

Jayanth M. Pattanshetti

ADVOCATE

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Date: 30/08/2013

Monarch,
No. 54, Brigade Road,
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Sirs,

Sub: Scrutiny and title report with respect to the converted lands bearing Survey No. 11/1, measuring 33 guntas, Survey No. 13/1, measuring 01 acre, Survey No. 14, measuring 02 acres 03 guntas and Survey No. 15, now bearing BBMP Katha No. 421/415 (bearing Old Katha No. 421/415, 417/417 and 1690/1385) measuring 21 guntas, all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk.

DESCRIPTION OF PROPERTY

All that piece and parcel of the converted lands bearing Survey No. 11/1, measuring 33 guntas, Survey No. 13/1, measuring 01 acre, Survey No. 14, measuring 02 acres 03 guntas and Survey No. 15, measuring 21 guntas, now bearing BBMP Katha No. 421/415 (bearing Old Katha No. 421/415, 417/417 and 1690/1385) all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk and is bounded on the:

East by : Land Bearing Survey No. 10 and remaining portion of Survey No. 13/1,
West by : Remaining portion of Land bearing Survey Nos. 14 and 15,
North by : Old Madras Road (NH-4),
South by : Lands bearing Survey. Nos. 17, 18 and portion of Survey No. 11.

The below mentioned photocopies of the documents are produced for verification of the marketable, right, title and interest of the owners to the subject property



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Doc. No.	Date of Execution/ Issue	Description of the Documents
1.	08/11/1943	Certified copy of the Sale Deed executed by the Liquidator of Lakshminarayana Swamy Co-operative Society Unlimited in favour of Sri. K. Ramachandra Rao and his sons registered vide Document No. 2258/1943-33 of Book I, Volume 664, at Page 93 to 98, in the office of the Sub-Registrar, Bangalore Taluk, Bangalore.
2.	08/11/1943	Certified copy of the Deed of Mortgage executed by Sri. K. Ramachandra Rao in favour of Land Mortgage Co-operative Society Limited registered vide Document No. 2259/43-44 of Book I, Volume 662, at Page 187 to 192, in the office of the Sub-Registrar, Bangalore Taluk, Bangalore
3.	01/07/1982	Index of lands and Record of Rights, issued by the Thasildar, Bangalore South Taluk.
4.	--	Family Tree of Sri. K. Ramachandra Rao issued by the Village Accountant, Krishnarajapura Village Panchayath.
5.	--	Compromise Petition filed in O. S. No. 164/1971, on the file of the Hon'ble Principal Civil Judge, Bangalore City.
6.	11/07/2007	Mutation Register extract in serial No. 4/82-83, issued by the Thasildar, Bangalore East Taluk, Krishnarajapura.
7.	23/04/1984	Sale Deed executed by Smt. Chanchala Bai in favour of Sri. H. V. Prabhakara Reddy, registered vide Document No. 413/1984-85 of Book I, Volume 2123, at Pages 91 to 94, in the office of the Sub-Registrar, Bangalore South Taluk with respect to Survey No. 11/1 - 37 guntas.
8.	19/06/1984	Mutation Register extract in serial No. 1/1984-85, issued by the Taluk Shirasthedar, Krishnarajapura, Bangalore East Taluk.
9.	08/05/2004	Notarized genealogical affidavit sworn by Smt. Anitha Sreenivas.
10.	17/08/1995	Last WILL and Testament executed by Smt. Shakuntala Bai, registered vide Document No. 60/1995-96 of Book III, Volume 45, at Pages 215 to 129, in the office of the Sub-Registrar, Bangalore South Taluk.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
11.	—	Mutation Register extract in serial No. 6/97-98, issued by the Village Accountant, Krishnarajapura Village Panchayath, Bangalore South Taluk.
12.	27/01/2000	Certificate of Death, issued by the office of the Registrar of Births and Deaths, Bangalore.
13.	05/06/2003	Mutation Register extract in serial No. 17/ 2003-04 issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk.
14.	14/10/2003	Mutation Register extract in serial No. 03/ 2003-04 issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk.
15.	05/06/2004	Absolute Sale Deed executed by Smt. Nirmala Prabhakar and Smt. Anitha Srinivas, in favour of Sri. Narasimhan N, registered vide Document No. 5916/2004-05 of Book I, stored in C. D. No. 53, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.
16.	30/07/2004	Mutation Register extract in serial No. 08/ 2003-04 issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk.
17.	05/06/2004	Absolute Sale Deed executed by Smt. Nirmala Prabhakar and Smt. Anitha Srinivas, in favour of Sri. N. Vivekanand, registered vide Document No. 5920/2004-05 of Book I, stored in C. D. No. 53, in the office of the Sub-Registrar, Krishnarajapura, Bangalore.
18.	30/07/2004	Mutation Register extract in serial No. 09/ 2003-04 issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk
19.	05/02/2005	Official Memorandum in No. B. Dis. ALN: SR. (E): 240/2004-05, issued by the Special Deputy Commissioner, Bangalore with respect to Survey No. 13/1, measuring 1 acre 07 guntas.
20.	02/05/2005	Mutation Register extract in serial No. 11/2004-05 issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk.
21.	05/04/2006	Sale Deed executed by Sri. N. Narasimhan and Sri. N. Vivekanand in favour of Sri. C. Sreenivasa and others registered vide Document No. 557/2006-07 of Book I stored in C. D. No. 203, in the office of the Sub-Registrar, K. R. Puram Bangalore, with respect to Survey No. 13/1, measuring 1 acre 07 guntas.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
22.	17/06/1982	Deed of Partition executed between Sri. K. R. Venkata Rao, Sri. K. R. Srinivasa Murthy, Sri. K. R. Venkatesha Murthy, Sri. K. R. Dwarkanath and Sri. K. R. Krishnamurthy.
23.	19/05/1984	Sale Deed executed by Sri. K. R. Srinivasamurthy and Sri. K. R. Dwarakanath in favour of Sri. H. V. Prabhakar Reddy, registered vide Document No. 1069/1984-85 of Book I, Volume 2119 at pages 234 to 238, in the office of the Sub-Registrar, Bangalore South Taluk.
24.	19/06/1984	Mutation Register extract in serial No. 2/1984-85 issued by the Taluk Shirasthedar, Krishnarajapura, Bangalore East Taluk.
25.	21/10/2008	Official Memorandum in No. B. Dis. ALN: (E) SR. (KRH): 55/2007-08, issued by the Special Deputy Commissioner, Bangalore with respect to Survey No. 11/1 measuring 37 guntas, Survey No. 14, measuring 02 acre 14 guntas.
26.	17/09/2010	Katha Certificate in No. DA/PR/95/2010-2011 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike Krishnarajapura Circle, Bangalore.
27.	17/09/2010	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike Krishnarajapura Circle, Bangalore.
28.	09/05/1983	Sale Deed executed by Sri. K. Ananthamurthy, in favour of Sri. H. V. Srinivasa Reddy and others, registered vide Document No. 1061/1983-84 of Book I, Volume 1968, at Pages 136 to 139, in the office of the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 15, measuring 1 acre 10 guntas.
29.	11/03/1984	Mutation Register extract in serial No. 1/1983-84 issued by the Taluk Shirasthedar, Krishnarajapura, Bangalore East Taluk.
30.	19/05/1984	Sale Deed executed by Sri. K. V. Ashwathnarayana and Sri. K. V. Ramachandra in favour of Sri. H. V. Prabhakar Reddy, registered vide Document No. 1070/1984-85 of Book I, Volume 2122 at pages 122 to 125, in the office of the Sub-Registrar, Bangalore South Taluk, with respect to portion of property bearing Survey No. 15, measuring 1 acre 10 guntas.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
31.	27/01/1987	Sale Deed executed by Sri. K. R. Venkatarao, in favour of Smt. Guramma and Sri. H. V. Prabhakar Reddy registered vide Document No. 7759/1986-87 of Book I, Volume 2556 at pages 117 to 120, in the office of the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 15, measuring 38 guntas.
32.	20/10/2008	Mutation Register extract in serial No. 05/2008-09 issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk.
33.	08/06/2006	Last Will and Testament executed by Smt. Guramma in favour of her son Sri. H. V. Prabhakara Reddy, registered vide Document No. 77/2006-07 of Book III, stored in C. D. No. 72, in the office of the Sub-Registrar, Jayanagar, Bangalore.
34.	31/10/2009	Certificate of Death, issued by the Registrar of Births and Deaths, Bangalore.
35.	21/10/2008	Official Memorandum in No. B. Dis. ALN: (E) SR. (KRH): 60/2007-08, issued by the Special Deputy Commissioner, Bangalore with respect to Survey No. 15 measuring 3 acres 18 guntas.
36.	27/12/2008	Mutation Register extract in serial No. 08/2008-09, issued by the Village Accountant, Krishnarajapura, Bangalore East Taluk.
37.	28/02/2009	Certificate of Death, issued by the Registrar of Births and Deaths, Bangalore.
38.	01/03/2009	Notarized Family Tree of Late H. V. Sreenivasa Reddy.
39.	25/07/2011	Sale Deed executed by Smt. Jayareddy and others in favour of Sri. H. V. Prabhakara Reddy, registered vide Document No. 2038/2011-12 of Book I, stored in C. D. No. 368, in the office of the Sub-Registrar, Krishnarajapuram, Bangalore, with respect to 09 guntas of land in Survey No. 15.
40.	13/02/2012	Complaint lodged by Sri. H. V. Prabhakara Reddy with the Inspector of Police, Tilaknagar Police Station together with the Acknowledgement issued by the Police authorities.
41.	23/02/2012	Public notices published in Kannada daily, Vijaya Karnataka and English daily, The Times of India, regarding mislay of documents.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
42.	02/11/2012	Death Certificate in No. 395245 of H. V. Prabhakar Reddy issued by the Registrar of Births and Deaths.
43.	11/10/2012	Family Tree affidavit sworn by Dr. (Smt.) B. M. Nirmala
44.	11/10/2012	Affidavit sworn by Dr. (Smt.) B. M. Nirmala
45.	11/10/2012	Affidavit sworn by Sri. V. P. Kiran and Ms. V. P. Padmashri
46.	--	RTCs for the period 1971-72 to 2011-12 with respect to Survey No. 11/1.
47.	--	RTCs for the period 1971-72 to 2011-12 with respect to Survey No. 13/1.
48.	--	RTCs for the period 1971-72 to 2011-12 with respect to Survey No. 14.
49.	--	RTCs for the period 1971-72 to 2011-12 with respect to Survey No. 15.
50.	26/07/2011	Akarband with respect to Survey No. 11/1, 13/1, 14 and 15, issued by the Thasildar, Bangalore East Taluk.
51.	-	Karda with respect to Survey No. 11/1, issued by the Thasildar, Bangalore East Taluk.
52.	15/03/1982	Hissa Tippy issued by the Thasildar, Bangalore East Taluk, with respect to Survey No. 11/1.
53.	26/07/2011	Hissa Tippy issued by the Thasildar, Bangalore East Taluk, with respect to Survey No. 13/1.
54.	24/11/2012	Re-survey Tippy, issued by the Thasildar, Bangalore East Taluk, with respect to Survey No. 15.
55.	--	Tippy issued by Thasildar, Krishnarajapura, Bangalore East Taluk, with respect to Survey No. 14.
56.	--	Tippy issued by Thasildar, Krishnarajapura, Bangalore East Taluk, with respect to Survey No. 15.
57.	--	Village Map of Krishnarajapura



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Doc. No.	Date of Execution/ Issue	Description of the Documents
58.	26/05/2009	Sketches with regard to Survey No. 14 and 15, acquired by the National Highway Authority, issued by the Thasildar, Bangalore East Taluk. - 2 in number.
59.	29/12/20108	Extract of the proceedings conducted by the Assistant Commissioner and concerned authority National Highway - 4, Kolar Sub-Division.
60.	09/06/1987	Endorsement in No. LRF: CR: /87-88, issued by the Special Thasildar (Land Reforms), Bangalore South Taluk with respect to Survey No. 13/1.
61.	11/07/2007	Endorsement in No. LRF: CR: 167/2007-2008, issued by the Special Thasildar, Bangalore East Taluk with respect to Survey Nos. 15, 14, and 11/1.
62.	23/12/2011	Endorsement in No. LRF (B.E). C. R. 1310/2011-12, issued by the Deputy Commissioner, Bangalore North Sub-Division, Bangalore with respect to Survey No. 13/1.
63.	16/07/2007	Endorsement in No. LRF (B.E). C. R. 163/2007-08, issued by the Deputy Commissioner, Bangalore North Sub-Division, Bangalore with respect to Survey Nos. 11/1 and 14.
64.	16/07/2007	Endorsement in No. LRF (B.E). C. R. 164/2007-08, issued by the Deputy Commissioner, Bangalore North Sub-Division, Bangalore with respect to Survey No. 15.
65.	22/12/2011	Endorsement in No. PTCL: CR/1657/2011-12, issued by the Deputy Commissioner, Bangalore North Sub-Division, Bangalore.
66.	07/10/2011	Endorsement in No. RK. CR/ /11-12, issued by the Thasildar, Bangalore East Taluk.
67.	28/11/2012	Katha Certificate in No. DA/KTR/28/12-13, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, K. R. Puram Division, Bangalore.
68.	28/11/2012	Tax Assessment extract for the period 2012-13 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, K. R. Puram Division, Bangalore.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
69.	16/09/2010	Property tax paid receipts for the period 2008-09 to 2012-13, with respect to Property No. 421/415/11/1/14 and new Katha No. 415.
70.	11/09/2012	Special Notice in No. WL/PR/KTR/83/2012-13, issued by the Bruhat Bangalore Mahanagara Palike, Bangalore.
71.	12/09/2012	Tax Assessment Extract for the period 2012-13 with respect to property bearing Katha No. 417.
72.	12/09/2012	Katha Certificate in No. DA/KTR/99/2012-13, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, K. R. Puram Division, Bangalore.
73.	22/04/2013	Official Memo in No. BBMP/MVTNV/CR/42/2013-14, issued by the Deputy Commissioner Bruhat Bangalore Mahanagara Palike, Mahadevapura Range, Bangalore.
74.	01/12/2011	Public Notices published in Kannada daily Vijaya Karnataka and English Daily The Times of India, regarding proposed Joint Development.
75.	14/12/2012	Joint Development Agreement entered into between Dr. (Smt.) B. M. Nirmala and others with M/s. Monarch, registered vide Document No. 4802/2012-13 of Book I, stored in C. D. No. 51, in the office of the Sub-Registrar, Indiranagar, Bangalore.
76.	14/12/2012	General Power of Attorney executed by Dr. (Smt.) B. M. Nirmala in favour of M/s. Monarch, registered vide Document No. 764/2012-13 of Book IV, stored in C. D. No. 51, in the office of the Sub-Registrar, Indiranagar, Bangalore.
77.	25/06/2012	Last Will and Testament of H. V. Prabhakar Reddy, registered vide Document No. 118/2012-13 of Book III, stored in C. D. No. 144, in the Office of the Sub-Registrar, Jayanagar, Bangalore.
78.	29/08/2013	Supplementary Agreement cum Rectification Deed executed by Dr. (Smt.) B. M. Nirmala and others, Sri. V. Venugopal Reddy, Smt. Geetha Madhukar and Monarch, registered vide Document No. 4388/2013-14 of Book I, stored in C. D. No. 75, in the Office of the Sub-Registrar, Indiranagar, Bangalore.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
79.	29/08/2013	General Power of Attorney executed by Sri. V. Venugopal Reddy, Smt. Geetha Madhukar, in favour of Monarch, registered vide Document No. 539/2013-14 of Book IV, stored in C. D. No. 75, in the Office of the Sub-Registrar, Indiranagar, Bangalore.
80.	29/08/2012	Encumbrance Certificate in S. A. No. 46691/2011-12, for the period 01/04/1960 to 31/03/1980, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 11/1, measuring 37 guntas.
	23/01/2008	Encumbrance Certificate in S. A. No. 29690/2007-08, for the period 01/04/1980 to 31/05/1989, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 11/1, measuring 37 guntas.
	22/01/2008	Encumbrance Certificate in S. A. No. 16462/2007-08, for the period 01/06/1989 to 21/01/2008, issued by the Senior Sub-Registrar, Krishnarajapura, Bangalore, with respect to Survey No. 11/1, measuring 37 guntas.
	04/10/2011	Encumbrance Certificate in S. A. No. 16658/2011-12, for the period 01/04/2004 to 03/10/2011, issued by the Senior Sub-Registrar, Krishnarajapura, Bangalore, with respect to Survey No. 11/1, measuring 37 guntas.
	05/12/2012	Encumbrance Certificate in S. A. No. 3596/2012-13 for the period 01/04/2011 to 03/12/2012, issued by the Senior Sub-Registrar, Shivajinagar, Bangalore, with respect to Survey No. 11/1, measuring 37 guntas.
81.	21/01/2012	Encumbrance Certificate in S. A. No. 39265/2011-12, for the period 01/04/1960 to 31/05/1989, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 13/1, measuring 1 acre 02 guntas.
	19/01/2013	Encumbrance Certificate in S. A. No. 45742/2012-13, for the period 01/04/1960 to 31/05/1989, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 13/1, measuring 1 acre 07 guntas.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
	21/03/2006	Encumbrance Certificate in S. A. No. 27521/2005-06, for the period 01/06/1989 to 31/05/2005, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 13/1, measuring 1 acre.
	21/03/2006	Encumbrance Certificate in S. A. No. 27520/2005-06, for the period 01/06/1989 to 31/05/2005, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 13/1, measuring 07 guntas.
	22/04/2006	Encumbrance Certificate in S. A. No. 2414/2006-07, for the period 01/04/2004 to 21/04/2006, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 13/1, measuring 1 acre 07 guntas.
	07/10/2011	Encumbrance Certificate in S. A. No. 16815/2011-12, for the period 05/01/2006 to 04/10/2011, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 13/1, measuring 1 acre 07 guntas.
	21/01/2012	Encumbrance Certificate in S. A. No. 4286/2011-12, for the period 01/04/2004 to 20/01/2012, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 13/1, measuring 1 acre 07 guntas.
82.	29/02/2012	Encumbrance Certificate in S. A. No. 46692/2011-12, for the period 01/04/1960 to 31/03/1980, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 14, measuring 2 acres 14 guntas.
	23/01/2008	Encumbrance Certificate in S. A. No. 29691/2007-08, for the period 01/04/1980 to 31/05/1989, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 14, measuring 2 acres 14 guntas.
	22/01/2008	Encumbrance Certificate in S. A. No. 16463/2007-08, for the period 01/06/1989 to 21/01/2008, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 14, measuring 2 acres 14 guntas.
	04/10/2011	Encumbrance Certificate in S. A. No. 16659/2011-12, for the period 01/04/2004 to 03/10/2011, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 14, measuring 2 acres 14 guntas.

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Doc. No.	Date of Execution/ Issue	Description of the Documents
	05/12/2012	Encumbrance Certificate in S. A. No. 8594/2012-13 for the period 04/10/2011 to 03/12/2012, issued by the Sub-Registrar, Shivajinagar, Bangalore, with respect to Survey No. 14, measuring 2 acres 14 guntas.
83.	03/04/2013	Encumbrance Certificate in S. A. No. 58923/2012-13, for the period 01/04/1960 to 31/03/1980, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 15, measuring 1 acre 10 guntas.
	16/03/2012	Encumbrance Certificate in S. A. No. 46690/2011-12, for the period 01/04/1980 to 01/01/1989, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 15, measuring 38 guntas.
	23/01/2008	Encumbrance Certificate in S. A. No. 29692/2007-08, for the period 01/04/1980 to 31/05/1989, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 15, measuring 1 acre 10 guntas.
	19/01/2013	Encumbrance Certificate in S. A. No. 45743/2012-13, for the period 01/04/1981 to 31/03/1984, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore, with respect to Survey No. 15, measuring 1 acre 10 guntas.
	26/09/2011	Encumbrance Certificate in S. A. No. 15889/2011-12, for the period 01/06/1989 to 31/03/2004, issued by the Senior Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 15, measuring 3 acres 18 guntas.
	27/03/2013	Encumbrance Certificate in S. A. No. 49657/2012-13, for the period 01/06/1989 to 31/03/2004, issued by the Senior Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 15, measuring 09 guntas.
	11/07/2007	Encumbrance Certificate in S. A. No. 5743/2007-08, for the period 01/04/1992 to 10/07/2007, issued by the Senior Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 15, measuring 1 acre 10 guntas.
	22/01/2008	Encumbrance Certificate in S. A. No. 16461/2007-08 for the period 01/06/1989 to 21/01/2008, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 15, measuring 1 acre 10 guntas.



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Doc. No.	Date of Execution/ Issue	Description of the Documents
27/03/2013		Encumbrance Certificate in S. A. No. 49656/2012-13 for the period 01/04/2004 to 26/03/2013, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 15, measuring 09 guntas.
25/07/2011		Encumbrance Certificate in S. A. No. 8207 for the period 25/07/2011 to 25/07/2011, issued by the Sub-Registrar, Bangalore, with respect to Survey No. 15, measuring 09 guntas.
04/10/2011		Encumbrance Certificate in S. A. No. 16657/2011-12 for the period 01/04/2004 to 03/10/2011, issued by the Sub-Registrar, K. R. Puram, Bangalore, with respect to Survey No. 15, measuring 3 acres 18 guntas.
05/12/2012		Encumbrance Certificate in S. A. No. 3595/2012-13 for the period 25/07/2011 to 04/12/2012, issued by the Sub-Registrar, Shivajinagar, Bangalore, with respect to Survey No. 15, measuring 3 acres 18 guntas.
10/06/2013		Encumbrance Certificate in S. A. No. 1303/2013-14 for the period 27/03/2013 to 10/06/2013, issued by the Sub-Registrar, Shivajinagar, Bangalore, with respect to Survey No. 15, measuring 25 guntas
29/08/2013		Encumbrance Certificate in S. A. No. 30486/2013-14 for the period 29/08/2013, issued by the Sub-Registrar, Indiranagar, Bangalore, with respect to Survey No. 11, measuring 34 guntas, Survey No. 13/1, measuring 1 acre, 14, measuring 2 acres and Survey No. 15, measuring 21 guntas

Title of Sri. H. V. Prabhakara Reddy, son of late Venkata Reddy, Sri. C. Sreenivasa, son of late Chandra Mohan, Sri. A. S. Manjunath, son of A. Sathyanarayana Setty, Sri. R. Balaraj, son of late P. Rayappa, Sri. A. Lawrence, son of Sri. Anthony Swamy, Sri. K. Ramakrishna, son of K. Balaram Setty and Sri. A. S. Badarinath, son of A. Sathyanarayana Setty

My opinion has been sought with respect to the residentially converted lands bearing Survey No. 13/1, measuring 01 acre and Survey No. 15, measuring 21 guntas and commercially converted land bearing Survey No. 11/1, measuring 34 guntas and Survey No. 14, measuring 02 acres, all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk ("Subject Property").



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On perusal of the above documents, it is observed that, the larger extent of the properties bearing Survey No. 11/1, measuring 37 guntas, Survey No. 13/1, measuring 01 acre 07 guntas, Survey No. 14, measuring 02 acres 14 guntas and Survey No. 15, measuring 03 acres 18 guntas, all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk ("Composite Property"), was purchased by Sri. K. Ramachandra Rao and his sons, namely; Sri. K. R. Vanuatu Rao, Sri. K. R. Krishnamurthy, Sri. K. R. Venkateshmurthy and Sri. K. R. Dwarakanath by virtue of the Sale Deed dated 08/11/1943 executed by the Liquidator of Lakshminaraya Swamy Co-operative Society Unlimited ("Society") registered vide Document No. 2258/1943-33 of Book I, Volume 664, at Page 93 to 98, in the office of the Sub-Registrar, Bangalore Taluk, Bangalore. It is observed from the above said Sale Deed that Sri. K. Ramachandra Rao had borrowed certain moneys from the Society on the security of the Composite Property and on his default to repay the mortgage amount the Composite Property was auctioned and later as per the compromise between the parties, Sri. K. Ramachandra Rao agreed to repay the debt to the Society and in turn the Society agreed to convey the Composite Property in their favour. The certified copy of the Sale Deed dated 08/11/1943 could be evidenced from Document No. 1.

In order to repay the debt to the Society, Sri. K. Ramachandra Rao had borrowed a sum of Rs. 5,000/- by mortgaging the Composite Property to the Land Mortgage Co-operative Society Limited, by the Deed of Mortgage dated 08/11/1943, registered vide Document No. 2259/43-44 of Book I, Volume 662, at Page 189 to 192, in the office of the Sub-Registrar, Bangalore Taluk, Bangalore and the certified copy of the same could be evidenced from Document No. 2.

The name of Sri. K. Ramachandra Rao is entered as the owner of the properties bearing Survey Nos. 10, 11/1, 13/1, 14 and 15 of Krishnarajapura Village and after his death the Katha with respect to Survey No. 13/1, measuring 01 acre 07 guntas was transferred in the name of his son Sri. K. R. Venkata Rao and others in serial No. 586, the name of Smt. Shakunthalabai, daughter of Sri. K. Ramachandra Rao was entered as owner of property bearing Survey No. 13/1, in serial No. 725 in accordance with the Order passed by the Principal Civil Judge, Bangalore City in O. S. No. 164/1971 in the



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Index of Land and Record of Rights. The copy of the Index of Land and Record of Rights could be evidenced from Document No. 3.

From the family tree of Sri. K. Ramachandra Rao, it is observed that Sri. K. Ramachandra Rao is married to Smt. Rukminiamma and out of the wedlock, they have five sons and two daughters, namely; Sri. K. R. Venkata Rao, Sri. K. R. Krishnamurthy, Sri. K. R. Srinivasamurthy, Sri. K. R. Venkateshmurthy, Sri. K. R. Dwarakanath, Smt. Shakunthala Bai and Smt. Chanchala Bai respectively. The second son of Sri. K. Ramachandra Rao, has a son namely, Sri. Anandamurthy and the fourth son of Sri. K. Ramachandra Rao has two sons, namely; Sri. K. V. Ashwathnarayana and Sri. K. V. Ramachandra. It is also seen that Sri. K. Ramachandra Rao, his wife Smt. Rukminiamma, Sri. K. R. Venkata Rao, Sri. K. R. Krishnamurthy, Sri. K. R. Venkateshmurthy and Smt. Shakunthala Bai are dead. The copy of the Family tree issued by the Village Accountant, Krishnarajapura Village Panchayath could be evidenced from Document No. 4.

Smt. Shakunthala Bai, the daughter of late K. Ramachandra Rao, had filed the suit in O. S. No. 164/1971, on the file of the Hon'ble Principal Civil Judge, Bangalore City, against her brothers, Sri. K. R. Venkata Rao and others seeking an order of partition and separate possession of her share in the joint family properties. The Composite Property was also one of the subject matter of the suit for partition. The parties to the suit have compromised and have divided the joint family properties amongst them and Smt. Shakunthala Bai and Smt. Chanchala Bai were given one acre of land each out of Survey Nos. 11/1, 13 and 14 of Krishnarajapura Village and further a sum of Rs. 12,500/- each, which was to be paid by their brothers. The suit was decreed in terms of the Compromise Petition filed and the copy of the Compromise Petition could be evidenced from Document No. 5.

In accordance with the court order, the name of Smt. Chanchala Bai is entered as the owner with respect to 37 guntas of land in Survey No. 11/1 and 3 guntas of land in Survey No. 13/1 of Krishnarajapura Village, vide serial No. 4/82-83 of the Mutation register and the copy of the same could be evidenced from Document No. 6.



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By virtue of the Sale Deed dated 23/04/1984, Smt. Chanchala Bai conveyed the 37 guntas of land in Survey No. 11/1, in favour of Sri. H. V. Prabhakara Reddy, son of late Venkata Reddy, registered vide Document No. 413/1984-85 of Book I, Volume 2123, at Pages 91 to 94, in the office of the Sub-Registrar, Bangalore South Taluk and the copy of the said Sale Deed dated 23/04/1984, could be evidenced from Document No. 7.

Pursuant to the aforementioned Sale Deed the Katha/mutation of Survey No. 11/1, measuring 37 guntas was transferred/registered in the name of Sri. H. V. Prabhakara Reddy vide serial No. 1/1984-85 of the Mutation Register. The copy of the Mutation Register extract in serial No. 1/1984-85 could be evidenced from Document No. 8.

On perusal of the family tree affidavit sworn by Smt. Anitha Sreenivas, wife of Srinivas and daughter of late Prabhakar, it is observed that Smt. Shakunthala Bai had three sons namely Sri. Dinesh, Sri. Prabhakar and Sri. Suveer. Sri. Prabhakar is married to Smt. Nirmala Prabhakar and out of the wedlock they have a daughter namely, Ms. Anitha Srinivas. The copy of the genealogical affidavit dated 08/05/2004, could be evidenced from Document No. 9.

On 17/08/1995, Smt. Shakuntala Bai, executed her last Will and Testament, registered vide Document No. 60/1995-96 of Book III, Volume 45, at Pages 215 to 129, in the office of the Sub-Registrar, Bangalore South Taluk, thereby bequeathing one acre of land in Survey No. 13/1, which was owned and possessed by her, as per allotment to her under the Compromise Petition in O. S. No. 164/1971, in favour of her son, Sri. G. N. Prabhakar exclusively. The copy of the said Will and Testament dated 17/08/1995 could be evidenced from Document No. 10.

Upon the death of Smt. Shakunthala Bai, the Katha/mutation of Survey No. 13/1, measuring 1 acre was transferred/registered in the name of her son Sri. G. N. Prabhakar by virtue of the aforementioned Will vide serial No. 6/97-98 of the Mutation Register and the copy of the same could be evidenced from Document No. 11.

Sri. G. N. Prabhakar died on 24/01/2000 and his death has been registered in the office of the Registrar of Births and Deaths, Bangalore and the copy of the Certificate of Death certifying the death of G. N. Prabhakar could be evidenced from Document No. 12.



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Subsequent to the death of G. N. Prabhakar, the Katha/mutation of Survey No. 13/1, measuring 1 acre was transferred/registered in the names of Smt. Nirmala Prabhakar and Smt. Anitha Srinivas, the wife and daughter of Late G. N. Prabhakar vide serial No. 17/2003-04 of the Mutation Register extract and the copy of the same could be evidenced from Document No. 13. The Katha/Mutation with respect to the balance extent of 07 guntas in Survey No. 13/1, was also transferred/registered in the names of Smt. Nirmala Prabhakar and Smt. Anitha Srinivas, the wife and daughter of late G. N. Prabhakar vide serial No. 03/2003-04 of the Mutation Register extract and the copy of the same could be evidenced from Document No. 14.

By virtue of the Absolute Sale Deed dated 05/06/2004, Smt. Nirmala Prabhakar and Smt. Anitha Srinivas, the wife and daughter of Late G. N. Prabhakar, conveyed 07 guntas of land in Survey No. 13/1 in favour of Sri. Narasimhan N, son of Sri. Nagaraja Rao, registered vide Document No. 5916/2004-05 of Book I, stored in C. D. No. 53, in the office of the Sub-Registrar, Krishnarajapura, Bangalore and the copy of the same could be evidenced from Document No. 15.

Pursuant to the aforesaid Sale Deed, the Katha/Mutation with respect to 7 guntas of land in Survey No. 13/1 is transferred/registered in the name of Sri. Narasimhan N vide serial No. 8/2003-04 of the Mutation Register and the copy of the said Mutation Register extract could be evidenced from Document No. 16.

By virtue of the Absolute Sale Deed dated 05/06/2004, Smt. Nirmala Prabhakar and Smt. Anitha Srinivas, the wife and daughter of late G. N. Prabhakar, conveyed 01 acre of land in Survey No. 13/1, in favour of Sri. N. Vivekanand, son of Sri. Narasimhan N, registered vide Document No. 5920/2004-05 of Book I, stored in C. D. No. 53, in the office of the Sub-Registrar, Krishnarajapura, Bangalore and the copy of the same could be evidenced from Document No. 17.

Pursuant to the aforesaid Sale Deed the Katha/Mutation with respect to the 1 acre of land in Survey No. 13/1 is transferred/registered in the name of Sri. Vivekanand vide serial No. 9/2003-04 of the Mutation Register and the copy of the said Mutation Register extract could be evidenced from Document No. 18.



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The 01 acre 07 guntas of land in Survey No. 13/1 is converted from agricultural use to non-agricultural/residential use by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum No. B.Dis.ALN:SR.(E):240/2004-05, dated 05/02/2005 and the copy of the said Official Memorandum could be evidenced from Document No. 19.

The conversion of 01 acre 07 guntas of land in Survey No. 13/1 of Krishnarajapura Village has been recorded vide serial No. 11/2004-05 of the Mutation Register and the copy of the said Mutation Register extract could be evidenced from Document No. 20.

Sri. N. Narasimhan and Sri. N. Vivekanand, conveyed the property bearing Survey No. 13/1, measuring 1 acre 07 guntas, in favour of Sri. C. Sreenivasa, son of late Chandra Mohan, Sri. A. S. Manjunath, son of A. Sathyanarayana Setty, Sri. R. Balaraj, son of late P. Rayappa, Sri. A. Lawrence, son of Sri. Anthony Swamy, Sri. K. Ramakrishna, son of K. Balaram Setty and Sri. A. S. Badarinath, son of A. Sathyanarayana Setty, by virtue of the Sale Deed dated 05/04/2006, registered vide Document No. 557/2006-07 of Book I stored in C.D. No. 203, in the office of the Sub-Registrar, K. R. Puram, Bangalore. The copy of the said Sale Deed dated 05/04/2006 could be evidenced from Document No. 21.

By the Deed of Partition dated 17/06/1982, executed between the sons of Late K. Ramachandra Rao, namely, Sri. K. R. Venkata Rao, Sri. K. R. Srinivasa Murthy, Sri. K. R. Venkatesh Murthy, Sri. K. R. Dwarakanath and Sri. K. R. Krishna Murthy, represented by his only son K. Anantha Murthy, partitioned the joint family properties. The property bearing Survey No. 15 was divided into three portions and an extent measuring 38 guntas was allotted to the exclusive share of Sri. K. R. Venkata Rao; an extent of 1 acre 10 guntas was allotted to the exclusive share of Sri. K. R. Venkatesh Murthy; an extent of 1 acre 10 guntas was allotted to exclusive share of K. Anantha Murthy. The Survey No. 14, measuring 02 acres 14 guntas was allotted to the share of Sri. K. R. Dwarakanath and Sri. K. R. Srinivasa Murthy, jointly and equally. The copy of the Deed of Partition dated 17/06/1982 could be evidenced from Document No. 22.

By virtue of the Sale Deed dated 19/05/1984, Sri. K. R. Srinivasamurthy and Sri. K. R. Dwarakanath, both sons of late K. Ramachandra Rao, conveyed the property bearing



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Survey No. 14, measuring 2 acres 14 guntas, in favour of Sri. H. V. Prabhakar Reddy, son of Late H. Venkata Reddy, registered vide Document No. 1069/1984-85 of Book I, Volume 2119 at pages 234 to 238, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the said Sale Deed dated 19/05/1984 could be evidenced from Document No. 23.

Pursuant to the said Sale Deed the Katha/mutation of Survey No. 14, is transferred in the name of Sri. H. V. Prabhakara Reddy vide serial No. 2/1984-85, of the Mutation Register and the copy of the said Mutation Register extract could be evidenced from Document No. 24.

The properties bearing Survey No. 11/1 measuring 37 guntas, Survey No. 14, measuring 02 acre 14 guntas, measuring in total 3 acres 11 guntas, are converted from agricultural use to non-agricultural/commercial use by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum No. B. Dis. ALN: (E) SR. (KRH):55/2007-08 dated 21/10/2008 and the copy of the said Official Memorandum could be evidenced from Document No. 25.

The Property bearing Survey No. 14, measuring 2 acres 14, guntas was assessed to taxes by the Bruhat Bangalore Mahanagara Palike and the new Katha No. 415, has been assigned to the property and the Katha has been registered in the name of Sri. H. V. Prabhakara Reddy in the revenue records of the Bruhat Bangalore Mahanagara Palike. The copies of the Katha Certificate and Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Krishnarajapura Circle, Bangalore, could be evidenced from Document Nos. 26 and 27.

By virtue of the Sale Deed dated 09/05/1983, Sri. K. Ananthamurthy, son of Late K. R. Krishnamurthy, conveyed the portion of property bearing Survey No. 15, measuring 1 acre 10 guntas, in favour of Sri. H. V. Srinivasa Reddy, son of Late H. Venkatarreddy, Sri. M. Narayana Reddy, son of Muniswamy Reddy, Sri. R. Srinivasa Reddy, son of Late Ramaiah Reddy and Sri. T. K. Ranganathaiah, son of Late Kanakegowda, registered vide Document No. 1061/1983-84 of Book I, Volume 1968, at Pages 136 to 139, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the said Sale Deed dated 09/05/1983 could be evidenced from Document No. 28.



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Pursuant to the said Sale Deed, the Katha/mutation of Survey No. 15, measuring 1 acre 10 guntas is transferred in the name of Sri. H. V. Srinivasa Reddy, Sri. M. Narayana Reddy, Sri. M. R. Srinivasa Reddy and Sri. T. K. Ranganathaiah vide serial No. 1/1983-84, of the Mutation Register and the copy of the said Mutation Register extract could be evidenced from Document No. 29.

By virtue of the Sale Deed dated 19/05/1984, Sri. K. V. Ashwathnarayana and Sri. K. V. Ramachandra, both sons of late K. R. Venkateshmurthy, conveyed the portion of property bearing Survey No. 15, measuring 1 acres 10 guntas, in favour of Sri. H. V. Prabhakar Reddy, son of Late H. Venkata Reddy, registered vide Document No. 1070/1984-85 of Book I, Volume 2122 at pages 122 to 125, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the said Sale Deed dated 19/05/1984 could be evidenced from Document No. 30.

By virtue of the Sale Deed dated 27/01/1987, Sri. K. R. Venkatarao, son of late K. Ramachandra Rao, conveyed the remaining portion of property bearing Survey No. 15, measuring 38 guntas, in favour of Smt. Guramma and Sri. H. V. Prabhakar Reddy, wife and son of Late H. Venkatareddy, registered vide Document No. 7759/1986-87 of Book I, Volume 2556 at pages 117 to 120, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the said Sale Deed dated 27/01/1987 could be evidenced from Document No. 31.

Pursuant to the said Sale Deed the Katha/mutation of Survey No. 15, measuring 38 guntas is transferred in the names of Smt. Guramma and Sri. H. V. Prabhakara Reddy vide serial No. 05/2008-09, of the Mutation Register and the copy of the said Mutation Register extract could be evidenced from Document No. 32.

Smt. Guramma during her lifetime, executed her Last Will and Testament dated 08/06/2006, registered vide Document No. 77/2006-07 of Book III, stored in C.D. No. 72, in the office of the Sub-Registrar, Jayanagar, Bangalore, whereunder she has bequeathed her 50% share in the property bearing Survey No. 15, in favour of her son Sri. H. V. Prabhakara Reddy. The copy of the said Will dated 08/06/2006 could be evidenced from Document No. 33.



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Smt. Guramma died on 26/10/2009 and her death is registered, in the office of the Registrar of Births and Deaths, Bangalore and the copy of the Certificate of Death certifying the death of Smt. Guramma could be evidenced from Document No. 34.

Upon the death of Guramma by virtue of the aforementioned last Will and Testament dated 08/06/2006 executed by her, Sri. H. V. Prabhakara Reddy became the absolute owner with respect to Survey No. 15, measuring 38 guntas.

The property bearing Survey No. 15 measuring 3 acres 18 guntas is converted from agricultural use to non-agricultural/residential use by the Special Deputy Commissioner, Bangalore District vide Official Memorandum No. B.Dis.ALN:(E)SR.(KRH):60/2007-08, dated 21/10/2008 and the copy of the said Memorandum could be evidenced from Document No. 35.

The conversion of 03 acres 18 guntas of land in Survey No. 15, of Krishnarajapura Village, has been recorded vide serial No. 08/2008-09 of the Mutation Register and the copy of the Mutation Register extract could be evidenced from Document No. 36.

Sri. H. V. Sreenivasa Reddy died intestate on 12/02/2009 and his death is registered in the office of the Registrar of Births and Deaths, Bangalore and the copy of the Certificate of Death certifying the death of H. V. Sreenivasa Reddy could be evidenced from Document No. 37.

Late H. V. Sreenivasa Reddy is survived by his wife, son and daughter, namely; Smt. Jayareddy, Sri. Amith Reddy and Smt. Deepika Reddy as could be seen from the Family Tree of Late H. V. Sreenivasa Reddy. The copy of the family tree could be evidenced from Document No. 38.

By virtue of the Sale Deed dated 25/07/2011, Smt. Jayareddy, Smt. Deepika Reddy, Sri. Amith Reddy, wife, daughter and son of Late H. V. Sreenivasa Reddy, Sri. Narayana Reddy, son of Muniswamy Reddy, Sri. R. Srinivasa Reddy, son of Late Ramaiah Reddy, and Sri. T. K. Ranganathaiah, son of late Kanakegowda, conveyed 09 guntas of land in Survey No. 15, (out of 25 guntas owned by them) in favour of Sri. H. V. Prabhakara Reddy, registered vide Document No. 2038/2011-12 of Book I, stored in



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C.D. No. 368, in the office of the Sub-Registrar, Krishnarajapuram, Bangalore and the copy of the said Sale Deed dated 25/07/2011, could be evidenced from Document No. 39.

On 13/02/2012 Sri. H. V. Prabhakara Reddy, lodged a Complaint with the Inspector of Police, Tilaknagar, Police Station, Bangalore regarding the loss of the original Sale Deed dated 23/04/1984, registered vide Document No. 413/1984-85; the Sale Deed 19/05/1984 registered vide Document No. 1069/1984-85 and the Sale Deed dated 19/05/1984 registered vide Document No. 1070/1984-85. The copies of the Complaint dated 13/02/2012, along with the acknowledgement issued by the Police Authorities could be evidenced from Document No. 40.

The Public Notice on 23/02/2012 was published in Kannada daily, Vijaya Karnataka and English daily, The Times of India, informing the public about the loss of the aforementioned documents and calling upon to furnish the original documents by the person/s who are in possession of the same. Pursuant to the Public Notice, no person/s has either lodged their claims to the Subject Property or has come forward to handover the original Sale Deeds. The copies of the Public Notices dated 23/02/2012 could be evidenced from Document No. 41.

Sri. H. V. Prabhakara Reddy died on 15/08/2012, leaving behind his wife, namely; Dr. (Smt.) B. M. Nirmala, his son, namely; Sri. V. P. Kiran and his daughter, namely; Ms. V. P. Padmashri, as his only legal heirs to succeed to his estates. The death of H. V. Prabhakara Reddy has been recorded by the Registrar of Births and Deaths and the Death Certificate issued in this regard could be evidenced from Document No. 42.

Dr. (Smt.) B. M. Nirmala, wife of Late H. V. Prabhakara Reddy, has sworn to the affidavit dated 11/10/2012, depicting the family tree of Late H. V. Prabhakara Reddy and on perusal of the same it is observed that H. V. Prabhakara Reddy is married to Dr. (Smt.) B. M. Nirmala and out of the wedlock they have a son and a daughter, namely; Sri. V. P. Kiran and Ms. V. P. Padmashri. Further, Dr. (Smt.) B. M. Nirmala, Sri. V. P. Kiran and Ms. V. P. Padmashri have sworn to two separate affidavits both dated 11/10/2012, affirming and confirming that they are the only legal heirs of Late V.



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Prabhakara Reddy. The copies of the Affidavits could be evidenced from Document Nos. 43, 44 and 45.

The RTCs produced for the period 1971-72 to 2011-12, reflect the total extent of land of Survey No. 11/1, as 37 guntas with no kharab land. For the period 1971-72 to 1980-81 the name of K. Ramachandra Rao is entered as the owner and cultivator in column Nos. 9 and 12, however, during the period 1976-77 to 1980-81 in column No. 12 no name is mentioned and it is mentioned as "Beedu". For the period 1981-82 to 1985-86, the names of K. Ramachandra Rao, K. R. Venkata Rao, K. R. Krishnamurthy, K. R. Venkateshmurthy, K. R. Srinivas, K. R. Dwarakanath, Chanchala Bai, H. V. Prabhakara Reddy are shown as owners in column No. 9, however, the names of K. Ramachandra Rao and his children were later on rounded off and the name of H. V. Prabhakara Reddy is continued. In column No. 12, the name of K. R. Chanchala Bai is entered as cultivator for the period 1982-83 to 1985-86 subsequently the name of H. V. Prabhakara Reddy is entered as the cultivator. For the period 1986-87 to 2011-12, the name of H. V. Prabhakara Reddy is entered as the owner and cultivator in column Nos. 9 and 12 of the RTCs, however, during the period 1992-93 to 1997-98 there is no entry appearing in column No. 9. The copies of the RTCs with respect to Survey No. 11/1, could be evidenced from Document No. 46.

The RTCs produced for the period 1971-72 to 2012-13, reflect the total extent of land of Survey No. 13/1, as 1 acre 07 guntas with no kharab land. For the period 1971-72 to 1980-81 the name of K. Ramachandra Rao is entered as the owner in column No. 9 and the name of Venkatesh Reddy is entered as cultivator in column No. 12, however, for the period 1976-77 to 1980-81, in column No. 12 the share "Beedu" is entered. For the period 1981-82 to 1998-99 the name of Shakunthala Bai is entered as the owner in column No. 9 and the name of H. V. Prabhakara Reddy and H. V. Sreenivas Reddy are entered as cultivators for the period 1981-82 to 1990-91; for the period 1991-92 to 1993-94 the name of Shakunthala Bai is entered as cultivator and there are no entries appearing for the period 1994-95 to 1995-96 in column No. 12. For the period 1998-99 to 2000-2001 the names of Shakunthala Bai and G. N. Prabhakar are entered as the owner in column No. 9 and the names of G. N. Prabhakar and H. V. Prabhakara Reddy are entered as cultivators in column No. 12. For the period 2001-02 the name of G. N.



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Prabhakar is entered as the owner and cultivator in column Nos. 9 and 12. For the period 2002-03 and 2003-04 the names of Nirmala Prabhakar and Anitha Sreenivas are entered as the owners and cultivators in column Nos. 9 and 12. For the period 2004-05 to 2012-13, the names of S. Vivekanand and Narasimhan are entered as the owners and cultivators in column Nos. 9 and 12 for the RTCs. The copies of the RTCs with respect to Survey No. 13/1, could be evidenced from Document No. 47.

The RTCs produced for the period 1971-72 to 2011-12, reflect the total extent of land of Survey No. 14, as 2 acres 14 guntas with no kharab land. For the period 1971-72 to 1976-77 the name of K. Ramachandra Rao is entered as the owner in column No. 9 and the name of Venkataswamy Reddy is entered as the cultivator for the period 1971-72 to 1975-76 in column No. 12 and for the period 1976 -77 to 1981-82, there are no entries in column No. 12 and for the period 1981-82 to 1984-85 the names of K. R. Venkata Rao, K. R. Srinivas Rao, K. R. Dwarakanath, H. V. Prabhakar Reddy are entered as cultivators in column No. 12. For the period 1985-86 to 2011-12, the name of H. V. Prabhakara Reddy is entered as the owner and cultivator in column Nos. 9 and 12 of the RTCs. The copies of the RTCs with respect to Survey No. 14, could be evidenced from Document No. 48.

The RTCs produced for the period 1971-72 to 2012-13, reflect the total extent of land of Survey No. 15, as 3 acres 18 guntas with no kharab land. For the period 1971-72 to 1976-77 the name of K. Ramachandra Rao is entered as the owner and the name of Venkatashamy Reddy is entered as the cultivator in column Nos. 9 and 12 of the RTCs. For the period 1976-77 to 1980-81 the name of K. Ramachandra Rao is entered as the owner in column No. 9 and there are no entries appearing in column No. 12. For the period 1981 82 to 2011-12 the names of H. V. Srinivasa Reddy, Narayana Reddy, R. Srinivasa Reddy, T. K. Rankanath are entered as owners with respect to 1 Acre 10 guntas, the name of H. V. Prabhakar Reddy is entered as the owner with respect to 1 acre 10 guntas and the names of Guramma and H. V. Prabhakar Reddy is entered as the owner with respect to 38 guntas, in column No. 12. Further for the same period the names of H. V. Srinivasa Reddy, Narayana Reddy, R. Srinivasa Reddy, T. K. Rankanath, Guramma and H. V. Prabhakar Reddy are entered as cultivators in column No. 12 of the RTC. For the period 2012-13, the names of H. V. Srinivasa Reddy,



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Narayana Reddy, R. Srinivasa Reddy, T. K. Rankanath are entered as owners with respect to 1 acre 10 guntas, the name of H. V. Prabhakar Reddy is entered as the owner with respect to 1 acre 10 guntas and the names of Guramma and H. V. Prabhakar Reddy is entered as the owner with respect to 38 guntas, in column No. 12. Further, for the same period the names of H. V. Srinivasa Reddy, Narayana Reddy, R. Srinivasa Reddy, T. K. Rankanath, Guramma and H. V. Prabhakar Reddy are entered as cultivators in column No. 12 of the RTC. It further observed from the RTC for the said period an extent of 2 acres 34 ½ guntas has been acquired for the purpose of widening of National Highway vide Order Nos. SO. 1913E dated 01/08/2008 and SO. 2597E dated 05/11/2008. The copies of the RTCs with respect to Survey No. 15, could be evidenced from Document No. 49.

Note: It may be noted that out of the total extent of 3 acres 18 guntas in Survey No. 15 of Krishnarajapura Village, an extent of 2 acres 34 ½ guntas has been acquired by the National Highway Authorities of India and the balance land available in the survey number is only 24.5 guntas. But, the column No. 9 of the RTC has not been modified with regard to extent of land owned by the respective owners after acquisition of the portion of the land. From the records available it is made out that the balance land available is that of Sri. H. V. Prabhakara Reddy, now owned and possessed by his legal heirs.

On perusal of the Akarband with respect to Survey No. 11/1, 13/1, 14 and 15, it is observed that the total extent of land in Survey No. 11/1, is mentioned as 37 guntas with no kharab land; the total extent of land in Survey No. 13/1, is mentioned as 1 acres 07 guntas with no kharab land; the total extent of land in Survey No. 14, is mentioned as 2 acres 14 guntas, with no kharab land and the total extent of land in Survey No. 15, is mentioned as 3 acres 18 guntas with no kharab land and these measurements confirm the extent mentioned in the RTCs and the copy of the Akarband issued by the Thasildar, Bangalore East Taluk, could be evidenced from Document No. 50.

The name of Veera Raghavachar, is entered as the Kardadar and his name is also reflected in the Hissa Tippyany with respect to Survey No. 11/1, as the owner. The copies of the Karda and Hissa Tippyany could be evidenced from Document Nos. 51 and 52.



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The name of K. Ramachandra Rao, son of Annayya is reflected in the Hissa Tippyany, as the owner with respect to Survey No. 11/1 and Survey No. 13/1. The copy of the Hissa Tippyany could be evidenced from Document No. 53.

From Resurvey Tippyany with respect to Survey No. 15 it is observed that initially one Veera Raghavachar was the owner of the said property. The copy of the Resurvey Tippyany could be evidenced from Document No. 54.

The Tippyany with respect to Survey Nos. 14 and 15 and Village Map of Krishnarajapura furnished with respect to the Subject Property confirm the shape and location of the Subject Property in the said Village. The copies of the Tippyany and Village Map could be evidenced from Document No. 55, 56 and 57.

The party has furnished two sketches pertaining to Survey No. 14 and 15, showing the details of the portions of the property acquired by the National Highway Authority, for widening of the National Highway. The copies of the sketches could be evidenced from Document No. 58.

From the extract of the proceedings conducted by the Assistant Commissioner and Concerned Authority, National Highway-4, Kolar Sub-Division, conducted on 29/12/2008, it is observed that an extent of 1,403 square meters in Survey No. 14 and an extent of 10,739 square meters in Survey No. 15 has been acquired for the purpose of widening the National Highway and a compensation amount of Rs. 62,40,235 (Rupees Sixty Two Lakhs Forty Thousand Two Thirty Five only) and Rs. 4,77,68,356/- (Rupees Four Crore Seventy Seven Lakhs Sixty Eight Thousand Three Hundred Fifty Six only) has been awarded. It is further observed from the proceedings that the Katha with respect to Survey No. 14, is registered in the name of Sri. H. V. Prabhakar Reddy and the Katha with respect to Survey No. 15, is registered in the name of Sri. H. V. Srinivas Reddy, Sri. Narayana Reddy, Sri. M. R. Srinivas Reddy, Sri. T. K. Ranganathaiah, Sri. H. V. Prabhakar Reddy and Sri. K. R. Venkata Rao and the award to be paid to the person/s whose land has been acquired. The copy of the extract of the proceeding could be evidenced from Document No. 59.



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The Special Thasildar (Land Reforms), Bangalore South Taluk vide Endorsement No. LRF: CR: /87-88 dated 09/06/1987 has certified that there are no tenancy applications filed under section 48A of the Karnataka Land Reforms Act, 1961, with respect to Survey No. 13/1 The copy of the said Endorsement could be evidenced from Document No. 60.

The Special Thasildar, Bangalore East Taluk vide Endorsement No. LRF: CR:167/2007-2008 dated 11/07/2007 has certified that there are no tenancy applications in Form 7 filed under Section 48(1) of the Karnataka Land Reforms Act, 1961, with respect to Survey Nos. 15, 14, and 11/1. The copy of the said Endorsement could be evidenced from Document No. 61.

The Deputy Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement No. LRF(B.E). C. R. 1310/2011-12 dated 23/12/2011, has certified that no proceedings have been initiated under Section 79A and 79B of the Karnataka Land Reforms Act with respect to Survey No. 13/1 and the copy of the said Endorsement could be evidenced from Document No. 62.

The Deputy Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement No. LRF (B.E). C. R. 163/2007-08 dated 16/07/2007, has certified that no proceedings have been initiated under Sections 79A, 79B and 80 of the Karnataka Land Reforms Act with respect to Survey Nos. 11/1 and 14 and the copy of the said Endorsement could be evidenced from Document No. 63.

The Deputy Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement No. LRF (B.E). C. R. 164/2007-08 dated 16/07/2007, has certified that no proceedings have been initiated under Sections 79A, 79B and 80 of the Karnataka Land Reforms Act with respect to Survey No. 15 and the copy of the said Endorsement could be evidenced from Document No. 64.

The Deputy Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement No. PTCL:CR/1657/2011-12 dated 22/12/2011, has certified that no proceedings have been initiated or pending under the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, with respect to



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Survey No. 13/1. The copy of the said Endorsement could be evidenced from Document No. 65.

Note: It is advised to obtain Endorsements from the Bangalore Development Authority, the Karnataka Housing Board and the Karnataka Industrial Areas Development Board regarding notification, if any, issued for acquisition of the Subject Property.

The Thasildar, Bangalore East Taluk, vide Endorsement No. RK. CR/ /11-12 dated 07/10/2011, has stated that the IHC No. 1/71-72 with respect to Survey No. 15, is not available in the office records and hence could not be issued. The copy of the endorsement dated 07/10/2011 could be evidenced from Document No. 66.

The Survey Nos. 11 and 14, i.e., part of the Subject Property, have been assessed to taxes by the Bruhat Bangalore Mahanagara Palike and has been allotted new Property No. 421/415/11/1/14 and new Katha No. 415 and Katha is registered in the name of Dr. (Smt.)B. M. Nirmala, wife of Late H. V. Prabhakara Reddy. . The copies of the Katha Certificate dated 28/11/2012 and Tax Assessment extract for the period 2012-13, dated 28/11/2012 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, K. R. Puram Division, could be evidenced from Document Nos. 67 and 68. The Property tax with respect to the Subject Property have been paid to the Bruhat Bangalore Mahanagara Palike for the period 2008-09 to 2012-13 and the copies of the Tax Paid receipts could be evidenced from Document No. 69.

The Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore by the Special Notice in No. WL/PR/KTR/83/2012-13, dated 11/09/2012 has assessed the property bearing Survey No. 13/1, i.e., part of the Subject Property to taxes and has been allotted new Katha No. 417 and the Katha of the same is registered in the joint names of Sri. C. Sreenivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence, Sri. K. Ramakrishna and Sri. A. S. Badarinath. The copies of the Special Notice dated 11/09/2012, tax assessment extract for the period 2012-13 and the Katha Certificate dated 12/09/2012, could be evidenced from Document Nos. 70, 71 and 72.

The Bruhat Bangalore Mahanagara Palike, Bangalore vide Official Memo No. BBMP/MVTNV/CR/42/2013-14, dated 22/04/2013, have amalgamated/clubbed the



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Katha Nos. 421/415, 417/417 and 1690/1385 of the Subject Properties into single Katha and as assigned new Katha No. 421/415 for the composite property. The copy of the Official Memo dated 22/04/2013, issued by the Deputy Commissioner, Bruhat Bangalore Mahanagara Palike, Mahadevapura Range, Bangalore could be evidenced from Document No. 73.

The Public notices dated 01/12/2011 have been published in the Kannada daily Vijaya Karnataka and English daily, The Times of India, regarding the proposed Joint Development of the Subject Property and calling for objections/claims, if any, from third parties/general public for the proposed Joint Development of the Subject Property by the owners. The copies of the Public Notices dated 01/12/2011 could be evidenced from Document No. 74.

The Owners, namely: Dr. (Smt.) B. M. Nirmala, Sri. V. O. Kiran, Ms. V. P. Padmashri, wife and children of Late H. V. Prabhakar Reddy, Sri. C. Srinivasa, son of Late Chandra Mohan, Sri. A. S. Manjunath, son of Sri. A. Sathyanarayana Setty, Sri. R. Balaraj, son of P. Rayappa, Sri. A. Lawrence, son of Sri. Anthony Swamy, Sri. K. Ramakrishna, son of Sri. K. Balarama Setty, and Sri. A. S. Badarinath, son of A. Sathyanarayana Setty, have entered into the Joint Development Agreement dated 14/12/2012 with M/s. Monarch, a partnership firm, ("Developer") for development of the Subject Property. Under the said Joint Development Agreement, the Developer has agreed to develop the Subject Property by constructing residential and commercial complexes and it is further agreed between the parties that Dr. (Smt.) B. M. Nirmala, Sri. V. O. Kiran, Ms. V. P. Padmashri, are collectively entitled to 28.9% of the total super built area in the residential developments, together with proportionate share of car parking spaces, terrace area; and Sri. C. Srinivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence, Sri. K. Ramakrishna, and Sri. A. S. Badarinath are collectively entitled to 9.1% of the total super built area in the residential developments, together with proportionate share of car parking spaces, terrace area. Further, Dr. (Smt.) B. M. Nirmala, Sri. V. O. Kiran, Ms. V. P. Padmashri, are collectively entitled to 45% of the total super built area in the commercial developments, together with proportionate share of car parking spaces, terrace area. The Developer having agreed to develop the Subject Property at its cost and expense is entitled to the balance 62% of the total super built area in the residential

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developments, together with 62% share of car parking spaces, terrace area and undivided share in the composite lands and 55% of the total super built area in the commercial developments together with 55% share of car parking spaces, terrace area and undivided share in the composite lands. The said Joint Development Agreement dated 14/12/2012 is registered vide Document No. 4802/2012-13 of Book I, in the office of the Sub-Registrar, Indiranagar, Bangalore and a copy of the same could be evidenced from Document No. 75. The Owners by virtue of the General Power of Attorney dated 14/12/2012 have empowered the Developer to develop the Subject Property by obtaining necessary sanctions and permissions and also to sell and deal with the Developer's share of undivided share in the Subject Property. The said General Power of Attorney is registered vide Document No. 764/2012-13 of Book IV, in the office of the Sub-Registrar, Indiranagar, Bangalore and a copy of the same could be evidenced from Document No. 76.

During the lifetime of Sri. H. V. Prabhakar Reddy, by his Last Will and Testament dated 25/06/2012, out of natural love and affection, had bequeathed 12 guntas of land in Survey No. 14, Krishnarajapuram Village to his brother Sri. V. Venugopal Reddy and 12 guntas of land in Survey No. 14, Krishnarajapuram Village to his sister Smt. Geetha Madhukar. The said Last Will and Testament is registered vide Document No. 118/2012-13 of Book III, stored in C. D. No. 144, in the office of the Sub-Registrar, Jayanagar, Bangalore and the copy of the same could be evidenced from Document No. 77. Thus, upon the death of H. V. Prabhakar Reddy, his brother Sri. V. Venugopal Reddy and sister Smt. Geetha Madhukar, became the absolute owners of 24 guntas of land in Survey No 14, of Krishnarajapuram Village.

The details regarding execution of the Last Will and Testament dated 25/06/2012 by Late . H. V. Prabhakar Reddy, brought to the knowledge of Dr. (Smt.) B. M. Nirmala, Sri. V. P. Kiran, Ms. Padmashri, Sri. C. Srinivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence and Sri. K. Ramakrishna, subsequent to execution and registration of the Joint Development Agreement and General Power of Attorney dated 14/12/2012, accordingly Dr. (Smt.) B. M. Nirmala, Sri. V. P. Kiran, Ms. Padmashri, Sri. C. Srinivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence and Sri. K. Ramakrishna; and Sri. V. Venugopal Reddy and Smt. Geetha Madhukar agreed to offer their share of 24



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guntas of land in Survey No. 14, to the Developer M/s. Monarch and the parties conducted a joint Survey of the properties offered for development. Upon surveying it was observed that there were marginal changes in the extents of lands. The aforementioned owners, agreed to enter into the Supplementary Agreement cum Rectification Deed dated 29/08/2013, whereunder the exact measurements of lands offered for development is mentioned in Schedule 'A' and Sri. V. Venugopal Reddy and Smt. Geetha Madhukar have also joined in execution of the said Supplementary Agreement, thereby offering their share of 24 guntas in Survey No. 14, for development by the Developer. Further, the owners have rearranged their shares in the Residential development and accordingly Dr. (Smt.) B. M. Nirmala, Sri. V. P. Kiran, Ms. Padmashri, shall be collectively entitled to 22.26% Sri. V. Venugopal Reddy and Smt. Geetha Madhukar shall be collectively entitled to 6.52% and Sri. C. Srinivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence and Sri. K. Ramakrishna shall be collectively entitled to 9.23% of the residential developments. The said Supplementary Agreement cum Rectification Deed dated 29/08/2013 is registered vide Document No. 4388/2013-14 of Book I, stored in C. D. No. 75, in the Office of the Sub-Registrar, Indiranagar, Bangalore and the copy of the same could be evidenced from Document No. 78.

Sri. V. Venugopal Reddy, Smt. Geetha Madhukar, having offered their share in the property bearing Survey No. 14, measuring 24 guntas, have executed the General Power of Attorney dated 29/08/2013 in favour of M/s. Monarch, and have empowered the Developer to develop their 24 guntas in Survey No. 14, by obtaining necessary sanctions and permissions and also to sell and deal with the Developer's share of undivided share in the Survey No. 14, measuring 24 guntas. The said General Power of Attorney is registered vide Document No. 539/2013-14 of Book IV, stored in C. D. No. 75, in the office of the Sub-Registrar, Indiranagar, Bangalore and a copy of the same could be evidenced from Document No. 79.

On perusal of the Encumbrance Certificates for the period 01/04/1960 to 03/12/2012 with respect to Survey No. 11/1, measuring 37 guntas, there is an entry with regard to execution and registration of the Sale Deed dated 23/04/1984 by Smt. Chancala Bai in favour of Sri. H. V. Prabhakara Reddy. Apart from the said entry there are no other

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entries for having encumbered the said property during the said period. The copies of the Encumbrance Certificates could be evidenced from Document No. 80.

On perusal of the Encumbrance Certificates for the period 01/04/1960 to 20/01/2012 with respect to Survey No. 13/1, measuring 1 acre 07 guntas, there are three entries with regard to said property the first entry being the execution and registration of the Sale Deed dated 05/06/2004 by Smt. Nirmala Prabhakar and Anitha Sreenivas in favour of Sri. Narasimhan; the second entry being the execution and registration of the Sale Deed dated 05/06/2004 by Smt. Nirmala Prabhakar and Anitha Sreenivas in favour of Sri. N. Vivekananda and the third entry being the execution and registration of the Sale Deed dated 05/04/2006 by Sri. Narasimha and Sri. N. Vivekananda in favour of Sri. C. Sreenivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence, Sri. K. Ramakrishna, and Sri. A. S. Badarinath. Apart from the said entries there are no other entries for having encumbered the said property during the said period. The copies of the Encumbrance Certificates could be evidenced from Document No. 81.

On perusal of the Encumbrance Certificates for the period 01/04/1960 to 03/12/2012 with respect to Survey No. 14, measuring 2 acre 14 guntas, there is an entry with regard to execution and registration of the Sale Deed dated 19/05/1984 by Sri. K. R. Srinivasamurthy and Sri. K. R. Dwarakanath in favour of Sri. H. V. Prabhakara Reddy. Apart from the said entry there are no other entries for having encumbered the said property during the said period. The copies of the Encumbrance Certificates could be evidenced from Document No. 82.

On perusal of the Encumbrance Certificates for the period 01/04/1960 to 10/06/2013 with respect to Survey No. 15, measuring 3 acres 18 guntas, there are four entries with regard to said property the first entry being the execution and registration of the Sale Deed dated 09/05/1983 executed by Sri. K. Ananthamurthy, in favour of Sri. H. V. Srinivasa Reddy and others; the second entry being the execution and registration of the Sale Deed dated 19/05/1984 by Sri. K. V. Ashwathnarayana and Sri. K. V. Ramachandra in favour of Sri. H. V. Prabhakara Reddy; the third entry being the execution and registration of the Sale Deed dated 23/02/1987 by Sri. K. R. Venkatarao in favour of Sri. Smt. Guramma and Sri. H. V. Prabhakar Reddy and the fourth entry



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being the execution and registration of the Sale Deed dated 25/07/2011 by Smt. Jayareddy, Smt. Deepika Reddy, Sri. Amit Reddy, Sri. Narayana Reddy, Sri. R. Srinivasa Reddy, and Sri. T. K. Ranganathaiah, in favour of Sri. H. V. Prabhakara Reddy. Apart from the said entries there are no other entries for having encumbered the said property during the said period. The copies of the Encumbrance Certificates could be evidenced from Document No. 83.

On perusal of the Encumbrance Certificates for the period 29/08/2013 with respect to Survey No. 11/1, measuring 34 guntas, Survey No. 14, measuring 2 acres, Survey No. 13/1, measuring 1 acre and Survey No. 15, measuring 21 guntas, there is an entry with regard to execution of Rectification Deed dated 29-08-2013 executed by Dr. B. M. Nirmala, Sri. V. P. Kiran, Ms V. P. Padmashri, Sri. Sreenivasa, Sri. A. S. Manjunath, Sri. R. Balraj, Sri. A. Lawrence, Sri. K. Ramakrishna, Sri. A. S. Badrinath, Sri. V. Venugopal Reddy and Smt. M. Geetha Madhukar in favour of Monarch.

Note: To furnish the Encumbrance Certificate for the period 04/12/2012 to 28-08-2013 and 30-08-2013 to up-to-date with respect to Survey Nos. 11/1 and 14; Encumbrance Certificate and for the period 21/01/2012 to 28-08-2013 and 30-08-2013 to up-to-date with respect to Survey No. 13/1 and the Encumbrance Certificate for the period 11/06/2013 to 28-08-2013 and 30-08-2013 to up-to-date with respect to Survey No. 15.

OPINION

On perusal of the above documents and subject to the observations made, I am of the opinion that;

- 1) Dr. (Smt.) B. M. Nirmala, wife of Late H. V. Prabhakara Reddy, Sri. V. P. Kiran, son of Late H. V. Prabhakara Reddy and Ms. V.P. Padmashri, daughter of Late H. V. Prabhakara Reddy, are the absolute owners of the residentially converted lands bearing; (i) Survey No. 11/1 measuring 34 guntas, (ii) Survey No. 14, measuring 01 acre 16 guntas and (iii) Survey No. 15, measuring 21 guntas, now bearing BBMP Katha No. 421/415 all situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk Bangalore. Further, in terms of the Joint Development Agreement dated 14/12/2012 and the Supplementary Agreement cum Rectification Deed, with M/s. Monarch, the Owners Dr. (Smt.) B. M. Nirmala, Sri. V. O. Kiran, Ms. V. P. Padmashri, are collectively entitled to 22.26% of the total super built area in the residential developments, together with proportionate share of car parking



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spaces, terrace area and proportionate undivided right, title and interest in composite property; and in addition to that they are collectively entitled to 45% of the total super built area in the commercial developments, together with proportionate share of car parking spaces, terrace area, and proportionate undivided right, title and interest in composite property; and

- 2) Sri. V. Venugopal Reddy, son of H. Venkata Reddy and Smt. Geetha Madhukar, daughter of H. Venkata Reddy, are the absolute owners of the residentially converted lands bearing Survey No. 14, measuring 24 guntas, now bearing BBMP Katha No. 421/415, situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk Bangalore. Further, in terms of the Joint Development Agreement dated 14/12/2012 and the Supplementary Agreement cum Rectification Deed, with M/s. Monarch, Sri. V. Venugopal Reddy, Smt. Geetha Madhukar are collectively entitled to 6.52% of the total super built area in the residential developments, together with proportionate share of car parking spaces, terrace area and proportionate undivided right, title and interest in composite property; and
- 3) Sri. C. Sreenivasa, son of late Chandra Mohan, Sri. A. S. Manjunath, son of A. Sathyanarayana Setty, Sri. R. Balaraj, son of late P. Rayappa, Sri. A. Lawrence, son of Sri. Anthony Swamy, Sri. K. Ramakrishna, son of K. Balaram Setty and Sri. A. S. Badarinath, son of A. Sathyanarayana Setty are the absolute owners of the residentially converted land bearing Survey No. 13/1, measuring 01 acre now bearing BBMP Katha No. 421/415, situated at Krishnarajapura Village, Krishnarajapura Hobli, Bangalore East Taluk Bangalore. Further, in terms of the Joint Development Agreement dated 14/12/2012 and the Supplementary Agreement cum Rectification Deed, with M/s. Monarch, Sri. C. Srinivasa, Sri. A. S. Manjunath, Sri. R. Balaraj, Sri. A. Lawrence, Sri. K. Ramakrishna, and Sri. A. S. Badarinath are collectively entitled to 9.23% of the total super built area in the residential developments, together with proportionate share of car parking spaces, terrace area and proportionate undivided right, title and interest in composite property.
- 4) in terms of the Joint Development Agreement dated 14/12/2012 and the Supplementary Agreement cum Rectification Deed, M/s. Monarch, a partnership



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firm, is entitled to 62% of the total super built area in the residential developments, together with 62% share of car parking spaces, terrace area and proportionate undivided share in the Subject Property and 55% of the total super built area in the Commercial Developments together with 55% share of car parking spaces, terrace area and proportionate undivided share in the Subject Property.



Jayanth M. Pattanshetti
Jayanth M. Pattanshetti
Advocate