and
- Affirming the entitlement of each owner in the Said Property in the aforesaid ratio.
- Also, the details of the land area to be rectified by the Landowners in the revenue records of the Bruhat Bengaluru Mahanagara Palike. In the event the Landowners and Vista Spaces Jakkur Residency Private Limited entered into a Joint Development Scheme before rectification of the area in the revenue records of Bruhat Bengaluru Mahanagara Palike, then the Landowners shall record their undertaking in the proposed Joint Development Scheme, to rectify the revenue records of the Bruhat Bengaluru Mahanagara Palike within a reasonable time to enable Vista Spaces Jakkur Residency Private Limited to commence with the development of the property.
- The landowners shall hand over the Original documents as listed in Annexure to the custody of the Vista Spaces Jakkur Residency Private Limited on or before the day of execution and registration of the Joint Development Agreement to be entered into between the Landowners and with Vista Spaces Jakkur Residency Private Limited.

Please feel free to contact us for any clarification.

Regards,



India Law Practice – **ILP**
Advocates and Attorneys

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IX. ANNEXURE

[Original documents held in the names of Mrs. M.C Jayamma, Mr. S.K. Baskar Raju, Mr. K. V. Shekar Raju, Mr. S. Bhoja Raju and Mr. Kodanda Raju]

Sl. No.	Date of document	Document Description
1.	24.03.1994	Sale Deed executed by Mr. Y.V. Krupashankar for himself and representing as a GPA holder for his sons namely Mr. K. Sangamesh and Mr. K. Jagannath, in favour of Mr. S. K. Bhaskar Raju, which is registered as Document No.4860/1993-94, Volume No. 456, Book-I, Page Nos.89-93, in the office of Sub-Registrar, Yelahanka, Bangalore.
2.	30.03.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya(2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their Father and GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. K. V. Shekar Raju, son of Mr. Venkata Narayana Raju, registered as Document No.5094/1993-94, volume 459 at pages 96-100, in the office of the Sub-Registrar, Yelahanka, with respect to Survey No.79, measuring 1 Acre (out of 2 Acres 13 Guntas excluding 2 Guntas of Kharab land), situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
3.	24.03.1994	Sale Deed executed by Mr. Y.V. Krupashankar for himself and representing as a GPA holder for his sons namely Mr. K. Sangamesh and Mr. K. Jagannath, in favour of Mr. S. Bhoja Raju and Mr. Anjan K. Ray, which is registered as Document No. 4861/1993-94, Volume No. 460, Book-I, Page Nos. 18-22, in the office of Sub-Registrar, Yelahanka, Bangalore.
4.	26.07.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya(2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their Father and GPA Holder Mr. Y. V. Krupashankar)in favour of Mrs. M.C Jayamma, registered as document No.2053/1994-95, Book I,

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Sl. No.	Date of document	Document Description
		Volume 506, at pages 21-25, in the office of the Sub-Registrar, Yelahanka, with respect to Survey No.72, measuring 24 Guntas and 6 Guntas of Karab Land (out of 3 Acres 29 Guntas including 16 Guntas of Kharab land), situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
5.	30.03.1994	Sale Deed executed by (1) Mr. Y. V. Krupashankar, son of Late. Captain Y.V. Aiyya (2) Mr. K. Sangamesh, son of Mr. Y. V. Krupashankar (3) Mr. K. Jagannath, son of Mr. Y. V. Krupashankar (2 and 3 both are represented by their GPA Holder Mr. Y. V. Krupashankar), in favour of Mr. Kodanda Raju, son of Mr. A. S. Kuppa Raju, registered as Document No.5093/1993-94, volume 464 at pages 19-23, in the office of the Sub-Registrar, Yelahanka, with respect to Survey No.72, measuring 24 Guntas including 1 Guntas of Karab land, situated at Allalasandra Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore.
6.	19.01.1995	Unregistered General Power of Attorney executed by Mr. Anjan K Roy in favour of Mr. S. Bhoja Raju.
7.	19.01.1995	Unregistered Agreement of Sale executed by Mr. Anjan K Roy in favour of Mr. S. Bhoja Raju.
8.	17.05.2005	Sale Deed executed by Mr. Anjan K Roy in favour of Mr. S. Arun Kumar, Mr. S. Arjun Kumar and Mr. S. Bhoja Raju, registered as Document No.YAB-1-23760-2004-05, stored in C.D. No.YAND113, in the office of Sub-Registrar, Yelahanka, Bangalore.
9.	15.02.2011	Betterment Charges Receipt reflecting the name of Mr. S. K. Shekar Raju.
10.	16.09.2020	Improvement Charges paid receipt issued by the BBMP, in the name of Mrs. M. C. Jayamma.
11.	16.09.2020	Improvement Charges paid receipt issued by the BBMP, in the name of Mr. Bhoja Raju.

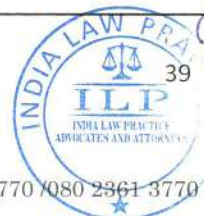
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Sl. No.	Date of document	Document Description
12.	14.03.2021	Betterment Charges Receipt reflecting the name of Mr. S. K. Bhaskar Raju.
13.	21.06.1995	Notice issued to Mr. S.K. Bhaskar Raju for payment of conversion charges
14.	26.06.1995	An Official Memorandum/ Conversion Order, bearing No. BDA.ALN.SR(NA)79/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
15.	26.06.1995	An Official Memorandum / Conversion Order, bearing No. BDA.ALN.SR(NA)75/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
16.	03.07.1995	An Official Memorandum / Conversion Order, bearing No.BDS:ALN(NA)80/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
17.	03.07.1995	An Official Memorandum / Conversion Order, bearing No. ALN.SR(SA)77/95-96, was issued by Deputy Commissioner, Bangalore District, Bangalore.
18.	26.02.2018	An Official Memorandum / Conversion Order, bearing No. BDS:ALN(NAY)SR14/2017-18, was issued by the Deputy Commissioner, Bangalore District, Bangalore.
19.		Khatha Assessment issued in name of Mr. S.K. Bhaskar Raju for the year 2006-07, issued by Yelahanka, CMC.
20.		Khatha Assessment issued in name of Mr. Shekar Raju for the year 2006-07, issued by Yelahanka, CMC
21.		Khatha Assessment issued in name of Mrs. Jayamma for the year 2006-07, issued by Yelahanka, CMC
22.		Khatha Assessment issued in name of Mr. Bhoja Raju for the

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Sl. No.	Date of document	Document Description
		year 2006-07, issued by Yelahanka, CMC.
23.	07.07.2009	Khatha Certificate reflecting the name of Mr. Bhaskar Raju, issued by the Bruhat Bengaluru Mahanagara Palike.
24.	22.07.2009	Khatha Extract reflecting the name of Mr. Bhaskar Raju, issued by the Bruhat Bengaluru Mahanagara Palike.
25.	04.07.2009	Khatha Certificate reflecting the name of Mr. Bhoja Raju, issued by the Bruhat Bengaluru Mahanagara Palike.
26.	22.11.2009	Khatha Extract reflecting the name of Mr. Bhoja Raju, issued by the Bruhat Bengaluru Mahanagara Palike.
27.	19.12.2013	Khatha Certificate reflecting the name of Mr. Shekar Raju, issued by the Bruhat Bengaluru Mahanagara Palike.
28.	19.12.2013	Khatha Extract reflecting the name of Mr. Shekar Raju, issued by the Bruhat Bengaluru Mahanagara Palike.
29.	07.12.2009	Khatha Certificate reflecting the name of Mrs. Jayamma, issued by the Bruhat Bengaluru Mahanagara Palike.
30.	07.12.2009	Khatha Extract reflecting the name of Mrs. Jayamma, issued by the Bruhat Bengaluru Mahanagara Palike.
31.	04.07.2009	Special Notice issued in the name of Mr. Bhoja Raju.
32.	27.11.2011	Special Notice issued in the name of Mrs. Jayamma.
33.	12.01.2017	Receipt issued in the name of Mr. Bhoja Raju towards betterment charges .
34.	23.02.2017	Final Notice issued to Mr. Bhoja Raju for payment of Betterment charges.
35.	29.10.2020	Special Notice bearing No.208/2020-21, issued by Bruhat Bangalore Mahanagara Palike.
36.	29.10.2020	Khatha Certificate reflecting the name of Mr. Kodanda Raju, issued by Bruhat Bangalore Mahanagara Palike

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Sl. No.	Date of document	Document Description
37.	29.10.2020	Khatha Extract reflecting the name of Mr. Kodanda Raju, issued by Bruhat Bangalore Mahanagara Palike
38.		Property tax paid receipt from the year 2002-03 to 2006-07, 2008-09 to 2009-10, in the name of Mr. S. K. Bhaskar Raju
39.		Property tax paid receipt from the year 2008-09 to 2009-10, in the name of Mr. Bhoja Raju

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