

ANUP S SHAH LAW FIRM



28<sup>th</sup> August, 2011

**REPORT ON DEVOLUTION OF TITLE**

**For:**

M/s.Embassy Property Developments Limited,  
Embassy Point, Infantry Road,  
BANGALORE – 560 001.

**From:**

Anup S Shah  
R.Sunitha  
K.N.Geetha

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BENGALURU | CHENNAI

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28<sup>th</sup> August, 2011

M/s.Embassy Property Developments Limited,  
(earlier known as M/s.Dynasty Developers Private Limited),  
Embassy Point, Infantry Road,  
BANGALORE – 560 001.

Dear Sirs,

Attn: Mr.Gopi Krishnan/Mr.Narpat Singh Choraria

We act as legal Advisors to M/s.Embassy Property Developments Limited (earlier known as M/s.Dynasty Developers Private Limited), who have forwarded us the photocopies of the documents of title with regard to all that piece and parcel of residentially converted land being portion of Survey No.6/1, measuring about 1 Acre 8 Guntas, Survey No.8/1, measuring about 2 Acres 22 Guntas, Survey No.8/2, measuring about 3 Acres 12 Guntas, portion of Survey No.8/3, measuring about 1 Acre 13 Guntas, Survey No.9/1, measuring 2 Acres 2 Guntas (comprised of residentially converted land measuring 27 Guntas and 1 Acre 15 Guntas of Public and Semi Public), Survey No.9/3, measuring about 1 Acre 27 Guntas, Survey No.10/2, measuring about 23.07 Guntas and Survey No.11/2, measuring about 1 Acre 33 Guntas, all situated at Ibbalur Village, Begur Hobli, Bangalore South Taluk and presently bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibbalur Village, Ward No.174, Bangalore and together measuring in all about 14 Acres 20 Guntas alongwith agricultural land being portion of Survey No.10/2, Ibbalur Village, Begur Hobli, Bangalore South Taluk measuring in all about and 8.03 Guntas which are more fully set out in Item Nos.1 to 8 of the Schedule hereto for scrutiny of title.

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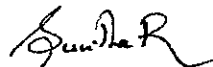
• 2-6, Royal Park, 34 Park Road, Bengaluru - 560 051. Tel: +91 80 4242 3000, Fax: +91 80 4242 3030

E-mail: legal@anupsshahlawfirm.com

I. DOCUMENTS FURNISHED.

Re: SURVEY NO.6/1

Sl. No.	Date	Particulars
1.	13.11.2002	Certified copy of the Notification issued by the Under Secretary to the Government, bearing No.3194 – P.P. 90-27-60, dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931.
2.	19.03.2005	Certified copy of the Extract of acquired lands prepared by the Special Land Acquisition Officer (registered as Document No.1343/31-32 in Book – I, Volume 15 at Pages 128 & 129, in the Office of the Sub-Registrar, Bangalore South Taluk.
3.	17.03.2005	Family Tree of V. Rama Reddy, issued by the Village Accountant, Begur Hobli, Bangalore South Taluk.
4.	23.04.1966	Certified copy of the Partition Deed executed by and between A.V. Narasimha Reddy s/o Venkatappa Reddy, Ashwathnarayana Reddy son of late V.Ramaiah Reddy, Nanda Kumar Reddy and Jayamma, minor children of late V.Ramaiah Reddy, represented by their natural guardian mother Ankamma (registered as Document No. 1224/66-67 in Book I, Volume 590 at Pages 22 to 35 in the office of the Sub-Registrar, Bangalore South Taluk).
5.	26.03.1994	Mutation Register Extract bearing No. 2/66-67, issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk.
6.	05.08.1974	Copy of the Partition Deed executed by and between A.R. Ashwathnarayana Reddy, A.R.Nandakumar Reddy and Ankamma, sons and wife of late A.Ramaiah Reddy.
7.	05.10.2006	Mutation Register Extract bearing IHC No.3/1988-89, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore.
8.	04.10.2001	Demand Notice/ Intimation Letter bearing No. ALN. SR (S): 167/01-02, issued on behalf of the Special Deputy Commissioner, Bangalore District to A.R.Nanda Kumar.



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Sl. No.	Date	Particulars
9.	18.10.2001	Receipt acknowledging the payment of conversion fine with regard to Survey No. 6/1 measuring 1 Acre 08 Guntas;
10.	09.11.2001	Official Memorandum bearing No. ALN. SR (S): 167/01-02, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to A.R.Nanda Kumar.
11.	23.01.2002	Sale Deed executed by A.R. Nandakumar s/o late Rama Reddy, N. Sulochana, wife of A.R.Nanda Kumar and N. Laharipriya, being minor represented by her natural guardian mother N. Sulochana in favour of V. Mamatha, d/o V. Krishna Reddy (registered as Document No. 10671/01-02 in Book I, stored in CD. No. 67/01-02 in the office of the Sub-Registrar, Bangalore South Taluk).
12.	23.01.2002	Sale Deed executed by A.R. Nandakumar s/o late Rama Reddy, N. Sulochana, wife of A.R.Nanda Kumar and N. Laharipriya, being minor represented by her natural guardian mother N. Sulochana in favour of Vishnu wife of N. Srikanth (registered as Document No. 10676/01-02 of Book I, stored in CD. No. 67/01-02 in the office of the Sub-Registrar, Bangalore South Taluk).
13.	23.01.2002	Sale Deed executed by A.R. Nandakumar s/o late Rama Reddy, N. Sulochana, wife of A.R.Nanda Kumar and N. Laharipriya, being minor represented by her natural guardian mother N. Sulochana in favour of V. Munireddy son of late V. Pulla Reddy (registered as Document No. 10668/01-02 in Book I, stored in CD No.67/01-02 in the office of the Sub-Registrar, Bangalore South Taluk).
14.	23.01.2002	Sale Deed executed by A.R. Nandakumar s/o late Rama Reddy, N. Suslochana, wife of A.R.Nanda Kumar and N. Laharipriya, being minor represented by her natural guardian mother N. Sulochana in favour of V. Srilakshmi d/o V. Krishna Reddy (registered as Document No. 10673/01-02 in Book I, stored in CD. No. 67/01-02 in the office of the Sub-Registrar, Bangalore South Taluk).

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Sl. No.	Date	Particulars
15.	04.11.2002	General Power of Attorney executed by Srilakshmi daughter of V. Krishna Reddy in favour of her father V. Krishna Reddy son of late Chenna Reddy (registered as Document No. 446/02-03 in Book IV, stored in CD No. 88 in the office of the Sub-Registrar, Bangalore South Taluk).
16.	04.04.2005	Joint Venture entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
17.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
18.	02.05.2005	Power of Attorney executed by V.Srilakshmi daughter of V.Krishna Reddy in favour of M/s Dynasty Developers Private Limited with regard to Survey No.6/1, measuring 10 Guntas.
19.	29.03.2007	Gift Deed executed by V. Muni Reddy son of Pulla Reddy in favour of V. Mahesh son of V. Venkata Reddy (registered as Document No. 31272/06-07 in Book I, stored in CD. No. 317, in the office of the Sub-Registrar, Bangalore South Taluk).
20.	29.03.2007	Gift Deed executed by Vishnu wife of Srikanth in favour of V. Mahesh son of V. Venkata Reddy (registered as Document No. 31327/06-07 in Book I, stored in CD No.317, in the office of the Sub-Registrar, Bangalore South Taluk).

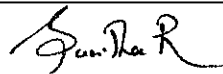
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Sl. No.	Date	Particulars
21.	15.07.2006	Tax paid receipts under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli City BBMP Khata Council, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
22.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
23.		Record of Tenancy and Crops (RTC/Pahini) issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (14 Nos).
24.	03.10.2006	Endorsement bearing No. RK. CR. 2033/06-07, issued by the Tahsildar, Bangalore South Taluk.
25.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
26.	30.07.2007	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore.
27.	03.04.2005	Atlas issued by Assistant Director of Land Records with regard to Survey No. 6/1, 6/2, 6/3 and 6/4;
28.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
29.	13.04.2005	Akarband issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
30.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk, Bangalore.
31.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.

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Sl. No.	Date	Particulars
32.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
33.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.6/1.
34.		Search Report bearing SA. No. 19683/11-12 , for the period 01.01.1960 to 31.03.2004, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 6/1 measuring 2 Acres 28 Guntas.
35.	05.09.2006	Search Report bearing SA. No. 17587/06-07, for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Land Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 6/1 along with other Survey Numbers.
36.	28.07.2007	Search Report bearing SA. No. 10251/07-08, for the period 01.04.2006 to 26.07.2007, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 6/1, measuring 2 Acres 28 Guntas.
37.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.6/1 measuring 1 Acre 8 Guntas along with other Survey Numbers.
38.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.6/1 measuring 1 Acre 8 Guntas along with other Survey Numbers.



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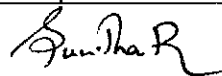
Sl. No.	Date	Particulars
<b>Re: SURVEY NO.8/1</b>		
39.	16.05.1916	Sale Deed executed by Mariyanna and Venkatashamappa, both sons of Venkatappa in favour of Masti Thimmaiah son of Muniyappa (registered as Document No.340 in Book – I, Volume 301, at Pages 90 to 93, in the Office of the Sub-Registrar, Bangalore Taluk).
40.	13.11.2002	Certified copy of the Notification issued by the Under Secretary to the Government, bearing No.3194 – P.P. 90-27-60, dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931.
41.	19.03.2005	Certified copy of the Extract of acquired lands prepared by the Special Land Acquisition Office (registered as Document No.1343/31-32 in Book – I, Volume 15 at Pages 128 & 129, in the Office of the Sub-Registrar, Bangalore South Taluk).
42.	26.09.1950	Sale Deed executed by Balappa son of Masti Thimmaiah in favour of Doddanagappa son of Munireddy (registered as Document No.4088/50-51 in Book - I, Volume 1163 at Pages 46 & 47, in the Office of the Sub-Registrar, Bangalore Taluk).
43.	22.11.1950	Sale Deed executed by Dodda Nagappa son of Munireddy in favour of Venkataramanappa son of Masti Thimmaiah (registered as Document No.5286 in Book –I, Volume 1170, at Pages 230 & 231, in the Office of the Sub-Registrar, Bangalore Taluk).
44.	13.04.1960	Sale Deed executed by Munimarappa son of Masti Thimmaiah in favour of Chikkabbaiah son of Papanna (registered as Document No.172 in Book – I, Volume 168 at Pages 102 to 104, in the Office of the Sub-Registrar, Bangalore South Taluk).

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Sl. No.	Date	Particulars
45.	02.08.1968	Sale Deed executed by Chikka Abbaiah son of Papanna in favour of Narayanamma wife of Venkataramanappa (registered as Document No.2166 in Book – I, Volume 717, at Pages 96 to 99, in the Office of the Sub-Registrar, Bangalore South Taluk).
46.	29.04.1997	Mutation Register Extract bearing No.4/1973-74 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore.
47.	29.04.1997	Mutation Register Extract bearing No.6/1973-74 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore.
48.	09.10.1982	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.8/1.
49.	09.10.1982	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.8/1.
50.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.8/1.
51.	28.06.2000	Sale Deed executed by Narayanamma, Thimakka, Kaveramma, Bhagyamma, Prabhavathi, wife and daughters of late Venkataramanappa and Rathna wife of late Nagaraj and Kavitha (being minor represented by her natural guardiam mother Rathna), in favour of T.Vilas Reddy (registered as Document No.2524/2000-01 in Book – I, in the Office of the Sub-Registrar, Bangalore South Taluk).
52.	16.07.2000	Mutation Register Extract bearing No.12/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.
53.	15.03.2005	Demand Notice/Intimation Letter bearing No.ALN/SR(S) 750/2004-05 issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore to Vilas Reddy.
54.	15.03.2005	Receipt acknowledging the deposit of conversion fine.



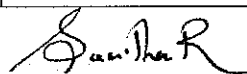
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Sl. No.	Date	Particulars
55.	18.03.2005	Official Memorandum bearing No. B.DIS.ALN:SR(S); 750/04-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to T.Vilas Reddy.
56.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
57.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
58.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.8/1, measuring 2 Acres 5 Guntas (inclusive of 3 Guntas of Kharab), issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (17 Nos).
59.	03.10.2006	Endorsement bearing No. RK. CR. 2033/06-07, issued by the Tahsildar, Bangalore South Taluk with regard to Survey No.8/1.
60.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
61.	30.07.2007	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No. 8/1.

*S. Venkatesh R*

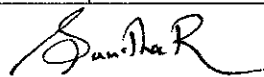
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Sl. No.	Date	Particulars
62.	01.03.2002	Atlas issued by Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.8/1.
63.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 8/1.
64.	13.04.2005	Akarband issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.8/1.
65.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk.
66.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
67.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
68.	Not available	Search Report bearing S.A.No.11023/07-08 covering the period 01.07.1924 to 14.02.1957, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.8/1, Ibblur Village.
69.	20.02.1998	Search Report bearing S.A.No.1116/97-98 covering the period 15.02.1957 to 24.04.1997, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.8/1 measuring 2 Acres 22 Guntas.
70.	11.03.2005	Search Report bearing S.A.No.22235/04-05 covering the period 01.04.1991 to 31.03.2004, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.8/1 along with other Survey Numbers.



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Sl. No.	Date	Particulars
71.	05.09.2006	Search Report bearing SA. No. 17585/06-07, for the period 01.04.1990 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 8/1 measuring 2 acres 22 guntas.
72.	06.09.2006	Search Report bearing SA. No. 17276/06-07, for the period 01.04.2006 to 30.08.2006, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 8/1 measuring 2 Acres 22 Guntas.
73.	28.07.2007	Search Report bearing SA. No. 10250/07-08, for the period 01.08.2006 to 26.07.2007, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 8/1 measuring 2 Acres 22 Guntas.
74.	15.07.2006	Tax paid Receipts under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli City BBMP Khata Council, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
75.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
76.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.8/1.
77.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.8/1 measuring 2 Acres 22 Guntas along with other Survey Numbers.



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Sl. No.	Date	Particulars
78.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.8/1 measuring 2 Acres 22 Guntas along with other Survey Numbers.
<b>Re: SURVEY NO.8/2</b>		
79.	18.12.1987	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.8/2.
80.	18.12.1987	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.8/2.
81.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.8/2.
82.	13.11.2002	Certified copy of the Notification issued by the Under Secretary to the Government, bearing No.3194 – P.P. 90-27-60, dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931.
83.	19.03.2005	Certified copy of the Extract of acquired lands prepared by the Special Land Acquisition Office dated 02.11.1931 (registered as Document No.1343/31-32 in Book – I, Volume 15 at Pages 128 & 129, in the Office of the Sub-Registrar, Bangalore South Taluk.
84.	18.06.1962	Sale Deed executed by Dasappa son of Munivenkatappa in favour of Chikka Thimmarayappa son of Munivenkatappa (registered as Document No.1641/62-63 in Book – I, Volume 321 at Pages 207 to 211, in the Office of the Sub-Registrar, Bangalore Taluk).
85.	02.12.1993	Copy of the Order dated 16.11.1993 of Tahsildar, Bangalore South Taluk, in Case bearing No.RRT (2)Vivada 7/89-90 filed on the file of Court of Tahsildar, Bangalore South Taluk, Bangalore, issued by the Tahsildar, Bangalore South Taluk, Bangalore.

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Sl. No.	Date	Particulars
86.	07.12.1993	Mutation Register Extract bearing No.3/1993-94 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk.
87.	23.12.1994	Copy of the Order Sheet dated 23.12.1994 of Assistant Commissioner, Bangalore Sub-Division, Bangalore, in Case bearing No.RA 189/93-94 filed on the file of the Court of the Assistant Commissioner, Bangalore Sub-Division, Bangalore.
88.	18.01.1995	Mutation Register Extract bearing No.4/1994-95 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk.
89.	13.06.1988	Copy of the Will executed by Chikka Thimmarayappa son of late Munivenkatappa alias Patnagere Munivenkatappa (registered as Document No.82/1988-89 in Book - III, Volume 31, at Pages 200 to 207, in the Office of the Sub-Registrar, Bangalore South Taluk).
90.	27.02.2000	Mutation Register Extract bearing No.5/2000-01 issued by the Village Accountant, Agara, Begur Hobli, Bangalore South Taluk.
91.	09.10.2000	Sale Deed executed by Sanjeevappa, Venkateshappa, Nagaraju, Shankarappa, Panduranga, all sons of late Chikkathimmarayappa in favour of V.Venkata Reddy son of late V.Chenga Reddy (registered as Document No.5541/2000-01 in Book - I, in the Office of the Sub-Reg
92.	22.02.2001	Mutation Register Extract bearing No.15/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.
93.	15.03.2005	Demand Notice/Intimation Letter bearing No.ALN.SR(S) 752/2004-05 issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore to T.Venkata Reddy.
94.	15.03.2005	Receipt acknowledging the deposit of conversion fine.

*Sunil R*

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Sl. No.	Date	Particulars
95.	18.03.2005	Official Memorandum bearing No. ALN: (Da.Be) SR: 752/04-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to T.Venkata Reddy.
96.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
97.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
98.	04.02.2008	Memo in case bearing O.S.No.7613/2005 filed on the file of Principal City Civil and Sessions Judge, Bangalore District, Bangalore filed by Anand V and another alongwith Venkateshappa and another;
99.		Order Sheet in case bearing O.S.No.7613/2005 filed on the file of Principal City Civil and Sessions Judge, Bangalore District, Bangalore filed by Anand V and others against Venkateshappa and others;
100.	27.09.2007	Deed of Confirmation executed by V.Anand, V.Dasharath, both sons of Venkateshappa in favour of V.Venkata Reddy (registered as Document No.3647/07-08 in Book – I, C.D.No.332, in the Office of the Sub-Registrar, Bommanahalli).

*Sundha R*

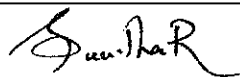
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Sl. No.	Date	Particulars
101.	20.06.2008	Gift Deed executed by V.Venkata Reddy son of late V.Chenga Reddy in favour of Malini Mitta Reddy wife of Shashidhar M Reddy (registered as Document No.1553/08-09 in Book -I, C.D.No.349, in the Office of the Sub-Registrar, Bommanahalli).
102.	20.06.2008	General Power of Attorney executed by Malini Mitta Reddy in favour of V.Venkata Reddy (registered as Document No.119/08-09 in Book - IV, C.D.No.349, in the Office of the Sub-Registrar, Bommanahalli).
103.	20.06.2008	Gift Deed executed by V.Venkata Reddy son of late V.Chenga Reddy in favour of K.Madhavi wife of Anil Kumar Reddy (registered as Document No.1554/08-09 in Book -I, C.D.No.349, in the Office of the Sub-Registrar, Bommanahalli).
104.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.8/2, measuring 4 Acre 14 Guntas (inclusive of 5 Guntas of Kharab), , issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (17 Nos).
105.	03.10.2006	Endorsement bearing No. RK. CR. 2033/06-07, issued by the Tahsildar, Bangalore South Taluk with regard to Survey No.8/2.
106.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
107.	30.07.2007	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No. 8.
108.	01.03.2002	Atlas issued by Assistant Director of Land Records with regard to Survey No.8.
109.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records with regard to Survey No.8.

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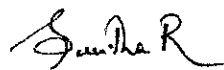


Sl. No.	Date	Particulars
110.	29.09.2005	Akarband issued by the Assistant Director of Land Records with regard to Survey No.8/2.
111.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk.
112.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
113.	15.03.2000	Search Report bearing S.A.No.20720/99-00 covering the period 15.02.1957 to 15.03.2000, issued by the Senior Sub-Registrar, Bangalore South Taluk, with regard to Survey No.8/2 measuring 4 Acres 9 Guntas.
114.	30.09.2006	Search Report bearing SA. No. 20433/06-07, for the period 15.03.2000 to 31.03.2004, issued by the Senior Sub-Registrar, Central Land Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 8/2 measuring 3 acres 12 guntas.
115.	05.04.2006	Search Report bearing SA. No. 17587/06-07, for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 8/2 along with other lands.
116.	06.09.2006	Search Report bearing S.A.No.17279/06-07 for the period 01.04.2006 to 30.08.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.8/2 measuring 3 Acres 12 Guntas.
117.	15.07.2006	Tax paid receipt under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli City BBMP Khata Council, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.



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Sl. No.	Date	Particulars
118.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
119.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.8/2.
120.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.8/2 measuring 3 Acres 12 Guntas along with other Survey Numbers.
121.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.8/2 measuring 3 Acres 12 Guntas along with other Survey Numbers.
<b>Re: SURVEY NO.8/3</b>		
122.	16.11.1966	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.8/3.
123.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.8/3.
124.	13.11.2002	Certified copy of the Notification issued by the Under Secretary to the Government, bearing No.3194 – P.P. 90-27-60, dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931.
125.	19.03.2005	Certified copy of the Extract of acquired lands prepared by the Special Land Acquisition Office (registered as Document No.1343/31-32 in Book – I, Volume 15 at Pages 128 & 129, in the Office of the Sub-Registrar, Bangalore South Taluk.



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Sl. No.	Date	Particulars
126.	09.09.1933	Sale Deed executed by C.Subba Rao, C.Narasappa and C.Venkoba Rao, all sons of late C. Venkatasubbaiah in favour of Lachmaiah son of Muniyappa alias Mooga Reddy (registered as Document No.751/33-34 in Book – I, Volume 264 at Pages 456 to 461, in the Office of the Sub-Registrar, Bangalore Taluk).
127.	24.06.2002	Family Tree of M.Rama Reddy issued by the Village Accountant, Agara, Begur Hobli, Bangalore South Taluk.
128.	15.07.2007	Death Certificate of A.R.Mooga Reddy, issued by the Sub – Registrar, Births and Deaths, Bangalore.
129.	Not available	Inheritance Register Extract bearing No. IHC 1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk.
130.	16.02.2000	Notarised Power of Attorney executed by Vijayamma, M. Ramadevi, M.Padmavathi, wife and daughters of late A.R.Mooga Reddy in favour of Shivaram Reddy son of late A.R.Mooga Reddy.
131.	24.02.2000	Notarised Power of Attorney executed by M. Usha daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
132.	25.02.2000	Notarised Power of Attorney executed by M. Uma daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
133.	17.07.2000	Sale Deed executed by M.Shivaram Reddy, M.Raghavendra Reddy and Vijayamma, Ramadevi, Padmavathi, Uma are represented by their Attorney Holder M.Shivaram Reddy in favour of T.Vilas Reddy son of T.V.Ramana Reddy (registered as Document No.3036/2000-01 in Book – I, Volume 4588 at Pages 1 to 9, in the Office of the Sub-Registrar, Bangalore South Taluk).
134.	05.10.2006	Mutation Register Extract bearing No.11/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

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Sl. No.	Date	Particulars
135.	15.03.2005	Demand Notice/Intimation Letter bearing No.ALN.SR(S) 750/2004-05 issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore to T.Vilas Reddy.
136.	15.03.2005	Receipt acknowledging the deposit of conversion fine.
137.	18.03.2005	Official Memorandum bearing No. ALN: (Da.Be) SR: 750/04-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to T.Vilas Reddy.
138.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
139.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
140.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.8/3, measuring 1 Acre 22 Guntas, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (18 in Nos).
141.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.

*Srintha R*

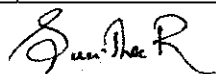
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Sl. No.	Date	Particulars
142.	30.07.2007	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No. 8.
143.	01.03.2002	Atlas issued by Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.8.
144.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.8.
145.	29.09.2005	Akarband issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No.8/3.
146.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk, Bangalore.
147.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
148.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
149.	03.02.2000	Search Report bearing S.A.No.17162/99-00 covering the period 01.07.1924 to 14.02.1957 issued by the Sub-Registrar, Bangalore North Taluk, Bangalore, with regard to Survey No.8/3, measuring 1 Acre 22 Guntas.
150.	21.02.1998	Search Report bearing S.A.No.1281/97-98 covering the period 15.02.1957 to 24.04.1997, issued by the Senior Sub-Registrar, Bangalore South Taluk, with regard to Survey No.8/3.
151.	23.11.1999	Search Report bearing S.A.No.12587/99-00 covering the period 24.04.1997 to 18.11.1999, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.8/3 measuring 1 Acre 22 guntas.

*Sundar*

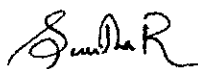
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Sl. No.	Date	Particulars
152.	30.09.2006	Search Report bearing SA. No. 20434/06-07, for the period 18.11.1999 to 31.03.2004, issued by the Senior Sub-Registrar, Central Land Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 8/3 measuring 1 acre 13 guntas.
153.	05.04.2006	Search Report bearing SA. No. 17587/06-07, for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 8/3 along with other lands.
154.	06.09.2006	Search Report bearing S.A.No.17278/06-07 for the period 01.04.2006 to 30.08.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.8/3 measuring 1 Acre 13 Guntas.
155.	28.07.2007	Search Report bearing S.A.No.10247/07-08 for the period 01.08.2006 to 26.07.2007 issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District. With regard to Survey No.8/3 measuring 1 Acre 22 guntas.
156.	15.07.2006	Tax paid Receipts under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli City BBMP Khata Council, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
157.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
158.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.8/3.



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Sl. No.	Date	Particulars
159.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.8/3 measuring 1 Acres 13 Guntas along with other Survey Numbers.
160.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.8/3 measuring 1 Acre 22 Guntas along with other Survey Numbers.
161.		Certified copy of the order in Case bearing No.L.R.F (66) 27, 113/76-77 on the file of Land Tribunal Bangalore South Taluk, Bangalore.
<b>Re: SURVEY NO.9/1</b>		
162.	16.11.1966	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.9/1.
163.	16.11.1966	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.9/1.
164.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.9/1.
165.	19.03.1993	Certified copy of the order in Case bearing No.L.R.F (66) 27, 113/76-77 on the file of Land Tribunal Bangalore South Taluk, Bangalore.
166.	24.06.2002	Family Tree of M.Rama Reddy issued by the Village Accountant, Agara, Begur Hobli, Bangalore South Taluk.
167.	15.07.2007	Death Certificate of A.R.Mooga Reddy, issued by the Sub-Registrar, Births and Deaths, Bangalore.
168.	Not available	Inheritance Register Extract bearing No. IHC 1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk..



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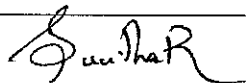
Sl. No.	Date	Particulars
169.	16.02.2000	Notarised Power of Attorney executed by Vijayamma, M. Ramadevi, M.Padmavathi, wife and daughters of late A.R.Mooga Reddy in favour of Shivaram Reddy son of late A.R.Mooga Reddy.
170.	24.02.2000	Notarised Power of Attorney executed by M. Usha daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
171.	25.02.2000	Notarised Power of Attorney executed by M. Uma daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
172.	20.10.2000	Sale Deed executed by M.Shivaram Reddy, M.Raghavendra Reddy and Vijayamma, Ramadevi, Padmavathi, Uma are represented by their Attorney Holder M.Shivaram Reddy in favour of M.Rajendra Reddy son of M.Mohan Rami Reddy (registered as Document No.6937/2000-01 in Book - I, Volume 4692 at Pages 143 to 151, in the Office of the Sub-Registrar, Bangalore South Taluk).
173.	22.02.2001	Mutation Register Extract bearing No.14/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.
174.	15.03.2005	Demand Notice/Intimation Letter bearing No.ALN/SR(S) 751/2004-05 issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore to M. Rajendra Reddy.
175.	15.03.2005	Receipt acknowledging the deposit of conversion fine.
176.	18.03.2005	Official Memorandum bearing No. B.DIS.ALN:SR(S): 751/04-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to M. Rajendra Reddy.
177.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy

*Sunitha R*

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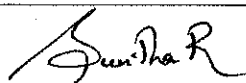


Sl. No.	Date	Particulars
		and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
178.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
179.	29.03.2007	Deed of Exchange executed by and between M.Rajendra Reddy and V.Mahesh (registered as Document No.31263/06-07 in Book -I, Stored in C.D.No.317, in the Office of the Senior Sub-Registrar, Bangalore South Taluk).
180.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.9/1, measuring 2 Acres 5 Guntas (inclusive of 3 Guntas of Kharab), issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (17 Nos).
181.	03.10.2006	Endorsement bearing No. RK. CR. 2033/06-07, issued by the Tahsildar, Bangalore South Taluk with regard to Survey No.9/1.
182.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
183.	13.04.2005	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No. 9/1.
184.	13.04.2005	Atlas issued by Assistant Director of Land Records with regard to Survey No.9/1.



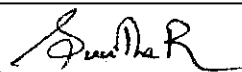
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Sl. No.	Date	Particulars
185.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records with regard to Survey No. 9/1.
186.	13.04.2005	Akarband issued by the Assistant Director of Land Records with regard to Survey No.9/1.
187.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk, Bangalore.
188.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
189.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
190.	21.02.1998	Search Report bearing S.A.No.1117/97-98 covering the period 15.02.1957 to 24.04.1997, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore.
191.	11.03.2005	Search Report bearing S.A.No.22235/04-05 covering the period 01.04.1991 to 31.03.2004, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.9/1 along with other Survey Numbers.
192.	05.04.2006	Search Report bearing SA. No. 17587/06-07, for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 9/1 along with other Survey Numbers.
193.	28.07.2007	Search Report bearing SA. No. 10252/07-08, for the period 01.01.2005 to 26.07.2007, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 9/1 measuring 2 Acres 2 Guntas.




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Sl. No.	Date	Particulars
194.	15.07.2006	Tax paid receipts under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli City BBMP Khata Council, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
195.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
196.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.9/1.
197.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.9/1 measuring 2 Acres 2 Guntas along with other Survey Numbers.
198.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.9/1 measuring 2 Acres 2 Guntas along with other Survey Numbers.
<b>Re: SURVEY NO.9/3</b>		
199.	09.10.1982	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.9/3.
200.	25.10.1950	Sale Deed executed by Balappa son of Masti Thimmaiah in favour of Venkataramanappa son of Masti Thimmaiah (registered as Document No.4661/50-51 in Book- I, Volume 1158 at Pages 231 to 233, in the Office of the Sub-Registrar, Bangalore Taluk).



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Sl. No.	Date	Particulars
201.	03.12.1963	Sale Deed executed by Venkataramanappa son of Masti Thimmaiah in favour of Chikkabbaiah son of Papaiah (registered as Document No.4266 in Book – I, Volume 1550 at Pages 231 to 233, in the Office of the Sub-Registrar, Bangalore South Taluk).
202.	02.08.1968	Sale Deed executed by Chikka Abbaiah son of Papanna in favour of Narayanamma wife of Venkataramanappa (registered as Document No.2166 in Book – I, Volume 717, at Pages 96 to 99, in the Office of the Sub-Registrar, Bangalore South Taluk).
203.	29.04.1997	Mutation Register Extract bearing No.4/1973-74 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore.
204.	29.04.1997	Mutation Register Extract bearing No.6/1973-74 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore.
205.	09.10.1982	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.9/3.
206.	09.10.1982	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.9/3.
207.	28.06.2000	Sale Deed executed by Narayanamma, Thimakka, Kaveramma, Bhagyamma, Prabhavathi, wife and daughters of late Venkataramanappa and Rathna wife of late Nagaraj and Kavitha (being minor represented by her natural guardiam mother Rathna), in favour of T.Vilas Reddy (registered as Document No.2526/2000-01 in Book – I, in the Office of the Sub-Registrar, Bangalore South Taluk).
208.	16.07.2000	Mutation Register Extract bearing No.10/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.
209.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.9/3.



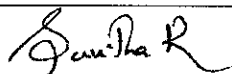
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Sl. No.	Date	Particulars
210.	15.03.2005	Demand Notice/Intimation Letter bearing No.ALN/SR(S) 752/2004-05 issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore to V.Venkata Reddy.
211.	15.03.2005	Receipt acknowledging the deposit of conversion fine.
212.	18.03.2005	Official Memorandum bearing No. B.DIS.ALN:SR(S): 752/04-05 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to V.Venkata Reddy.
213.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
214.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
215.	20.06.2008	Gift Deed executed by V.Venkata Reddy son of late V.Chenga Reddy in favour of Mahesh Reddy son of V.Venkata Reddy (registered as Document No.1552/08-09 in Book - I, C.D.No.349, in the Office of the Senior Sub-Registrar, Bommanahalli).
216.	20.06.2008	Gift Deed executed by V.Venkata Reddy son of late V.Chenga Reddy in favour of K.Madhavi daughter of V.Venkata Reddy (registered as Document No.1554/08-09 in Book - I, C.D.No.349, in the Office of the Senior Sub-Registrar, Bommanahalli).

*Srintha R*

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Sl. No.	Date	Particulars
217.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.9/3, measuring 1 Acre 27 Guntas issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (17 Nos).
218.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
219.	13.04.2005	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.9.
220.	01.03.2002	Atlas issued by Assistant Director of Land Records with regard to Survey No9/1, 9/2 and 9/3.
221.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records with regard to Survey No. 9/1.
222.	13.04.2005	Akarband issued by the Assistant Director of Land Records with regard to Survey No.9/3.
223.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk.
224.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
225.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
226.	15.03.2000	Search Report bearing S.A.No.20298/99-00 covering the period 01.07.1924 to 14.02.1957, issued by the Sub-Registrar, Bangalore North Taluk, Bangalore. , with regard to Survey No.9/3, Ibblur Village measuring 1 Acre 27 Guntas.



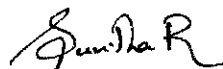
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Sl. No.	Date	Particulars
227.	15.03.2000	Search Report bearing S.A.No.20721/99-00 covering the period 15.02.1957 to 15.03.2000, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.9/3 measuring 1 Acre 27 Guntas.
228.	30.09.2006	Search Report bearing S.A.No.20428/06-07 covering the period 15.03.2000 to 31.03.2004, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.9/3 measuring 1 Acre 27 Guntas.
229.	05.09.2006	Search Report bearing SA. No. 17587/06-07, for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 9/3 along with other lands.
230.	06.09.2006	Search Report bearing SA. No. 17276/06-07, for the period 01.04.2006 to 05.09.2006, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 9/3 measuring 1 Acre 27 Guntas.
231.	28.07.2007	Search Report bearing SA. No. 10246/07-08, for the period 01.09.2006 to 26.07.2007, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 9/3 measuring 1 Acre 27 Guntas.
232.	15.07.2006	Tax paid Receipt under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli City BBMP Khata Council, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
233.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.



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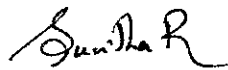
Sl. No.	Date	Particulars
234.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.9/3.
235.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.9/3 measuring 1 Acre 27 Guntas along with other Survey Numbers.
236.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.9/3 measuring 1 Acre 27 Guntas along with other Survey Numbers.
<b>Re: SURVEY NO.10/2</b>		
237.	16.11.1966	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.10.
238.	16.11.1966	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.10.
239.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.10.
240.	13.11.2002	Certified copy of the Notification issued by the Under Secretary to the Government, bearing No.3194 – P.P. 90-27-60, dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931.
241.	19.03.1993	Certified copy of the order in Case bearing No.L.R.F (66) 27, 113/76-77 on the file of Land Tribunal Bangalore South Taluk, Bangalore.
242.	24.06.2002	Family Tree of M.Rama Reddy issued by the Village Accountant, Agara, Begur Hobli, Bangalore South Taluk.



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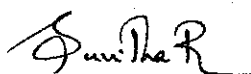


Sl. No.	Date	Particulars
243.	15.07.2007	Death Certificate issued by the Sub – Registrar, Births and Deaths, Bangalore, of A.R.Mooga Reddy.
244.	Not available	Inheritance Register Extract bearing No. IHC 1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk.
245.	16.02.2000	Notarised Power of Attorney executed by Vijayamma, M. Ramadevi, M.Padmavathi, wife and daughters of late A.R.Mooga Reddy in favour of Sshivaram Reddy son of late A.R.Mooga Reddy.
246.	24.02.2000	Notarised Power of Attorney executed by M. Usha daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
247.	25.02.2000	Notarised Power of Attorney executed by M. Uma daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
248.	20.10.2000	Sale Deed executed by M.Shivaram Reddy, M.Raghavendra Reddy and Vijayamma, Ramadevi, Padmavathi, Uma are represented by their Attorney Holder M.Shivaram Reddy in favour of V.Venkata Reddy son of late V.Chenga Reddy (registered as Document No.6939/2000-01 in Book – I, Volume 4692 at Pages 159 to 167, in the Office of the Sub-Registrar, Bangalore South Taluk).
249.	22.02.2001	Mutation Register Extract bearing No.13/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.
250.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).



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Sl. No.	Date	Particulars
251.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
252.	22.01.2008	Demand Notice/Intimation Letter bearing No.AALN.SR(S) 169/2007-08 issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore, to V.Venkata Reddy.
253.	28.01.2008	Receipt acknowledging the deposit of conversion fine with regard to Survey No.10/2 measuring 23.07 Guntas.
254.	23.11.2009	Official Memorandum bearing No. ALN: (Da.Be) SR: 169/07-08 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to V.Venkata Reddy.
255.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.10, measuring 9 Acres 01 Guntas, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (17 Nos).
256.	03.10.2006	Endorsement bearing No. RK. CR. 2033/06-07, issued by the Tahsildar, Bangalore South Taluk.
257.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
258.	30.07.2007	Hissa Tippni Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore., with regard to Survey No. 10.
259.	01.03.2002	Atlas issued by Assistant Director of Land Records with regard to Survey No. 10/2.



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Sl. No.	Date	Particulars
260.	13.04.2005	RR Pakka Book Extract issued by the Assistant Director of Land Records with regard to Survey No. 10/2.
261.	29.09.2005	Akarband issued by the Assistant Director of Land Records with regard to Survey No.10/2.
262.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk, Bangalore.
263.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
264.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
265.	20.02.1998	Search Report bearing S.A.No.1118/97-98 covering the period 15.02.1957 to 24.04.1997, issued by the Senior Sub-Registrar, Bangalore South Taluk, with regard to Survey No.10.
266.	23.11.1999	Search Report bearing S.A.No.12585/99-00 covering the period 24.04.1997 to 18.11.1999, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.10, measuring 32 guntas.
267.	30.09.2006	Search Report bearing SA. No. 20438/06-07, for the period 18.11.1999 to 31.01.2002, issued by the Senior Sub-Registrar, Central Land Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 10 measuring 9 acres 1 gunta.
268.	30.09.2006	Search Report bearing SA. No. 2043706-07, for the period 01.02.2002 to 31.03.2004, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 10/2 measuring 32 guntas.

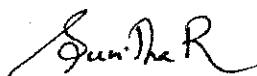
*Sunitha R*

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Sl. No.	Date	Particulars
269.	05.09.2006	Search Report bearing S.A.No.17587/06-07 for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.10/2 along with other lands.
270.	06.09.2006	Search Report bearing S.A.No.1727/06-07 for the period 01.04.2006 to 30.08.2006 issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.10/2 measuring 32 guntas.
271.	28.07.2007	Search Report bearing S.A.No.10248/07-08 for the period 01.08.2006 to 26.07.2007 issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District. With regard to Survey No.10/2 measuring 32 guntas.
272.	24.06.2008	Search Report bearing S.A.No.8048/08-09 for the period 01.04.2007 to 23.06.2008 issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District. With regard to Survey No.10/2 measuring 32 guntas.
273.	15.07.2006	Tax paid challians under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli Village Panchayat, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
274.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
275.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.10/2.

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Sl. No.	Date	Particulars
276.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.10/2 measuring 32 Guntas along with other Survey Numbers.
277.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.10/2 measuring 32 Guntas along with other Survey Numbers.
<b>Re: SURVEY NO.11/2</b>		
278.	08.04.1926	Sale Deed executed by Rama Reddy son of Balappa, and his sons, Subbarayappa, Siddappa, Venkataramanappa, Munireddy, sons of late Papaiah (son of Ramareddy), Gunda Munireddy son of late Linga Reddy and Lingappa son of late Chikka Gunda Munireddy in favour of Rama Reddy (registered as Document No.2466/1926-27 in Book- I, Volume 52, at Pages 2 to 7, in the Office of the Sub-Registrar, Bangalore Taluk).
279.	16.11.1966	Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.11.
280.	16.11.1966	Record of Rights Register Extract issued by the Tahsildar, Bangalore South Taluk, with regard to Survey No.11.
281.	05.10.2006	Endorsement bearing No.R.K.C.R /2033/06-07 issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No.11.
282.	13.11.2002	Certified copy of the Notification issued by the Under Secretary to the Government, bearing No.3194 – P.P. 90-27-60, dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931.
283.	19.03.1993	Certified copy of the order in Case bearing No.L.R.F (66) 27, 113/76-77 on the file of Land Tribunal Bangalore South Taluk, Bangalore.

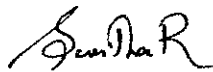


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Sl. No.	Date	Particulars
284.	24.06.2002	Family Tree of M.Rama Reddy issued by the Village Accountant, Agara, Begur Hobli, Bangalore South Taluk.
285.	15.07.2007	Death Certificate of A.R.Mooga Reddy, issued by the Sub – Registrar, Births and Deaths, Bangalore.
286.	Not available	Inheritance Register Extract bearing No. IHC 1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk.
287.	16.02.2000	Notarised Power of Attorney executed by Vijayamma, M. Ramadevi, M.Padmavathi, wife and daughters of late A.R.Mooga Reddy in favour of Shivaram Reddy son of late A.R.Mooga Reddy.
288.	24.02.2000	Notarised Power of Attorney executed by M. Usha daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
289.	25.02.2000	Notarised Power of Attorney executed by M. Uma daughter of late A.R.Mooga Reddy in favour of M.Shivaram Reddy son of late A.R.Mooga Reddy.
290.	20.10.2000	Sale Deed executed by M.Shivaram Reddy, Vijayamma, Ramadevi, Padmavathi, Uma (represented by their Attorney Holder M.Shivaram Reddy) and M.Raghavendra Reddy in favour of V.Venkata Reddy son of late V.Chenga Reddy (registered as Document No.6939/2000-01 in Book – I, Volume 4692 at Pages 159 to 167, in the Office of the Sub-Registrar, Bangalore South Taluk).
291.	22.02.2001	Mutation Register Extract bearing No.13/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.
292.	04.04.2005	Joint Development Agreement entered into between V. Venkata Reddy s/o late V. Chenga Reddy, M. Rajendra Reddy s/o late Mohan Rami Reddy, V. Srilakshmi and V. Mamatha both d/o V. Krishna Reddy, Vishnupriya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy and M/s Dynasty

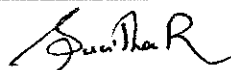
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Sl. No.	Date	Particulars
		Developers (P) Ltd (registered as Document No.303/2005-06 in Book-I, stored in CD No.BASD 158 in the Office of Sub-Registrar Bangalore South Taluk).
293.	04.04.2005	Power of Attorney executed by V.Venkata Reddy s/o late V.Chenga Reddy, M.Rajendra Reddy s/o late Mohan Rami Reddy, V.Mamatha d/o V.Krishna Reddy, Vishnu Priya Reddy w/o N. Srikanth, V.Muni Reddy s/o late V.Pulla Reddy and T.Vilas Reddy s/o T.V.Ramana Reddy in favour of M/s Dynasty Developers (P) Ltd (registered as Document No.13 of Book-IV, stored in CD No.BASD158 in the Office of Sub-Registrar Bangalore South Taluk).
294.	23.11.2009	Official Memorandum bearing No. A.L.N: (Da Be) S.R: 169/07-08, issued by the Special Deputy Commissioner, Bangalore District, Bangalore, to V.Venkata Reddy.
295.	20.06.2008	Gift Deed executed by V.Venkata Reddy son of late V.Chenga Reddy in favour of K.Madhavi daughter of V.Venkata Reddy (registered as Document No.1554/08-0-9 in Book - I, C.D.No.349, in the Office of the Senior Sub-Registrar, Bommanahalli).
296.		Record of Tenancy and Crops (RTC/Pahini), with regard to Survey No.11, measuring 6 Acres 36 Guntas, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore and the Village Accountant, Bangalore South Taluk, Bangalore (17 Nos).
297.	03.10.2006	Endorsement bearing No. RK. CR. 2033/06-07, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
298.	20.02.1999	Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore.
299.	24.09.2001	Hissa Book Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, with regard to Survey No. 11.
300.	13.04.2005	Atlas issued by Assistant Director of Land Records with regard to Survey No.11/2.



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Sl. No.	Date	Particulars
301.	13.04.2005	RR Pakka Book Extract, issued by the Assistant Director of Land Records with regard to Survey No. 11.
302.	13.04.2005	Akarband issued by the Assistant Director of Land Records with regard to Survey No.11/2.
303.	08.08.2007	Endorsement bearing No. LRF: NTC: CR issued by Special Tahsildar, Bangalore South Taluk, Bangalore.
304.	24.10.2008	Endorsement bearing No. Ban.Aa.Pra. / Bhu. Swa. Aa. / 349/08-09, issued by Land Acquisition Officer, Bangalore Development Authority, Bangalore.
305.	11.03.2009	Endorsement bearing No. LRF/ CR/ 196/08-09, issued by Assistant Commissioner, Bangalore South Taluk, Bangalore.
306.	15.03.2000	Search Report bearing S.A.No.20299/99-00 covering the period 01.07.1924 to 14.02.1957, issued by the Sub-Registrar, Bangalore North Taluk, Bangalore, with regard to Survey No.11, measuring 6 acres 36 guntas.
307.	20.02.1998	Search Report bearing S.A.No.1119/97-98 covering the period 15.02.1957 to 24.04.1997, issued by the Senior Sub-Registrar, Bangalore South Taluk, with regard to Survey No.11, Ibblur Village.
308.	23.11.1999	Search Report bearing S.A.No.12584/99-00 covering the period 24.04.1997 to 18.11.1999, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.11, measuring 1 Acre 33 guntas.
309.	30.09.2006	Search Report bearing SA. No. 20436/06-07, for the period 18.11.1999 to 31.01.2002, issued by the Senior Sub-Registrar, Central Land Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 11 measuring 6 acres 36 guntas.



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Sl. No.	Date	Particulars
310.	30.09.2006	Search Report bearing SA. No. 20435/06-07, for the period 01.02.2002 to 31.03.2004, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 11/2 measuring 1 Acre 33 guntas.
311.	05.09.2006	Search Report bearing S.A.No.17587/06-07 for the period 01.04.2004 to 31.03.2006, issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.11/2 along with other lands.
312.	06.09.2006	Search Report bearing S.A.No.1727/06-07 for the period 01.04.2006 to 30.08.2006 issued by the Senior Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No.11/2 measuring 1 Acre 33 guntas.
313.	28.07.2007	Search Report bearing S.A.No.10249/07-08 for the period 01.08.2006 to 26.07.2007 issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District. With regard to Survey No.11/2 measuring 1 acre 33 guntas.
314.	24.06.2008	Search Report bearing S.A.No.8047/08-09 for the period 01.04.2007 to 23.06.2008 issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District. With regard to Survey No.11/2 measuring 1 acre 33 guntas.
315.	15.07.2006	Tax paid challans under the Self Assessment Scheme, for the period 2006-07 and 2007-08, issued by the Bommanahalli Village Panchayat, Bangalore, with regard to Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.
316.	13.11.2009	Tax paid receipt for the period 2008-09 and 2009-10, issued by the Bruhat Bangalore Mahangara Palike to M/s Dynasty Developers Private Limited with regard to lands bearing Survey No. 6/1, 8/1, 2, 3, 9/1, 9/3, 10/2, and 11/2 of Ibblur Village.

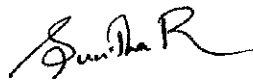


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Sl. No.	Date	Particulars
317.	21.10.2009	Endorsement bearing No.Vi.Bhu.Swa.Aa/702/2009-10 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, with regard to Survey No.11.
318.	01.12.2009	Search Report bearing S.A.No.25285/09-10, for the period 27.07.2007 to 30.11.2009, issued by the Senior Sub- Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.11/2 measuring 1 Acre 33 Guntas along with other Survey Numbers.
319.	24.02.2010	Search Report bearing S.A.No.3590/09-10 for the period 30.11.2009 to 23.02.2010, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.11/2 measuring 1 Acre 33 Guntas along with other Survey Numbers.
320.	19.03.1993	Certified copy of the order in Case bearing No.L.R.F (66) 27, 113/76-77 on the file of Land Tribunal Bangalore South Taluk, Bangalore;

**II. COMMON DOCUMENTS FURNISHED:**

Sl. No.	Date	Particulars
321.	01.04.2010	Fresh Certificate of Incorporation consequent upon change of name;
322.	25.05.2010	Fresh Incorporation consent upon change of name of conversion to Public Limited Company;
323.	02.06.2010	Supplemental Agreement of Joint Venture executed by Mahesh Reddy and others joined by V.Venkata Reddy and others in favour of M/s.Embassy Property Developments Limited (Document No.BMH-1-01586/2010-11, C.D.No.BMHD 419, in the Office of the Sub-Registrar, Bommanahalli;

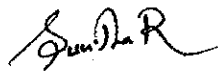


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Sl. No	Date	Particulars
324.	02.06.2010	Power of Attorney executed by Mahesh Reddy and others in favour of Embassy Property Development Limited (registered as Document No.BMH/4/00094/10-11, C.D.No.BMHD.419 in the Office of the Sub-Registrar, Bommanahalli);
325.	11.11.2010	Deed of Relinquishment executed by Venkata Reddy and others, represented by M/s.Dynasty Developers Private Limited, in favour of Bangalore Development Authority (registered as Document No.1864/10-11 in Book I, stored in C.D.No.BDAD160, in the Office of Additional District-Registrar, Bangalore Urban District);
326.	25.03.2010	Special Notice bearing No.Vale/PR/KTR/667/09-10 and M.R.192/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.6/1;
327.	25.03.2010	BBMP Khata Assessment Extract for the period 2009-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.6/1 measuring 1 Acre 08 Guntas;
328.	25.03.2010	Khata Certificate bearing No.DA/KTR/667/09-10 and M.R.195/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Khata No.32/6/1;
329.	25.03.2010	Special Notice bearing No.Vale/PR/KTR/669/09-10 and M.R.197/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.8/1 and 8/3;
330.	25.03.2010	BBMP Khata Assessment Extract for the period 2009-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.8/1 measuring 2 Acres 22 Guntas and Survey No.8/3 measuring 1 Acre 13 Guntas;

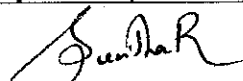
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Sl. No.	Date	Particulars
331.	25.03.2010	Khata Certificate bearing No.DA/KTR/669/09-10 and M.R.197/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Khata No.33/8/1,8/3;
332.	25.03.2010	Special Notice bearing No.Vale/PR/KTR/670/09-10 and M.R.196/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.8/2;
333.	25.03.2010	BBMP Khata Assessment Extract for the period 2009-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.8/2 measuring 3 Acre 12 Guntas;
334.	25.03.2010	Khata Certificate bearing No.DA/KTR/670/09-10 and M.R.196/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Khata No.31/8/2;
335.	25.03.2010	Special Notice bearing No.Vale/PR/KTR/668/09-10 and M.R.194/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.9/1;
336.	25.03.2010	BBMP Khata Assessment Extract for the period 2009-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.9/1 measuring 2 Acre 02 Guntas;
337.	25.03.2010	Khata Certificate bearing No.DA/KTR/668/09-10 and M.R.194/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Khata No.34/9/1;
338.	25.03.2010	Special Notice bearing No.Vale/PR/KTR/666/09-10 and M.R.193/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.9/3;



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Sl. No.	Date	Particulars
339.	25.03.2010	BBMP Khata Assessment Extract for the period 2009-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.9/3 measuring 1 Acre 27 Guntas;
340.	25.03.2010	Khata Certificate bearing No.DA/KTR/666/09-10 and M.R.193/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Khata No.30/9/3;
341.	25.03.2010	Special Notice bearing No.Vale/PR/KTR/665/09-10 and M.R.192/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.10 and 11;
342.	25.03.2010	BBMP Khata Assessment Extract for the period 2009-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Survey No.10 measuring 23.07 Guntas and Survey No.11 measuring 1 Acre 33 Guntas;
343.	25.03.2010	Khata Certificate bearing No.DA/KTR/665/09-10 and M.R.192/09-10 issued by Assistant Revenue Officer, HSR Sub-Division, Bangalore with regard to Khata No.29/10/11;
344.	29.10.2010	Special Notice bearing No.ARO(HSR):KTR:847/2010-11 and M.R.225/2010-11 issued by Assistant Revenue Officer, HSR Sub-Division, Bruhat Bangalore Mahanagara Palike;
345.	02.11.2010	BBMP Khata Assessment Extract for the period 2010-11 issued by the Assistant Revenue Officer, HSR Sub-Division, Bruhat Bangalore Mahanagara Palike;
346.	02.11.2010	Katha Certificate bearing No.DA/KTR/847/2010-11 and M.R.225/2010-11 issued by the Assistant Revenue Officer, HSR Sub-Division, Bruhat Bangalore Mahanagara Palike with regard to Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11 ;
347.	21.06.2011	Tax paid receipt for the year 2011-12 in the name of Dynasty Developers Private Limited;

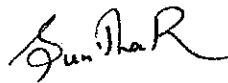


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Sl. No.	Date	Particulars
348.	23.05.2011	Licence issued by Bruhat Bangalore Mahanagara Palike bearing No.JDTP (S) LP/31/10-11;
349.	31.12.2010	Master Plan issued by the Commissioner, Bangalore Development Authority;
350.	23.05.2011	Plan bearing No.JDTP(S)/L.P/31/2010-11 issued by Additional Director of Town Planning, Bruhat Bangalore Mahanagara Palike, Bangalore;
351.	03.09.2011	Search Report bearing S.A.No.19684/2011-12 covering the 15.02.2010 to 31.03.2010, issued by Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.6/1, Survey No.8/1, Survey No.8/2, Survey No.8/3, Survey No.9/1, Survey No.9/3, Survey No.10/2 and Survey No.11/2 measuring 14 Acres 29 Guntas.
352.	13.07.2011	Search Report bearing S.A.No.10635/2011-12 covering the period 01.04.2010 to 26.06.2011, issued by Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No.6/1, Survey No.8/1, Survey No.8/2, Survey No.8/3, Survey No.9/1, Survey No.9/3, Survey No.10/2 and Survey No.11/2.

### III. GLOSSARY (Indicative)

Sl. No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment, etc., in detail of the survey numbers of a village;
3.	Are	1/100 <sup>th</sup> of an Hectare or 1078 Square Feet;
4.	Atlas	A Survey document which shows a sketch of the Survey sub-numbers land after the phoddi of the Survey Number;



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Sl. No	Term	Description
5.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
6.	Gunta	1/40th of an acre or 121 square yards or 1089 Square Feet;
7.	Hisse	Share, partition
8.	Hissadar	Sharer/ Owner of the bifurcated portion of the Survey Number i.e., the sub-survey number;
9.	Hobli	The sub-division of a taluk
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.	Index of Land	A revenue document which records 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 9 years discontinued to maintain the Index of Land Register); However in certain cases and certain events, the same are referred for corroborating title;
12.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
13.	Mutation	A revenue document which records the transfer of ownership of lands along with details of such transfer
14.	RR Pakka Book/ RR Pakka Balabagada Nakkal	A revenue document which discloses the Hissedar of the land after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation of a Survey Number into sub survey numbers or sub-dividing of fields;

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Sl. No	Term	Description
16.	Phut Kharab/Karab Land	A piece or pieces of land classified as unarable and included in a survey number.
17.	Record of Rights	A Revenue document which records the rights survey number, the transfer of ownership of the land along with the names of the transferees, the details of transactions, their respective mutation entries.
18.	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;
19.	Sub-division	A Portion of a survey number of which area a Survey Number 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.
20.	Tippani	A Revenue document which discloses the sketch of the survey number not drawn to scale but showing the measurements;

**IV. PROPERTY DETAILS**

**Item No.1:**

All that piece and parcel of residentially converted land being portion of Survey No.6/1 measuring in all about 1 Acre 8 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing BBMP Katha No.32/6/1, Ibblur Village, Ward No.174, Bangalore), and bounded as follows:

EAST	Property bearing Survey No.3;
WEST	Remaining portion of Survey No.6/1;



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NORTH	Property bearing Survey No. 8;
SOUTH	Remaining portion of Survey No.6/1;

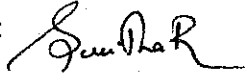
**Item No.2:**

All that piece and parcel of residentially converted land bearing Survey No.8/1 measuring 2 Acres 22 Guntas (exclusive of 3 Guntas of Kharab) situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing Katha No.33/8/1,8/3, Ibblur Village, Ward No.174, Bangalore),and bounded as follows:

EAST	Property bearing Survey No. 3;
WEST	Property bearing Survey No.9/1
NORTH	Property bearing Survey No.9/2 and 9/1;
SOUTH	Property bearing Survey No.8/2;

**Item No.3:**

All that piece and parcel of residentially converted land being portion of Survey No.8/2, measuring about 3 Acres 12 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing Katha No.31/8/2, Ibblur Village, Ward No.174, Bangalore), and bounded as follows:



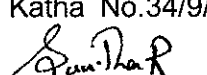
EAST	Property bearing Survey No. 3, 8/3 and 9/3;
WEST	Property bearing Survey No.7;
NORTH	Property bearing Survey No. 8/1;
SOUTH	Survey No.6 and 8/3;

**Item No.4:**

All that piece and parcel of residentially converted land being portion of Survey No.8/3, measuring about 1 Acre 13 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing Katha No.33/8/1/8/3, Ibblur Village, Ward No.174, Bangalore), and bounded as follows:-

EAST	Land bearing Survey No.3 and 8/3;
WEST	Land bearing Survey No.9/1 and Defence Land;
NORTH	Land bearing Survey No.8/1;
SOUTH	Land bearing Survey No.6 and 8/3;

**Item No.5:**

All that piece and parcel of converted land bearing Survey No.9/1 measuring 2 Acres 2 Guntas (comprising of 27 Guntas of Residentially converted land and 1 Acre 15 Guntas of land converted to Public/Semi-Public use), situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing Katha No.34/9/1, Ibblur Village, Ward No.174, Bangalore), and bounded as follows: 

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EAST	Property bearing Survey No. 9/2 and Survey No.8;
WEST	Property bearing Survey No.11/2 and 10/2;
NORTH	Bellandur Tank in Survey No.12;
SOUTH	Property bearing Survey No.8;

**Item No.6:**

All that piece and parcel of converted land bearing Survey No.9/3 measuring 1 Acre 27 Guntas (comprising of residentially converted land measuring 1 Acre 10 Guntas and 17 Guntas of Publi/Semi - Public), situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing Katha No.30/9/3, Ibblur Village, Ward No.174, Bangalore), and bounded as follows:

EAST	Property bearing Survey No. 12 and 16;
WEST	Property bearing Survey No.3 and 9/2;
NORTH	Property bearing Survey No.9/2 and 12;
SOUTH	Property bearing Survey No.16 and 3;

**Item No.7:**

All that piece and parcel of land bearing Survey No.10/2, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk measuring in all about 32 Guntas {comprising of residentially converted land in Survey No.10/2, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk measuring 23.07 Guntas, presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier portion of Katha No.29/10/11, Ibblur



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Village, Ward No.174, Bangalore) and all that agricultural land bearing Survey No.10/2, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk measuring in all about 8.03 Guntas of agricultural land }, which is bounded as follows:

EAST	Property bearing Survey No. 9/1;
WEST	Defence Land in Survey No.10/1;
NORTH	Property bearing Survey No. 11/2;
SOUTH	Defence Land in Survey No.7;

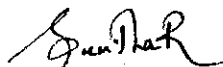
**Item No.8:**

All that piece and parcel of residentially converted land bearing Survey No.11/2 measuring 1 Acre 33 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently being portion of BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore (earlier bearing Katha No.29/10/111, Ibblur Village, Ward No.174, Bangalore), and bounded as follows:

EAST	Property in Survey No. 9/1;
WEST	Defence Land;
NORTH	Bellandur Tank in Survey No. 12;
SOUTH	Property in Survey No.10;

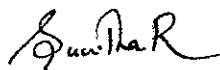
**V. NOTE:**

This Report is the consolidation of the earlier individual opinions with regard to each of the survey numbers set out herein which were issued by AZB & Partners with regard to each of the Items of the Property set out in the Schedule hereto and we have been requested to consolidate the said opinions with certain updation of documents that have been furnished to us and recorded herein. This report has been



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prepared for our client M/s.Embassy Property Developments Limited ('Client') in the context of their joint development agreement with the Owners and should not be relied upon for any other purpose. The contents of this Report shall not without our express written be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to be issued or deemed to be issued under any provisions of any State or Central statutes. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by our client and is not based on any independent investigation in any department, except as otherwise stated. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/quasi judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. We will be unable to ascertain or report the existence of any unregistered documents that may be executed with regard to the Property or any part thereof, even if substantial interest in the Property has been created. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation, or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. If any of the facts are different from the documents and information or if



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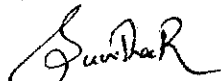
any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. This Report is specific to the transaction and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

**VI. FLOW OF TITLE:**

**Re: Survey No.6/1, measuring 1 Acre 8 Guntas**

1. The lands in Survey No.6/1, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, earlier belonged to Erappa, son of Byrappa who acquired in 1921 and thereafter the same was transferred to Venkatappa and thereafter to A.R.Asmath Reddy as per the recital in 1966 partition.

2. It is gathered from the Certified copy of the Notification issued by the under Secretary to the Government, bearing No.3194 – P.P.90-27-60 dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931, that the land in Survey No.6/1 and the lands in Survey No. 6/2, 6/3 and 6/4 in all measuring about 5 Acres 1 Gunta and 11 Guntas of Kharab land, were notified for acquisition for the purpose of shifting Rifle Range from Hebbal to Ibblur. The Extract of Register of Acquired Lands prepared by the Special Land Acquisition Officer discloses that the whole of Survey No.6/2 measuring 25 Guntas, 6/3 measuring 24 Guntas, 6/4 measuring 2 Acres 25 Guntas and a portion of Survey No.6/1, measuring 1 Acre 9 Guntas has been acquired. As per Akarband, the total extent of Survey No.6/2, 6/3 and 6/4 adds up to 3 Acres 34 Guntas which if deducted from 5 Acres 1 Gunta of acquired land, the remaining extent of 1 Acre 17 Guntas would be acquired from and out of Survey No.6/1 and not 1 Acre 9 Guntas as shown in the Extract of Acquired Lands prepared by the Land Acquisition Officer. This is further corroborated by the Partition Deed dated 23.04.1966 registered as Document No.1224/66-67 in Book – I, Volume 590 at



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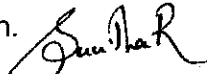
Pages 22 to 35, in the Office of the Sub-Registrar, Bangalore South Taluk, wherein the portion of Survey No.6/1 which was taken for partition was 1 Acre 8 Guntas only.

3. The agricultural lands in Survey No.6/1, Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring in all about 1 Acre 8 Guntas, hereinafter referred to as "SURVEY NO. 6/1", for the sake of brevity and convenience, constituted a HUF property of Venkatappa Reddy as evident from the Partition Deed dated 23.04.1966.

4. The Family Tree issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, of V.Rama Reddy who is also known as V.Ramaiah Reddy, discloses as follows:-

- (a) V.Rama Reddy was married to Ankamma and V.Rama Reddy (V.Ramaiah Reddy) is no more.
- (b) V.Rama Reddy and Ankamma have two sons, A.R.Ashwatha Narayan Reddy, A.R.Nanda Kumar and a daughter, Jayamma.
- (c) The details of family members of A.R.Ashwath Narayan Reddy are not given;
- (d) A.R.Nanda Kumar is married to N.Sulochana and they have a daughter N.Lahari Priya.

5. A.V.Narasimha Reddy son of late Venkatappa Reddy, A.R.Ashwath Narayan Reddy, A.R.Nanda Kumar, Jayamma (grand children of late Venkatappa Reddy), children of late V. Ramaiah Reddy, A.R.Nanda Kumar and Jayamma, being minors represented by their mother and natural guardian Ankamma, effected a Partition of their family properties including the Survey No.6/1, under a Deed of Partition dated 23.04.1966, wherein Survey No.6/1, measuring 1 Acre 8 Guntas was allotted to the share of A.R.Ashwath Narayan Reddy, A.R.Nanda Kumar and Jayamma (grand children of Venkatappa Reddy), children of late A.V. Ramaiah Reddy, under "B" Schedule of the said Partition.

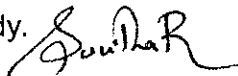


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6. The Mutation Register Extract bearing No.2/1966-67, issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, discloses that the Katha with regard to Portion of Survey No.6/1 along with other lands stood transferred to the joint names of A.R.Ashwath Narayan Reddy, A.R.Nanda Kumar and Jayamma, represented by their mother and natural guardian Ankamma.

7. A.R.Ashwatha Narayan Reddy and A.R.Nanda Kumar along with Ankamma effected a Panchayath Parikath of their family properties including the Portion of Survey No.6/1, before the Panchayatdars on 05.08.1974 and the same has been recorded vide a Palupatti memo recording Panchayat Partition wherein Survey No.6/1 was allotted to the share of A.R.Nanda Kumar. We notice that Jayamma (daughter of late V. Ramaiah Reddy and sister of A.R.Ashwatha Narayan Reddy and A.R.Nanda Kumar) is not made a party to the said panchayat partition. In our view, the said Jayamma ought to have made a party to the said Partition as she has a share in Survey No.6/1, but we are informed that she did not exercise her right thereto since 1974 and as such she was not made a party to the Palupatti. In the absence of any document regarding such release, we are unable to comment on what basis her rights were released. However, in view of the time that has since elapsed and the fact that she has not claimed any rights after 1974 nor challenged such transfer of khata in the name of A.R.Nanda Kumar for so many years, we can presume that she did not have rights after 1974. However, it is advisable to get a confirmation of such release of right in favour of her brother.

8. Mutation Register Extract bearing IHC No.3/1988-89 issued on behalf of Tahsildar, Bangalore South Taluk, Bangalore, discloses that the katha with regard to Portion of Survey No.6/1, stood transferred to the name of A.R.Nanda Kumar based on the Panchayat Partition and the joint statement made by Ankamma and A.R.Ashwath Narayan Reddy.



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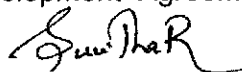
9. A.R.Nanda Kumar made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion of Portion of Survey No.6/1, from agricultural to non agricultural residential purpose and the Special Deputy Commissioner, Bangalore District, Bangalore and on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No.ALN.SR (S) 167/2001-02 dated 09.11.2001, converted all that agricultural land being Portion of Survey No.6/1, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, from agricultural to non agricultural residential use.

10. A.R.Nanda Kumar son of late V.Ramaiah Reddy joined by his wife N.Sulochana (for self and representing her minor daughter N.Lahari Priya, as natural guardian mother), sold the residentially converted land bearing Survey No.6/1, Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring in all about 1 Acre 6 Guntas, hereinafter referred to as **Item-1** to various persons as set out herein below:-

Sale Deed Date	Survey No of land purchased	Extent of land purchased	Name of the Purchaser	No in the List of documents furnished hereinabove
23.01.2002	6/1	10 Guntas	V.Mamatha d/o Krishna Reddy	Document No.11
23.01.2002	6/1	18 Guntas	Vishnu alias Vishnu Priya Reddy	Document No.12
23.01.2002	6/1	10 Guntas	V.Munireddy s/o late Pulla Reddy	Document No.13
23.01.2002	6/1	10 Guntas	V.Srilakshmi d/o Krishna Reddy	Document No.14

11. V.Srilakshmi daughter of V.Krishna Reddy executed a Power of Attorney on 04.11.2002, in favour of her father V.Krishna Reddy authorizing V.Krishna Reddy interalia to deal with and dispose off 10 Guntas held by her in the Item-1.

12. V.Srilakshmi, V.Mamatha, Vishnupriya Reddy and V.Muni Reddy with the owners of adjoining lands namely V.Venkata Reddy, M.Rajendra Reddy and T.Vilas Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s.



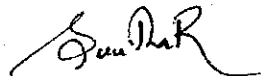
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Dynasty Developers Private Limited, for the residential/commercial/mixed development of the Survey No.6/1 and the other properties. By virtue of the said Joint Development Agreement, M/s.Dynasty Developers Private Limited, has become entitled to develop the Survey No. 6/1 and M/s.Dynasty Development Private Limited become entitled to and hold 67% undivided share in the entire residential development and 70% undivided share in the entire commercial development that will be put up in the Item-1.

13. V.Mamatha, Vishnupriya Reddy and V.Muni Reddy along with V.Venkata Reddy, M.Rajendra Reddy and T.Vilas Reddy executed a Power of Attorney on 04.04.2005 in favour of M/s Dynasty Developers Private Limited with regard to Survey No. 6/1 and also other properties, in terms of the Joint Development Agreement, whereby M/s. Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale etc., upto 67% of the constructed area and corresponding undivided share in the residential development and up to 70% of the constructed area and corresponding undivided share in the commercial development.

14. V.Srilakshmi daughter of V.Krishna Reddy executed a separate Power of Attorney on 02.05.2005, in favour of M/s Dynasty Developers Private Limited., with regard to 10 Guntas held by her in the Said Property in terms of the Joint Development Agreement, whereby M/s. Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale etc., upto 67% of the constructed area and corresponding undivided share in the residential development and up to 70% of the constructed area and corresponding undivided share in the commercial development.

15. Pursuant to the execution of the Joint Development Agreement and the Power of Attorney in favour of M/s Dynasty Developers Private Limited, V.Munireddy son of Pulla Reddy and Vishnu alias Vishnu Priya Reddy gifted their respective share



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in Survey No.6/1 by way of two Gift Deeds to V.Mahesh, son of Venkata Reddy as given hereunder:-

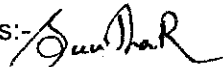
Date of Gift Deed	Name of the person to whom was gifted	Survey No. of the Property gifted	Extent of Property gifted	Serial number of list of documents furnished above
29.03.2007	V.Mahesh S/o. V.Venkata Reddy	6/1	10 Guntas	Document No.19
29.03.2007	V.Mahesh S/o. V.Venkata Reddy	6/1	18 Guntas	Document No.20

On account of such gift made, the Survey No. 6/1 is currently being held by the owners as under:-

Name of the Owner	Extent held
V.Mamtha	10 Guntas
V.Mahesh	28 Guntas
V.Srilakshmi	10 Guntas
<b>Total</b>	<b>1 Acre 08 Guntas</b>

16. M/s Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Survey No. 6/1 along with other properties as evident from the tax paid receipts dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

17. We had requisitioned the RTC from 1969-70 to date, but we have been furnished RTC for the period of 1974-75 to 2010-11. As regards the RTC for 1969 to 1973 an Endorsement bearing No. RK. CR. 2033/06-07, dated 03.10.2006, issued by the Tahsildar, Bangalore South Taluk, Bangalore has been furnished which discloses that RTC/Pahani for the period 1969 to 1973 is not available. The Record of Tenancy and Crops Extract/Pahani, which has been furnished to us discloses the owners and occupants as follows:-



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Period	Actual A	Extent G	Owner	Occupant	Col 10
1994-95 to 1996-97	02	28	A.R.Nanda Kumar	A.R.Nanda Kumar	Ancestral IHC 3/88-89
1997-98 to 2000-01	02	28	A.R.Nanda Kumar	A.R.Nanda Kumar	Ancestral IHC 3/88-89
2001-02 to 2010-11	02	28	A.R.Nanda Kumar – 1 Acre 18 Guntas A.R.Nanda Kumar – 1 Acre 8 Guntas –converted	A.R.Nanda Kumar	Ancestral – IHC 3/88-89 MR 1/02-03 converted

18. The RTC for the periods of 1969 to 1974 are reviewed to ascertain for the name of the owner and or the occupants / tenants and to ensure the names of the owner/s or the name of the occupant/tenant. The Endorsement issued under Section 48A of the Karnataka Land Reforms Act 1961, confirms that there are no tenancy claims.

19. The Village Map of Ibblur Village, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location of Survey No.6 and we gather that Survey No.6 is bound on the East by : Survey No.3, on the West by : Survey No.7 and part of 8, on the North by : Survey No.8 and on the South by : Survey No.5.

20. The Hissa Tippani Nakal issued by the Tahsildar, Hoskote Taluk, discloses that originally Eerappa son of Byrappaa, Muniyappa, Venkata Subbaiah, Karagada Mariyanna were the kathedars of various portions of Survey No.6 and on Survey No.6 was phodded and on such phoddi Survey No.6 was bifurcated into 4 portions and North-Eastern portion of Survey No.6, measuring 2 Acres 28 Guntas held by Eerappa, son of Byrappa was assigned Survey No.6/1. The Hissa Tippni further discloses that the total extent of phut karab located in Survey No.6 was 11 Guntas



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out of which 2 Guntas is now located in Survey No.6/1 and the remaining karab is located in Survey No.6/2, Survey No.6/3 and Survey No.6/4.

21. The Atlas, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore also confirms the aforesaid shape, bifurcations of Survey No.6 and we gather Survey No.6/1 is bounded on the East by: Survey No.3, on the West by : Survey No.6/2, on the North by : Survey No.8 and on the South by : Survey No.6/4.

22. RR Pakka Book Extract, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses Eerappa son of Byrappa as Hissadar of Survey No.6/1 measuring 2 Acres 28 Guntas inclusive of 02 Guntas of kharab and Muniswamappa as Hissadar of Survey No.6/2 measuring 25 Guntas inclusive of 03 Guntas of kharab, Venkata Subbaiah as Hissadar of Survey No.6/3 measuring 24 Guntas inclusive of 03 Guntas of Kharab and Karagaada Mariyanna as Hissadar of Survey No.6/4 measuring 2 Acres 23 Guntas inclusive of 3 Guntas.

23. The Akarband, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total extent of Survey No.6/1 as 2 Acres 28 Guntas and the actual extent of Survey No.6/1 as 2 Acres 26 Guntas, there being 2 Guntas of phut kharab.

24. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.6/1.

25. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirms that there are no acquisition proceedings in respect of Survey No.6/1, for any of its projects.

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26. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms that there are no proceedings filed with regard to Survey No.6/1, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

27. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

28. The Search Report with regard to Survey No. 6/1 situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-

Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
6/1	1	28	19683/11-12	01.01.1960	31.03.2004	a) Partition Deed 25.04.1966	A.Narasimha Reddy and A.R.Ashwatha narayan Reddy & others		1224/66-67
		10				b) Sale Deed 23.01.2002	A.R.Nanda Kumar and others	V. Muni Reddy	10668/01-02
		10				c) Sale Deed 23.01.2002	A.R.Nanda Kumar and others	V. Mamatha	10671/01-02
		10				d) Sale Deed 23.01.2002	A.R.Nanda Kumar and others	V. Srilakshmi	10673/01-02
		18				e) Sale Deed 23.01.2002	A.R.Nanda Kumar and others	Vishnu	10676/01-02
6/1 & others	1	08	17587/06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06

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Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
6/1	02	28	10251/07-08	01.04.2006	26.07.2007				
		18				Gift Deed dated 29.03.2007	Vishnu	V.Mahesh	31327/06-07
		10				Gift Deed dated 29.03.2007	V.Muni Reddy	V.Mahesh	31272/06-07
6/1 & others	01	08	25285/09-10	27.07.2007	30.11.2009	-	-	-	-
6/1 & others	01	08	3590/09-10	30.11.2009	23.02.2010	Nil			

**Re: Survey No.8/1, measuring 2 Acres 22 Guntas**

29. The agricultural land bearing Survey No.8/1, Ibblur Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring in all about 2 Acres 25 Guntas inclusive of 3 Guntas of Kharab (hereinafter referred to as "SURVEY NO.8/1", for the sake of brevity and convenience), originally belonged to Masti Thimmaiah son of Masti Muniyappa, he having acquired the same from Mariyanna and Venkatashamappa, both sons of Venkatappa, under a Deed of Sale dated 16.05.1916.

30. It is gathered from the Certified copy of the Notification issued by the under Secretary, to the Government, bearing No.3194 – P.P.90-27-60 dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931, that a portion of land in Survey No.8/1, 8/2 and 8/3, measuring about 36 Guntas out of 8 Acres 21 Guntas, along with other lands was notified for acquisition for the purpose of shifting Rifle Range from Hebbal to Ibblur. The Extract of Acquired Lands prepared by the Special Land Acquisition Officer, discloses 36 Guntas was acquired in Survey No.8/2. It can therefore be construed that lands in Survey No.8/1 and Survey No. 8/3 were not acquired.



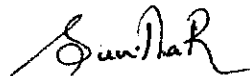
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31. It is gathered from the recitals of the Sale Deed dated 26.09.1950 and the Sale Deed dated 22.11.1950, that the said Masti Thimmaiah and his sons, Venkataramanappa, Balappa, Munimarappa effected an Oral Partition (Jubane Parikath) of their properties including Survey No.8/1 on 08.12.1947 and on such Oral Partition, the land in Survey No.8/1 was allotted to the share of Venkataramanappa, Balappa and Munimarappa.

32. Balappa son of Masti Thimmaiah sold a portion of Survey No.8/1, measuring 34 Guntas in favour of Doddanagappa son of Munireddy under a Deed of Sale dated 26.09.1950. The said Doddanagappa son of Munireddy in turn sold of the same to Venkataramanappa son of Masti Thimmaiah under a Deed of Sale dated 22.11.1950 who was already holding 26 Guntas in Survey No.8/1, having acquired the same in Oral Partition.

33. Munimarappa son of Masti Thimmaiah sold a portion of Survey No.8/1 measuring 1 Acre 2 Guntas in favour of Chikka Abbaiah son of Papamma under a Deed of Sale dated 13.04.1960. The said Chikka Abbaiah son of Papanna in turn sold Survey No.8/1 measuring 1 Acre 2 Guntas and Survey No.9/3 measuring 1 Acre 3 Guntas to Narayanamma wife of Masti Venkataramanappa under a Deed of Sale dated 02.08.1968. The katha with regard to Survey No.8/1 measuring 1 Acre 2 Guntas and Survey No.9/3 measuring 1 Acre 3 Guntas stood transferred to the name of Narayanamma wife of Masti Venkataramanappa vide Mutation Register Extract bearing MR. No.4/1973-74.

34. It is gathered from the Mutation Register Extract bearing MR. No.6/1973-74 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore, that Masti Venkataramanappa made an application for the transfer of katha with regard Survey No.8/1 measuring 1 Acre 20 Guntas on death of his father Masti Thimmaiah and the katha has been transferred to the name of Masti Venkataramanappa with regard to



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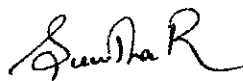


Survey No.8/1 measuring 1 Acre 20 Guntas vide Mutation Register Extract bearing MR. No.6/1973-74.

35. We gather from the Index of Lands and Record of Rights Register Extract issued by the Village Accountant, Agara Grama Panchayat, Begur Hobli, Bangalore South Taluk, that Narayanamma wife of Masti Venkataramanappa is registered as the kathedar of Survey No.8/1 measuring 1 Acre 2 Guntas and 1 Acre 20 Guntas respectively. It is further gathered from the Record of Rights Entry bearing No.281, issued by the Village Accountant, Agara Group Panchayat, Begur Hobli, Bangalore South Taluk, that on the death of Masti Venkataramanappa, by virtue of inheritance, the katha with regard to Survey No.8/1 and 9/3 stood transferred to the name of his wife Narayanamma, vide Inheritance Register Extract bearing IHR. No.2/1981-82. We have not been furnished with a copy of the said IHC bearing No.2/1981-82 and on the requisition made for the production of the same, we have been furnished with an Endorsement bearing No.RKCR/2033/06-07 dated 05.10.2006 issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating that the copy of the said Inheritance Register Extract bearing No.2/1981-82 relating to Survey No.8/1 is not available in the records and hence cannot be issued.

36. Narayanamma wife of late Masti Venkataramanappa joined by her daughters Thimmakka, Kaveramma, Bhagyamma, Prabhavathi and Rathna wife of late Nagaraj (for self and representing her minor daughter Kavitha), sold Survey No.8/1 measuring 2 Acres 22 Guntas in favour of T.Vilas Reddy son of T.V.Ramana Reddy under a Deed of Sale dated 28.06.2000. The Katha with regard to 2 Acres 22 Guntas in Survey No.8/1, stood transferred to the name of T. Vilas Reddy as evident from the Mutation Register Extract bearing MR. No.12/2000-01 issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

37. We have not been furnished with a Family Tree of Masti Venkataramanappa or the Inheritance Register Extract bearing IHC No. 2/1981-82 and in the absence of



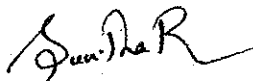
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the same it is not possible for us to ascertain as to whether there are any other legal heirs. However, we have been informed that after the execution of the Sale Deed in favour of T.Vilas Reddy, there have been no claims raised or suits filed by anyone claiming any rights through Masti Venkataramanappa.

38. T.Vilas Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion 2 Acres 22 Guntas in Survey No.8/1 along with Survey No.8/3 from agricultural to non agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No.ALN/SR (S) 750/04-05 dated 15.03.2005, converted all that agricultural land bearing Survey No.8/1, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring 2 Acres 22 Guntas from agricultural to non agricultural residential use.

39. T.Vilas Reddy along with the owners of adjoining lands namely V.Srilakshmi, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy, V.Venkata Reddy and M.Rajendra Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s.Dynasty Developers Private Limited, for the residential/ commercial/ mixed development of all that residentially converted land bearing Survey No. 8/1, Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring 2 Acres 22 Guntas (hereinafter referred to as "Part of Survey No. 8/1" for sake of brevity and convenience) and other properties. By virtue of the said Joint Development Agreement, M/s. Dynasty Developers Private Limited, became entitled to develop interalia, the Part of Survey No. 8/1 and M/s. Dynasty Developers Private Limited would become entitled to hold the remaining 67% undivided share in the entire residential development and remaining 70% undivided share in the entire commercial development that will be put up in the Part of Survey No. 8/1.

40. T.Vilas Reddy along with V.Mamatha, Vishnupriya Reddy, V.Muni Reddy, V.Venkata Reddy and M.Rajendra Reddy executed a Power of Attorney on



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04.04.2005, in favour of M/s Dynasty Developers Private Limited, with regard to the Part of Survey No. 8/1, and also other properties, in terms of the Joint Development Agreement, whereby M/s. Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale etc., upto 67% of the constructed area with corresponding undivided share in land comprising in the residential development and upto 70% of the constructed area and corresponding undivided share in the land comprised commercial development.

41. M/s Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Part of Survey No. 8/1 along with other properties as evident from the tax paid receipt dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

42. We had requisitioned the RTC from 1969-70 to date, but we have been furnished RTC for the period of 1974-75 to 2010-11. As regards the RTC for 1969 to 1973 an Endorsement bearing No. RK. CR. 2033/06-07, dated 03.10.2006, issued by the Tahsildar, Bangalore South Taluk, Bangalore, has been furnished which discloses that RTC/Pahani for the period 1969 to 1973 is not available. The Record of Tenancy and Crops Extract/Pahani, discloses the owners and occupants as follows:-

Period	Actual A	Extent G	Owner	Occupant	Col 10
1974-75 to 1978-79	02	22	Venkataramanappa	Venkataramanappa	-
1979-80 to 1993-94	02	22	Narayanamma wife of Venkataramanappa and Masti Venkataramanappa	Narayanamma	M.R.4/73-74 M.R.6/73-74
1994-95 to 1996-97	02	22	Narayanamma wife of Venkataramanappa and Masti Venkataramanappa	Narayanamma - 1 A 2 G Masti Venkataramanappa - 1 A 20 G	M.R.4/73-74 M.R.6/73-74
1997-98 to 1999-00, 2000-01 to 2010-11	02	22	T.Vilas Reddy	T.Vilas Reddy	M.R.12/00-01

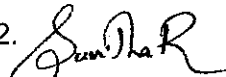
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43. The RTC for the periods of 1969 to 1974 are reviewed to ascertain for the name of the owner and or the occupants / tenants and to ensure the names of the owner/s or the name of the occupant/tenant. The Endorsement issued under Section 48A of the Karnataka Land Reforms Act 1961, confirms that there are no tenancy claims.

44. The Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, confirms the location and the boundaries of Survey No. 8 is bounded on the East by Survey No. 9 and 3, on the West by Survey No. 7 and 10, on the North by Survey No.9 and on the South by Survey No.6.

45. The Hissa Tippani Nakal issued by the Tahsildar, Bangalore South Taluk, Bangalore, discloses that originally Masti Thimmaiah, Palligara Munivenkata and Venkatasubbaiah were the joint kathedars of Survey No.8 and thereafter Survey No.8 was phodded on 19.06.1929, based on the occupation. On such Phoddi, the Northern portion measuring 2 Acres 25 Guntas held by Masti Thimmaiah was assigned Survey No.8/1, the Middle portion measuring 4 Acres 14 Guntas held by Palligara Munivenkata was assigned Survey No.8/2 and South - Eastern portion measuring 1 Acre 22 Guntas held by Venkata Subbaiah was assigned Survey No.8/3. The Hissa Tippni further discloses that the total extent of Phut Kharab located in Survey No.8 is 10 Guntas out of which, 3 Guntas is located in Survey No.8/1, 5 Guntas is located in Survey No.8/2 and 2 Guntas is located in Survey No.8/3.

46. The Atlas issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the shape, bifurcation of Survey No.8, wherein Northern portion was assigned Survey No.8/1. Survey No.8/1 we observe, is bounded on the East by Survey No.3, on the West by Survey No.9/1, on North by Survey No.9 and on the South by Survey No.8/2.



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47. The RR Pakka Book Extract issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses Masti Thimmaiah as Hissadar of Survey No.8/1 measuring 2 Acres 25 Guntas (inclusive of 3 Guntas of Kharab), Palligara Munivenkata as Hissadar of Survey No.8/2 measuring 4 Acres 14 Guntas (inclusive of 5 Guntas of Kharab) and C.Venkata Subbaiah as Hissadar of Survey No.8/3 measuring 1 Acre 22 Guntas (inclusive of 2 Guntas of Kharab).

48. The Akarband issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total extent of Survey No.8/1 as 2 Acres 25 Guntas and the Actual Extent as 2 Acres 22 Guntas there being 3 Guntas of Phut Karab.

49. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.8/1.

50. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirm that there are no acquisition proceedings in respect of Survey No.8/1 for any of its projects.

51. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms that there are no proceedings filed with regard to Survey No.8/1, under Section 79A and 79 B of the Karnataka Land Reforms Act 1961.

52. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings



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done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

53. The Search Report with regard to Survey No. 8/1 situated at Ibbur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-

Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
8/1	2	25	11023/07-08	01.07.1924	14.02.1957	Sale Deed dated 26.09.1950 34 Guntas	Balappa	Dodda Nagappa	4088
						Sale Deed dated 22.11.1950 34 Guntas	Dodda Nagappa	Venkatarama nappa	5286
8/1	2	22	1116/97-98	15.02.1957	24.04.1997	Sale Deed dated 13.04.1960	Munimarappa	Chikka Abbaiah	172
						Sale Deed dated 02.08.1968	Chikka Abbaiah	Narayanamma	2166
8/1	2	22	17585/06-07	01.04.1990	31.03.2006	Sale Deed dated 28.06.2000	Narayanamma and others	T.Vilas Reddy	2524/00-01
						Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
8/1	2	22	17276/06-07	01.04.2006	30.08.2006	Nil	-	-	-
8/1	2	25	10250/07-08	01.08.2006	26.07.2007	Nil	-	-	-
8/1 & others	2	22	25285/09-10	27.07.2007	30.11.2009	-	-	-	-
8/1 & others	2	22	3590/09-10	30.11.2009	23.02.2010	Nil			

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54. The Search Report covering the period from 15.02.1957 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove.

**Re: Survey No.8/2, measuring 3 Acres 12 Guntas**

55. We gathered from the Record of Rights Register Extract, issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, that the said Patnagere Munivenkatappa son of Muniyappa was in possession and occupation of Survey No.8/2 from the year 1924-25.

56. It is gathered from the Certified copy of the Notification issued by the Under Secretary, to the Government, bearing No.3194 – P.P.90-27-60 dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931, that a portion of land in Survey No.8/1, 8/2 and 8/3, measuring in all about 36 Guntas out of 8 Acres 21 Guntas, belonging to Chikka Thimmarayappa, Munivenkatappa, Munegowda respectively, were notified for acquisition for the purpose of shifting the Rifle Range from Hebbal to Ibblur. The Extract of Acquired Lands prepared by the Special Land Acquisition Officer, discloses that only a portion of Survey No.8/2, measuring 36 Guntas has been acquired.

57. We are informed that Dasappa and Chikka Thimmarayappa, the sons of Munivenkatappa claimed to be the owners of the lands in Survey No.8/2 and this is also gathered from the recitals in the Sale Deed dated 18.06.1962 and they claimed to be the equal owners of the lands in Survey No.8/2.

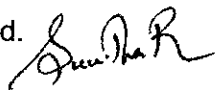
58. Dasappa, son of Munivenkatappa sold his ½ portion in 3 Acre 13 Guntas in Survey No.8/2 i.e., 1 Acre 26 Guntas in favour of his brother Chikka Thimmarayappa son of Munivenkatappa under a Deed of Sale dated 18.06.1962.

*Suntha R*

59. On the execution of the Sale Deed the extent transferred to Chikka Thimmarayappa by his brother was mutated and is reflected in the Index of Land.

60. It is gathered from the Order passed by the Tahsildar in RRT 2 Vivada 7/88-89 that Sanjeevamma and Munilakshamma, daughters of Dasappa, got the Mutation being 2/82-83 transferred in the names with regard to 1 Acre 26 Guntas in Survey No.8/2 belonging to their father who had by then already sold his half share to Chikka Thimmarayappa, his brother. On the Mutation being transferred, Chikka Thimmarayappa questioned the said transfer of Mutation in favour of Sanjeevamma and Munilakshamma and after hearing the matter the Tahsildar by his Order dated 16.11.1993 confirmed the Mutation to be transferred in the name of Chikka Thimmarayappa for 1 Acre 26 Guntas in Survey No.8/2 and accordingly the Mutation was transferred in the name of Chikka Thimmarayappa vide M.R. 3/93-94. Being aggrieved by the said Order, Sanjeevamma and Munilakshamma filed an Appeal before the Assistant Commissioner in Appeal No.R.A.189/93-94. From the order sheet, it is gathered that the said Appeal stood dismissed and post the dismissal the Mutation was again confirmed in the name of Chikka Thimmarayappa by M.R. 4/93-94. We have been informed that, no further proceedings have been filed by Sanjeevamma and/or Munilakshamma.

61. We have not been furnished with a Family Tree of Chikka Thimmarayappa, but we gather from the recitals of the Will dated 13.06.1988 made by Chikka thimmarayappa that Chikka Thimmarayappa is married to Puttamma. Chikka Thimmarayappa and Puttamma have 5 sons namely, Sanjivappa, Venkateshappa, Nagaraju, Shankarappa and Panduranga and 4 daughters Rathnamma, Sharadamma, Sanjeevamma and Varalakshamma. Out of the four daughters, Sharadamma and Sanjivamma are dead. Rathnamma and Varalakshamma are married.



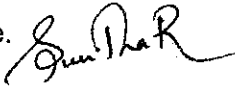
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62. Chikka Thimmarayappa by his last Will and Testatment dated 13.06.1988, bequeathed the land in Survey No.8/2 measuring 3 Acres 12 Guntas equally and jointly amongst his five sons namely, Sanjivappa, Venkateshappa, Nagaraju, Shankarappa and Panduranga along with other properties. Though we have not been furnished with a copy of Death Certificate of late Chikka Thimmarayappa, we gather that the katha with regard to Survey No.8/2 measuring 3 Acres 12 Guntas stood transferred to the names of Sanjivappa, Venkateshappa, Nagaraju, Shankarappa and Panduranga vide Mutation Register Extract bearing MR. No.5/2000-01 issued by the Village Accountant, Agara, Begur Hobli, Bangalore South Taluk.

63. Sanjivappa, Venkateshappa, Nagaraj, Shankarappa and Panduranga, all sons of late Chikka Thimmarayappa sold Survey No.8/2 measuring 3 Acres 12 Guntas in favour of V.Venkata Reddy under a Deed of Sale dated 09.10.2000. The katha with regard to Survey No.8/2 measuring 3 Acres 12 Guntas was transferred to the name of V.Venkata Reddy vide Mutation Register Extract bearing MR. No.15/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

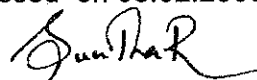
64. V.Venkata Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion 3 Acres 12 Guntas in Survey No.8/2 from agricultural to non agricultural residential purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No. ALN: (Da. Be).S.R:752/2004-05 dated 18.03.2005, converted all that agricultural land being Portion of Survey No.8/2, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring 3 Acres 12 Guntas from agricultural to non agricultural residential use.



65. V.Venkata Reddy along with the owners of adjoining lands namely T.Vilas Reddy, V.Srilakshmi, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy and M.Rajendra Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s.Dynasty Developers Private Limited, for the residential/commercial/mixed development of residentially converted land bearing Survey No.8/2 measuring 3 Acres 12 Guntas which hereinafter referred to as "Part of Survey No. 8/2", along with other properties in terms of the said Joint Development Authority. By virtue of the said Joint Development Agreement, M/s. Dynasty Developers Private Limited, has become entitled to develop the Part of Survey No. 8/2 and M/s.Dynasty Developers Private Limited becomes entitled to hold 67% undivided share in the entire residential development and 70% undivided share in the entire commercial development that will be put up in the said property.

66. V.Venkata Reddy along with V.Mamatha, Vishnupriya Reddy, V.Muni Reddy, M.Rajendra Reddy and T.Vilas Reddy executed a Power of Attorney on 04.04.2005, in favour of M/s.Dynasty Developers Private Limited, with regard to Part of Survey No.8/1, and other properties, in terms of the Joint Development Agreement, whereby M/s.Dynasty Developers Private Limited, have been interalia authorized to enter in to agreements for sale, lease and to convey by way of sale etc., upto 67% of the constructed area and corresponding undivided share in the residential development and upto 70% of the constructed area and corresponding undivided share in the commercial development.

67. It is gathered from the certified copy of Order Sheet and Memo dated 04.02.2008 in case bearing O.S.No.7613/2005 on the File of the Court of the Principal City Civil and Sessions Judge, Bangalore, that Anand V and others have filed a suit for partition and separate possession of the 2/3<sup>rd</sup> share of the plaint schedule properties including Survey No.8/2, against Venkateshappa son of late Chikkathimmarayappa. Subsequently, the parties to the Suit filed a Memo for the dismissal of the suit and the suit was dismissed on 05.02.2008 as not pressed.



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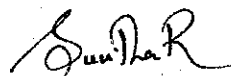
68. V.Anand and V.Dasharath, both sons of Venkateshappa have also by a Deed of Confirmation dated 27.09.2007, confirmed the sale of Survey No.8/2 measuring 3 Acres 12 Guntas by Venkateshappa, Sanjivappa, Nagaraju, Shankarappa and Panduranga in favour of V.Venkata Reddy and stated that they do not have no right, title and interest or claims in respect of Survey No.8/2 and V.Venkata Reddy is the absolute owner of the same.

69. Pursuant to the execution of the Joint Development Agreement and the Power of Attorney in favour of M/s Dynasty Developers Private Limited, V.Venkata Reddy son of late V.Chenga Reddy gifted 3 Acres in Survey No.8/2 held by him to Malini Mitta Reddy daughter of V.Venkata Reddy under a Deed of Gift dated 20.06.2008 and gifted the remaining 12 Guntas in favour of K.Madhavi daughter of V.Venkata Reddy under another Deed of Gift dated 20.06.2008.

70. Malini Mitta Reddy, wife of Sashidhar M.Reddy and daughter of V.Venkata Reddy executed a General Power of Attorney on 20.06.2008, appointing V.Venkata Reddy as her Attorney Holder, inter alia, authorizing him to act on her behalf.

71. We observe that the Joint Development Agreement and Power of Attorney in favour of M/s. Dynasty Developers Private Limited has been executed by V.Venkata Reddy and others. On account of the gifts by V.Venkata Reddy to daughters, the present owners Malini Mitta Reddy and Madhavi have executed supplemental agreement accepting the rights of M/s Dynasty Developers Private Limited, which is now Embassy Property Development Limited and have also executed power of attorney in favour of M/s. Dynasty Developers Private Limited in terms of the Joint Development Agreement. The same has been discussed later on this opinion.

72. M/s Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Part of Survey No. 8/2 along with other




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properties as evident from the tax paid receipt dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

73. We had requisitioned the RTC from 1969-70 to date, but we have been furnished RTC for the period of 1974-75 to 2010-11. As regards the RTC for 1969 to 1973 an Endorsement bearing No. RK. CR. 2033/06-07, dated 03.10.2006, issued by the Tahsildar, Bangalore South Taluk, Bangalore has been furnished which discloses that RTC/Pahani for the period 1969 to 1973 is not available. The Record of Tenancy and Crops Extract/Pahani discloses the owners and occupants as follows:-

Period	Actual A	Extent G	Owner	Occupant	Col 10
1974-75 to to 1983-84	04	14	Munivenkatappa, Chikka Thimmaraya	Chikka Thimmarayapp	Ancestral
1984-85 to 1988-89	04	14	Munivenkatappa Sanjivamma and Munilakshmama, both daughters of Dasappa	Chikkathimmaraya, Sanjivamma and Munilakshmama	IHC 2/1985-86
1989-90 to 1993-94	04	14	Sanjivamma, Munilakshamma Chikkathimmarayappa	Chikkathimmaraya, Sanjivamma and Munilakshmama	RRT(2) Order IHC 2/85-86
1994-95 to 1996-97	04	14	Chikkathimmarayappa	Chikkathimmaraya,	IHC - 2/85-86 MR 4/94-95
1997-98 to 1999-00	04	14	Chikkathimmarayappa	Chikkathimmaraya,	IHC - 2/85-86 MR 4/94-95
2000-01 to 2010-11	4	14	V.Venkata Reddy - 3 Acres 12 Guntas	V.Venkata Reddy	MR -15/00-01

74. The RTC for the periods of 1969 to 1974 are reviewed to ascertain for the name of the owner and or the occupants / tenants and to ensure the names of the owner/s or the name of the occupant/tenant. The Endorsement issued under Section 48A of the Karnataka Land Reforms Act 1961, confirms that there are no tenancy claims.



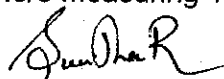
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75. The Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location and confirm the boundaries of Survey No.8 wherein Survey No.8 is bounded on the East by Survey No.9 and 3, on the West by Survey No. 7 and 10, on the North by Survey No.9 and on the South by Survey No.6.

76. The Hissa Tippani Nakal, issued by the Tahsildar, Bangalore South Taluk, Bangalore, discloses that originally Masti Thimmaiah, Palligara Munivenkatappa and Venkatasubbaiah were the joint kathedars of Survey No.8 and thereafter Survey No.8 was phodied on 19.06.1929 based on the occupation wherein the Northern portion measuring 2 Acres 25 Guntas held by Masti Thimmaiah was assigned Survey No.8/1 and the Middle portion measuring 4 Acres 14 Guntas held by Palligara Munivenkatappa was assigned Survey No.8/2 and South - Eastern portion measuring 1 Acre 22 Guntas held by Venkata Subbaiah was assigned Survey No.8/3. The Hissa Tippni further discloses that the total extent of phut kharab located in Survey No.8 is 10 Guntas out of which, 3 guntas is located in Survey No.8/1, 5 guntas is located in Survey No.8/2 and 2 guntas is located in Survey No.8/3.

77. The Atlas, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the shape, bifurcation of Survey No.8, wherein Middle portion was assigned Survey No.8/2 and Survey No.8/2 is bounded on the East by Survey No.3, Survey No.8/3 and Survey No.9/3, on the West by Survey No.7, on North by Survey No.8/1 and on the South by Survey No.6 and Survey No.8/3.

78. RR Pakka Book Extract, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses Masti Thimmaiah as Hissadar of Survey No.8/1 measuring 2 Acres 25 Guntas (inclusive of 3 Guntas of Kharab), Palligara Munivenkatappa as Hissadar of Survey No.8/2 measuring 4 Acres 14 Guntas (inclusive of 5 Guntas of Kharab) and C.Venkata Subbaiah as Hissadar of Survey No.8/3 measuring 1 Acre 22 Guntas (inclusive of 2 Guntas of Kharab).



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79. The Akarband, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total extent of Survey No.8/2 as 39 Guntas and 1 Gunta Kharab. In our view the extent of Survey No.8/2 has been wrongly recorded in the Akarband and it is recommended to get the Akarband rectified.

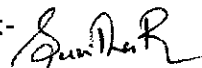
80. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.8/2.

81. An Endorsement from Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirming that there are no proceedings filed with regard to Survey No.8/1, under Section 79A and 79 B of the Karnataka Land Reforms Act 1961 is recommended to be taken for the sake of records.

82. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirm that there are no acquisition proceedings in respect of Survey No.8/2 for any of its projects.

83. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

84. The Search Report with regard to Survey No. 8/2 situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-

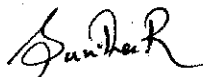


Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
8/2	4	14	20720/99-00	15.02.1957	15.03.2000				
	4	09				Sale Deed dated 18.06.1962	Dasappa	Chikka Thimmarayappa	1641/62-63
8/2	3	12	20433/97-98	15.03.2000	31.03.2004	Sale Deed dated 10.10.2000	Sanjeevappa and others	Venkata Reddy	5541/00-01
8/3 & others	3	12	17587/06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
8/2	3	12	17279/06-07	01.04.2006	30.08.2006	Nil			
8/2 and others	3	12	25285/09-10	27.07.2007	30.11.2009	a) Gift Deed dated 20.06.2008 b) Gift Deed dated 20.06.2008	Venkata Reddy Venkata Reddy	Malini Mitta Reddy Madhavi	1553/08-09 1554/08-09
8/2 & others	3	12	3590/09-10	30.11.2009	23.02.2010	Nil			

85. The Search Report covering the period from 15.02.1957 to 30.08.2006 and 27.07.2007 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove. The Search Report for the period between 30.08.2006 to 27.07.2007 to be furnished to us for our scrutiny and comments.

**Re: Survey No.8/3, measuring 1 Acre 13 Guntas)**

86. The agricultural land bearing Survey No.8/3, Ibblur Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring in all about 01 Acres 22 Guntas, inclusive of 2 Guntas of Kharab (hereinafter referred to as "SURVEY NO.8/3", for the sake of brevity and convenience), originally belonged to Venkatasubbaiah and thereafter Muniyappa alias Mooga Reddy son of Rama Reddy



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as evident from the Index of Lands Register Extract, issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk. It is further gathered from the said Index of lands Register Extract, that the A.R.Mooga Reddy son of M.Rama Reddy as kathedar of lands in Survey No.8/3 by virtue of Mutation Register Extract bearing IHR. No.1/1965-66. We had sought for a copy of the said IHR. No.1/1965-66, in response to which, we have been furnished with a copy of an Endorsement bearing No.RKCR/2033/06-07 dated 05.10.2006 issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating that the copy of the said Inheritance Register Extract bearing No.1/1965-66 relating to Survey No.8/3 are not available in the records and hence cannot be issued. As we have been furnished with family tree of M.Rama Reddy, which discloses the details of legal heirs of M.R.Reddy and keeping in mind the antiquity of the document sought, the production of the same is not insisted upon.

87. It is gathered from the Certified copy of the Notification issued by the under Secretary, to the Government, bearing No.3194 – P.P.90-27-60 dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No.VII of 1894, published in the Official Gazette on 12.02.1931, that the portion of land in Survey No.8/1, 8/2 and 8/3, measuring about 36 Guntas out of 8 Acres 21 Guntas, along with other lands were notified for acquisition for the purpose of shifting Rifle Range from Hebbal to Ibblur. The Extract of Acquired Lands prepared by the Special Land Acquisition Officer, confirms that a portion of Survey No.8/2 measuring 36 guntas has been acquired. Hence it can be presumed that 36 Guntas in Survey No.8/2 is only acquired and not in Survey No.8/1 or 8/3.

88. C.Subba Rao, C.Narasappa and C.Venkoba Rao, all sons of late Venkatasubaiah, sold a portion of Survey No.8/3, measuring 1 Acre 13 Guntas in favour of Lachmaiah, son of Muniyappa alias Mooga Reddy under a Deed of Sale dated 09.09.1933.

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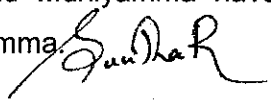


89. We are given to understand from the recitals of the Sale Deed dated 17.07.2000 that Lachmaiah and his brother Ramaiah Reddy constituted an HUF and on the demise of both Lachmaiah and Ramaiah, A.R.Mooga Reddy, son of Ramaiah Reddy as the surviving member of the HUF, was registered as the ,kathedar of Survey No.8/3 as recorded in the Index of Lands register extract issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk.

90. We are informed that an oral partition was effected between A.R.Mooga Reddy, his sister R.Pillaguramma and mother Muniyamma of their family properties and on such partition the lands in Survey No.8/3 was allotted to A.R.Mooga Reddy with other lands. Though we have not been furnished any Memo recollecting the oral Partition, reliance is being placed on the order of the Land Tribunal based on the declaration of A.R.Mooga Reddy and Pillaguramma, which was filed in such proceedings before the Land Tribunal which confirms the oral partition effected between A.R.Mooga Reddy and Pillaguramma, We however notice that though Survey No.8/3 is not reflected in the order passed in such proceedings by the Land Tribunal, in view of the fact that the same records the oral partition and keeping in mind the fact that Pillaguramma has not challenged the transfer of katha in the revenue records, wherein A.R.Mooga Reddy has been registered as kathedar of Survey No.8/3 for so many years, we have presumed that she did not have rights after the oral partition. If it is possible, a confirmation of the oral partition may be obtained from Pillaguramma..

91. The Family Tree issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, of M.Rama Reddy is also known as M.Ramaiah Reddy, discloses as follows:-

- (a) M.Rama Reddy was married to Muniyamma and both are no more.
- (b) M.Rama Reddy and Muniyamma have a son, A.R.Mooga Reddy and a daughter Pilla Guramma



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(c) A.R.Mooga Reddy is married to Vijayamma and they have Six children namely, M.Rama Devi, M.Padmavathi, M.Uma, M.Usha, M.Shivarama Reddy and M.Raghavendra Reddy.

92. It is gathered from the Death Certificate dated 15.07.1997 issued by the Sub-Registrar, Births and Deaths, Bangalore, that A.R.Mooga Reddy died on 08.07.1997.

93. The Inheritance Register Extract bearing No. IHC. 1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk, discloses that on the death of A.R.Mooga Reddy, the katha with regard to Survey No.8/3, measuring 1 Acre 22 Guntas along with other lands stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy both sons of late A.R.Mooga Reddy with the consent of their mother Vijayamma and the katha with regard to Survey No.8/3 stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy.

94. Vijayamma, M. Rama Devi and M. Padmavathi, wife and daughters of late A.R.Mooga Reddy executed a Power of Attorney dated 16.02.2000, in favour of Shivaram Reddy son of late A.R.Mooga Reddy authorising him inter alia, sell and dispose off, Survey No.8/3 measuring 1 Acre 22 Guntas.

95. M.Usha, daughter of late A.R.Mooga Reddy also executed a Power of Attorney dated 24.02.2000 in favour of Shivaram Reddy son of late A.R.Mooga Reddy authorising him inter alia sell and dispose off, Survey No.8/3 measuring 1 Acre 22 Guntas.

96. M.Uma, daughter of late A.R.Mooga Reddy also executed a Power of Attorney dated 25.02.2000 in favour of Shivaram Reddy son of late A.R.Mooga Reddy authorising him inter alia, sell and dispose off, Survey No.8/3 measuring 1 Acre 22 Guntas.



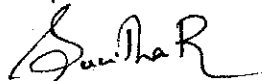
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97. Vijayamma, Rama Devi, Padmavathi, Uma and Usha, all represented by their Attorney Holder, M.Shivarama Reddy, Raghavendra Reddy and M. Shivarama Reddy sold Survey No.8/3, measuring 1 Acre 13 Guntas to T.Vilas Reddy son of T.V.Ramana Reddy under a Deed of Sale dated 17.07.2000.

98. The katha with regard to 1 Acre 13 Guntas in Survey No.8/3, stood transferred to the name of T.Vilas Reddy vide Mutation Register Extract bearing No.11/2000-01 issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

99. T.Vilas Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion 1 Acre 13 Guntas in Survey No.8/3 from agricultural to non agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No. ALN: (Da. Be).S.R:750/2004-05 dated 18.03.2005, converted all that agricultural land being Portion of Survey No.8/3, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring 1 Acre 13 Guntas from agricultural to non agricultural residential use.

100. T.Vilas Reddy along with the owners of adjoining lands namely V.Srilakshmi, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy, V.Venkata Reddy and M.Rajendra Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s Dynasty Developers Private Limited, for the residential/commercial/mixed development of the residentially converted land in Survey No. 8/3 measuring 1 Acre 13 Guntas which is hereinafter referred to as "Part of Survey No.8/3", along with other properties in terms of the said Joint Development Agreement. By virtue of the said Joint Development Agreement, M/s. Dynasty Developers Private Limited, has become entitled to develop the Part of Survey No. 8/3 and on such development M/s. Dynasty Developers Private Limited, become entitled to hold 67% undivided share in



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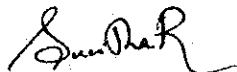
the entire residential development and 70% undivided share in the entire commercial development that will be put up in the part of Survey No. 8/3.

101. T.Vilas Reddy along with V.Mamatha, Vishnupriya Reddy, V.Muni Reddy V.Venkata Reddy and M.Rajendra Reddy executed a Power of Attorney on 04.04.2005, in favour of M/s Dynasty Developers Private Limited., with regard to Part of Survey No.8/3 and other properties, in terms of the Joint Development Agreement, whereby M/s. Dynasty Developers Private Limited, have been inter alia authorised to enter in to agreements for sale, lease and to convey by way sale etc., upto 67% of the constructed area and corresponding undivided share in the residential development and upto 70% of the constructed area and corresponding undivided share in the commercial development.

102. M/s.Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Part of Survey No. 8/3 along with other properties as evident from the tax paid receipts dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

103. The Record of Tenancy and Crops Extract/Pahani, for the period set out below shows the total extent of Survey No.8/3 as 1 Acre 22 Guntas and actual extent as 1 Acre 20 Guntas, there being 2 Guntas of kharab. The Record of Tenancy and Crops Extract/Pahani, discloses the owners and occupants as follows:-

Period	Actual A	Extent G	Owner	Occupant	Col 10
1969-70 to 1996-97	01	22	A.R.Mooga Reddy	A.R.Mooga Reddy	Ancestral
1997-98 to 1999-00	01	22	Shivaram Reddy and Raghavendra Reddy	Shivaram Reddy and Raghavendra Reddy	Ancestral IHC 1/97-98
2000-01 to 2010-11	01	22	T.Vilas Reddy with regard to 1 Acre 13 Guntas	T.Vilas Reddy	M.R.11/00-01



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104. The Village Map of Ibblur Village, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location and confirms the boundaries of Survey No.8 wherein Survey No.8 is bounded on the East by Survey No.9 and 3, on the West by Survey No. 7 and 10 on the North by Survey No.9 and South by Survey No.6.

105. The Hissa Tippani Nakal, issued by the Tahsildar, Bangalore South Taluk, Bangalore, discloses that originally Masti Thimmaiah, Palligara Munivenkata and Venkatasubbaiah were the joint kathedars of Survey No.8 and thereafter Survey No.8 was phodied on 19.06.1929 based on the occupation wherein the Northern portion measuring 2 Acres 25 Guntas held by Masti Thimmaiah was assigned Survey No.8/1 and the Middle portion measuring 4 Acres 14 Guntas held by Palligara Munivenkata was assigned Survey No.8/2 and South - Eastern portion measuring 1 Acre 22 Guntas held by Venkata Subbaiah was assigned Survey No.8/3. The Hissa Tippni further discloses that the total extent of Phut Kharab located in Survey No.8 is 10 Guntas out of which, 3 guntas is located in Survey No.8/1, 5 guntas is located in Survey No.8/2 and 2 guntas is located in Survey No.8/3.

106. The Atlas, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the shape, bifurcation of Survey No.8, wherein South Eastern portion was assigned Survey No.8/3 and Survey No.8/3 is bounded on the East by Survey No.3, on the West by Survey No.8/2, on North by Survey No.8/2 and South by Survey No.6.

107. RR Pakka Book Extract, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses Masti Thimmaiah as Hissadar of Survey No.8/1 measuring 2 Acres 25 Guntas (inclusive of 3 Guntas of kharab), Palligara Munivenkata as Hissadar of Survey No.8/2 measuring 4 Acres 14 Guntas (inclusive of 5 Guntas of kharab) and C.Venkata Subbaiah as Hissadar of Survey No.8/3 measuring 1 Acre 22 Guntas (inclusive of 2 Guntas of kharab).



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108. The Akarband, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total extent of Survey No.8/3 as 25 Guntas and 1 Gunta kharab. In our view the extent of Survey No.8/3 has been wrongly recorded and it is advisable to secure a fresh Akarband with regard to Survey No.8/3 recording the correct extent.

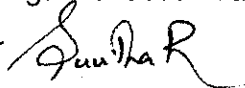
109. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirm that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.8/3.

110. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirm that there are no acquisition proceedings in respect of Survey No.8/3 for any of its projects.

111. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirming that there are no proceedings filed with regard to Survey No.8/3, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

112. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

113. The Search Report with regard to Survey No. 8/3 situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-



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Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
8/3	1	22	17162/99-00	01.07.1924	14.02.1957				
	1	13				Sale Deed dated 09.09.1933	Subbarao and others	Lachaiah	751
8/3			1281/97-98	15.02.1957	24.04.1997	-			
8/3	1	22	12587/99-00	24.04.1997	18.11.1999	-			
8/3	1	13	20434/06-07	18.11.1999	31.03.2004	-			
8/3 & others	1	13	17587/06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
8/3	1	13	17278/06-07	01.04.2006	30.08.2006	Nil			
8/3	1	22	10247/07-08	01.08.2006	26.07.2007	-			
8/3	1	13	25285/09-10	27.07.2007	30.11.2009	-			
8/3	1	22	3590/09-10	30.11.2009	23.02.2010	-			

114. The Search Report covering the period from 01.07.1924 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove.

**Re: Survey No.9/1, measuring 2 Acres 2 Guntas**

115. The agricultural land bearing Survey No.9/1, Ibblur Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring in all about 2 Acres 5 Guntas inclusive of 3 Guntas of kharab (hereinafter referred to as "SURVEY NO.9/1", for the sake of brevity and convenience), originally belonged to Muniyappa alias Mooga

*Sunil R*

Reddy son of M.Rama Reddy as evident from the Index of Lands Register Extract issued by the Tahsildar, Bangalore South Taluk.

116. We gathered from the Record of Rights Register Extract, issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, that Survey No.9/1 was in the possession of M.Rama Reddy son of Muniyappa alias Mooga Reddy and on the death of the said M.Rama Reddy on 29.05.1964, A.R.Mooga Reddy son of late Rama Reddy was registered as Kathedar of Survey No.9/1 vide Inheritance Register Extract bearing IHR. No.3/1964-65. We had sought for a copy of the said IHR No.3/1964-65, to which we have been furnished with a copy of an Endorsement bearing No.RKCR/2033/06-07 dated 05.10.2006 issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating that the copy of the said Inheritance Register Extract bearing No.3/1964-65 relating to Survey No.9/1 are not available in the records and hence cannot be issued. As we have been furnished with the family Tree of M. Rama Reddy, which discloses the details of legal heirs of M.R. Reddy and keeping in mind the antiquity of the document sought, the production of the same is not insisted upon.

117. The Family Tree issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, of M.Rama Reddy is also known as M.Ramaiah Reddy, discloses as follows:-

- (a) M.Rama Reddy was married to Muniyamma and both are no more.
- (b) M.Rama Reddy and Muniyamma have a son, A.R.Mooga Reddy and a daughter Pilla Guramma.
- (c) A.R.Mooga Reddy is married to Vijayamma and they have six children namely, M.Rama Devi, M.Padmavathi, M.Uma, M.Usha, M.Shivarama Reddy and M.Raghavendra Reddy.

*Suntha R*

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118. We have been informed that there has been a partition between legal heirs of M.Rama Reddy i.e., Muniyamma (his wife), A.R.Mooga Reddy (son) and Pilla Guramma (daughter), whereby these three legal heirs partitioned amongst themselves the family properties by metes and bounds including the Survey No.9/1. This is evident from the Order passed by the Land Tribunal, Bangalore South Taluk, in Case No.LRF.66(27),113/76-77, which based on the declarations made by A.R.Mooga Reddy, Pilla Guramma and Muniyamma, wherein they have declared their respective separate shares and also that the extent measuring 2 Acres 2 Guntas in Survey No.9/1 was to the share of A.R.Mooga Reddy. The said Land Tribunal further held that neither of them were holding excess vacant land and accordingly A.R.Mooga Reddy came to be the owner of the 2 Acres and 2 guntas of land in Survey No.11/2 after the partition. We requisitioned for the copy of the Partition Deeds and the same are not available with the owners in view of the fact that the same are very old transactions. We therefore considered that the order passed by the Land Tribunal and the contents thereof are based on the fact that there were declarations made by all the three legal heirs of A.Ramaiah Reddy with regard to their oral partition.

119. The Death Certificate dated 15.07.2007 issued by the Sub-Registrar, Births and Deaths, Bangalore, discloses that A.R.Mooga Reddy died on 08.07.1997.

120. The Inheritance Register Extract bearing IHC No.1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk, discloses that on the death of A.R.Mooga Reddy, the katha with regard to Survey No. 9/1, measuring 2 Acres 02 Guntas (exclusive of 3 Guntas of phut karab) along with other lands stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy both sons of late A.R.Mooga Reddy with the consent of their mother Vijayamma and the katha with regard to Survey No.9/1, measuring 2 Acre 2 Guntas stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy.

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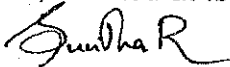
121. Vijayamma, M. Rama Devi and M. Padmavathi, wife and daughters of late A.R.Mooga Reddy executed a Power of Attorney dated 16.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him interalia, sell and dispose off, Survey No.9/1.

122. M.Usha, daughter of late A.R. Mooga Reddy also executed a Power of Attonrey dated 24.02.2002 in favour of Shivarama Reddy son of late A.R. Mooga Reddy authorising him interalia, to sell and dispose off the land in Survey No.9/1.

123. M. Uma, daughter of late A.R. Mooga Reddy also executed a Power of Attorney dated 25.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him interalia, to sell and dispose off the land in Survey No.9/1.

124. Vijayamma, Rama Devi, Padmavathi, Uma and Usha, all represented by their Attorney Holder, M.Shivaram Reddy, Raghavendra Reddy and M. Shivarama Reddy, sold Survey No.9/1, measuring 2 Acres 2 Guntas to M.Rajendra Reddy son of M.Mohan Rami Reddy under a Deed of Sale dated 20.10.2000. The katha with regard to 2 Acres 2 Guntas in Survey No.9/1, stood transferred to the name of M.Rajendra Reddy vide Mutation Register Extract bearing MR. No.14/2000-01, issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

125. M.Rajendra Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion of 2 Acres 2 Guntas in Survey No.9/1 from agricultural to non agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No.ALN/SR (S) 751/04-05 dated 15.03.2005, converted a portion of Survey No.9/1, measuring 27 Guntas from agricultural to non agricultural residential use and a portion of Survey No. 9/1 measuring 1 Acre 15 Guntas from agricultural to non agricultural Public/Semi Public use, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk. It may be noted

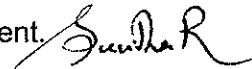


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that in the event of land measuring 1 Acre 15 Guntas in Survey No.9/1 is intended to be developed as residential/commercial, change of land use will be require to be obtained.

126. M.Rajendra Reddy along with the owners of adjoining lands namely T.Vilas Reddy V.Srilakshmi, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy and V.Venkata Reddy, entered in to a Joint Development Agreement on 04.04.2005, with M/s Dynasty Developers Private Limited, for the residential /commercial /mixed development of the residentially converted land being portion of Survey No. 9/1 measuring in all about 27 Guntas and the converted land being portion of Survey No. 9/1 measuring 1 Acre 15 Guntas, which is converted to Public Semi Public and which are together hereinafter referred to as "Survey No. 9/1" along with other properties in terms of the said Joint Development Agreement. By virtue of the said Joint Development Agreement, M/s.Dynasty Developers Private Limited, has become entitled to develop the Survey No. 9/1 and on such development and delivery of constructed area to the owners, M/s. Dynasty Developers Private Limited becomes entitled to and hold 67% undivided share in the entire residential development and 70% undivided share in the entire commercial development that will be put up in the Survey No.9/1.

127. M.Rajendra Reddy along with V.Mamatha, Vishnupriya Reddy and V.Muni Reddy along with V.Venkata Reddy and T..Vilas Reddy executed a Power of Attorney on 04.04.2005, in favour of M/s Dynasty Developers Private Limited, with regard to Survey No. 9/1, and also other properties, in terms of the Joint Development Agreement, whereby M/s.Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale upto 67% of the constructed area and corresponding undivided share in the residential development and upto 70% of the constructed area and corresponding undivided share in the commercial development.



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128. After the execution of the Joint Development Agreement and the Power of Attorney in favour of M/s Dynasty Developers Private Limited, M.Rajendra Reddy by a Deed of Exchange dated 29.03.2007, exchanged the Survey No. 9/1 for lands in Survey No.42, measuring 1 Acre 4 ½ Guntas, Ambalipura Village, Varthur Hobli, Bangalore South Taluk belonging to V.Mahesh son of V.Venkata Reddy and V, Mahesh became the owner of the Survey No. 9/1 by virtue of the Deed of Exchange dated 29.02.2007.

129. We observe that the Joint Development Agreement and Power of Attorney in favour of M/s.Dynasty Developers Private Limited has executed by R. Rajendra Reddy and others. On account of Exchange made, the present owner V. Mahesh have executed supplemental agreement confirming the acceptance of the the Joint Development Agreement as binding on him and has given a fresh Power of Attorney with regard to Survey No. 9/1 in favour of M/s. Dynasty Developers Private Limited in place of Mr.Rajendra Reddy. These documents have been discussed later on in this opinion.

130. M/s Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Survey No. 9/1 along with other properties as evident from the tax paid receipts dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

131. We had requisitioned the RTC from 1969-70 to date, , but we have been furnished RTC for the period of 1974-75 to 2010-11. As regards the RTC for 1969 to 1973 an Endorsement bearing No. RK. CR. 2033/06-07, dated 03.10.2006, issued by the Tahsildar, Bangalore South Taluk, Bangalore has been furnished which discloses that RTC/Pahani for the period 1969 to 1973 is not available. The Record of Tenancy and Crops Extract/Pahani discloses the owners and occupants as follows:-



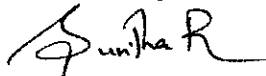
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Period	Actual A	Extent G	Owner	Occupant	Col 10
1974-75 to 1978-79	02	05	A.R.Mooga Reddy	A.R.Mooga Reddy	-
1979-80 to 1993-94	02	05	A.R.Mooga Reddy	A.R.Mooga Reddy	Vide inheritance
1994-95 to 1996-97, 1997-98 to 1999-00	02	05	Shivaram Reddy and Raghavendra Reddy, both sons of A.R.Mooga Reddy	A.R.Mooga Reddy	Ancestral vide IHC 1/1997-98
2000-01 to 2010-11	02	05	Rajendra Reddy	Rajendra Reddy	M.R.14/00-01

132. The RTC for the periods of 1969 to 1974 are reviewed to ascertain for the name of the owner and or the occupants / tenants and to ensure the names of the owner/s or the name of the occupant/tenant. The Endorsement issued under Section 48A of the Karnataka Land Reforms Act 1961, confirms that there are no tenancy claims.

133. The Village Map of Ibblur Village, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location and confirm the boundaries of Survey No.9, wherein Survey No.9 is bounded on the East by Survey No.16, on the West by Survey No. 11, on the North by Survey No.12 and South by Survey No.8, 3 and 16.

134. The Hissa Tippani Nakal, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses that originally Muniakkamma, Muddachari and Masti Thimmaiah were the joint kathedars of Survey No.9 and thereafter Survey No.9 was phodied on 19.06.1929 based on the occupation wherein the Western portion measuring 2 Acres 5 Guntas held by Muniakkamma was assigned Survey No.9/1 and the Middle portion measuring 5 Acres 15 Guntas held by Muddachari was assigned Survey No.9/2 and Eastern portion measuring 1 Acre 27 Guntas held by Masti Thimmaiah was assigned Survey No.9/3. The Hissa Tippni



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further discloses that the total extent of phut kharab located in Survey No.9 is 3 Guntas and is located in Survey No.9/1.

135. The Atlas, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the shape, bifurcation of Survey No.9, and discloses that Survey No.9/1 is bounded on the East by Survey No.9/2, on the West by Survey No.10/2 and 11/2, on North by Survey No.12 and South by Survey No.8.

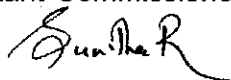
136. RR Pakka Book Extract, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses Muniakkamma as Hissedar of Survey No.9/1 measuring 2 Acres 5 Guntas (inclusive of 3 Guntas of kharab), Muddachari as Hissedar of Survey No.9/2 measuring 5 Acres 15 Guntas and Masti Thimmaiah as Hissedar of Survey No.9/3 measuring 1 Acre 27 Guntas.

137. The Akarband issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total extent of Survey No.9/1 as 2 Acres 5 Guntas, and the Actual Extent as 2 Acres 2 Guntas, there being Kharab of 3 Guntas.

138. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.9/1.

139. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirm that there are no acquisition proceedings in respect of Survey No.9/1 for any of its projects.

140. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms



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that there are no proceedings filed with regard to Survey No.9/1, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

141. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

142. The Search Report with regard to Survey No. 9/1 situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-

Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
9/1			1117/97-98	15.02.1957	24.04.1997	-			
9/1	2	2	22235/04-05	01.04.1991	31.03.2004	Sale Deed dated 24.11.2000	M.Shivarama Reddy and others	M.Rajendra Reddy	6937/00-01
9/1 & others	2	2	17587/06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
9/1	2	2	10252/07-08	01.01.2005	26.07.2007	Exchange Deed dated 29.03.2007	M.Rajendra Reddy	V.Mahesh	31263/06-07
9/1 & others	2	2	25285/09-10	27.07.2007	30.11.2009	-			
9/1 & others	2	2	3590/09-10	30.11.2009	23.02.2010	-			

*Sundar*

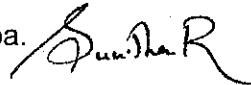
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143. The Search Report covering the period from 15.02.1957 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove.

**Re: Survey No.9/3, measuring 1 Acre 27 Guntas**

144. The agricultural land bearing Survey No.9/3, Ibblur Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring in all about 1 Acre 27 Guntas (hereinafter referred to as "SURVEY NO.9/3", for the sake of brevity and convenience), is originally belonged to Masti Thimmaiah, son of Marappa, he having acquired the same under a Deed of Sale dated 22.05.1928 (Document No.2865) from one Munichikkaiah, as gathered from the Record of Rights Register Extract furnished to us. We noticed that the father's name of Masti Thimmaiah is reflected as Muniyappa in the documents of Survey No.8/1. On enquiry we have been informed that Marappa is wrongly written, instead of Muniyappa. We have assumed that it would be a spelling error in view of the subsequent documents that have been executed and registered since 1950 onwards without any adverse claim. We have not been furnished with a copy of the said Sale Deed for the scrutiny and we have not insisted upon the production of the same on account of the antiquity of the sale transaction.

145. It is gathered from the recitals of the Sale Deed dated 25.10.1950 and the Sale Deed dated 03.12.1963, that the sons of Masti Thimmaiah i.e., Masti Venkataramanappa, Balappa, Munimarappa effected an oral Partition of the properties including Survey No.9/3 belonging to Masti Thimmaiah on 08.12.1947 and on such Partition (Jubane Parikath), of their properties including Survey No.9/3 and on such oral Partition, the land in Survey No.9/3 was allotted to the share of Venkataramanappa, Balappa and Munimarappa.



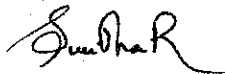


146. Balappa son of Masti Thimmaiah sold a portion of Survey No.9/3, measuring 1 Acre 3 Guntas in favour of Venkataramanappa son of Masti Thimmaiah under a Deed of Sale dated 25.10.1950. The said Venkataramanappa son of Masti Thimmaiah inturn sold a portion of Survey No.9/3 measuring 1 Acre 3 Guntas in favour of Chikkabbaiah son of Papaiah under a Deed of Sale dated 03.12.1963.

147. Chikka Abbaiah son of Papanna sold a portion of Survey No.9/3 measuring 1 Acre 3 Guntas and Survey No.8/1 to Narayanamma wife of Masti Venkataramanappa under a Deed of Sale dated 02.08.1968. The Katha with regard to portion of Survey No.9/3 measuring 1 Acre 3 Guntas and Survey No.8/1 measuring 1 Acre 2 Guntas stood transferred to the name of Narayanamma wife of Masti Venkataramanappa vide Mutation Register Extract bearing MR. No.4/1973-74.

148. It is gathered from the Mutation Register Extract bearing MR. No.6/1973-74 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore, that Masti Venkataramanappa made an application for the transfer of katha with regard to Survey No.9/3 measuring 24 Guntas and Survey No.8/1 measuring 1 Acre 20 Guntas on the death of his father Masti Thimmaiah and the katha has been transferred to the name of Masti Venkataramanappa with regard to Survey No.8/1 measuring 1 Acre 20 Guntas and Survey No.9/3 measuring 24 Guntas vide Mutation Register Extract bearing M.R. No.6/1973-74.

149. We gather from the Index of Lands and Record of Rights Register Extract issued by the Village Accountant, Agara Grama Panchayat, Begur Hobli, Bangalore South Taluk, that Narayanamma wife of Masti Venkataramanappa as the kathedar of Survey No.9/3 measuring 1 Acre 27 Guntas. It is further gathered from the Record of Rights Entry bearing No.121, issued by the Village Accountant, Agara Group Panchayat, Begur Hobli, Bangalore South Taluk, that on the death of Masti Venkataramanappa, by virtue of inheritance, katha with regard to Survey No.8/1 and 9/3 stood transferred to the name of his wife Narayanamma vide Inheritance Register



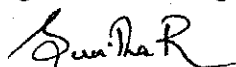
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Extract bearing IHR No.2/1981-82. We have not been furnished with a copy of the said IHC bearing No.2/1981-82 and on the requisition made for the production of the same, we have been furnished with an Endorsement bearing No.RKCR/2033/06-07 dated 05.10.2006 issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating that the copy of the said Inheritance Register Extract bearing No.2/1981-82 relating to Survey No.9/3 is not available in the records and hence cannot be issued.

150. Narayanamma wife of late Masti Venkataramanappa joined by her daughters Thimmakka, Kaveramma, Bhagyamma, Prabhavathi and Rathna wife of late Nagaraj (for self and representing her minor daughter Kavitha), sold Survey No.9/3 measuring 1 Acre 27 Guntas to V.Venkata Reddy son of late V.Chenga Reddy under a Deed of Sale dated 28.06.2000. The Katha with regard to 1 Acre 27 Guntas in Survey No.9/3, stood transferred to the name of V.Venkata Reddy as evident from the Mutation Register Extract bearing MR. No.10/2000-01 issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

151. We have not been furnished with a Family Tree of Masti Venkataramanappa or the Inheritance Register Extract bearing IHC No.2/1981-82 and in the absence of the Family Tree it is not possible for us to ascertain as to whether there are any other legal heirs. However, we have been informed that after the execution of the Sale Deed in favour of Masti Venkataramanappa there have been no claims raised or suits filed by anyone claiming any rights through Masti Venkataramanappa.

152. V.Venkata Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion 1 Acre 27 Guntas in Survey No.9/3 along with Survey No.8/2 from agricultural to non agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No. ALN/SR (S) 752/04-05 dated 18.03.2005, converted all that portion of Survey No.9/3, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring 1 Acre 10 Guntas

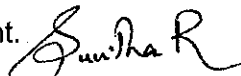


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from agricultural to non agricultural residential use and 17 Guntas from agricultural to non agricultural Public/Semi Public Purpose.

153. V.Venkata Reddy along with the owners of adjoining lands namely T.Vilas Reddy, V.Srilakshmi, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy and M.Rajendra Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s Dynasty Developers Private Limited, for the residential/commercial/mixed development of the residentially converted land being portion of Survey No. 9/3 measuring in all about 1 Acre 10 Guntas and the converted land being portion of Survey No. 9/3 measuring 17 Guntas which is converted to Public and Semi Public and which are together herein after referred to as " Survey No. 9/3", and other properties. By virtue of the said Joint Development Agreement. M/s. Dynasty Developers Private Limited, has become entitled to develop interalia, the Survey No. 9/3 and M/s. Dynasty Developers Private Limited would become entitled to hold the remaining 67% undivided share in the entire residential development and remaining 70% undivided share in the entire commercial development that will be put up in the Survey No. 9/3.

154. V.Venkata Reddy along with T.Vilas Reddy, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy M.Rajendra Reddy executed a Power of Attorney on 04.04.2005, in favour of M/s Dynasty Developers Private Limited., with regard to Survey No.9/3 measuring 1 Acre 27 Guntas, and also other properties, in terms of the Joint Development Agreement, whereby M/s. Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale etc., upto 67% of the constructed area with corresponding undivided share in land comprising in the residential development and upto 70% of the constructed area and corresponding undivided share in the land comprised in the commercial development.



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155. The lands which are Public/Semi Public if intended to develop, then necessary change of land use to be obtained.

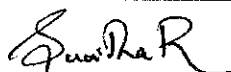
156. Pursuant to the execution of the Joint Development Agreement and the Power of Attorney in favour of M/s Dynasty Developers Private Limited, V. Venkata Reddy son of late V.Chenga Reddy gifted 1 Acre in Survey No.9/3 held by him to Mahesh Reddy son of V.Venkata Reddy under a Deed of Gift dated 20.06.2008 and V.Venkata Reddy son of late V.Chenga Reddy by another Deed of Gift dated 20.06.2008, gifted the remaining 27 Guntas in Survey No.9/3 to K.Madhavi daughter of V.Venkata Reddy.

157. We observe that the Joint Development Agreement and Power of Attorney in favour of M/s. Dynasty Developers Private Limited has been executed by Venkata Reddy and others. On account of the gifts made, Mahesh Reddy and Madhavi have executed a supplemental agreement confirming the Joint Development Agreement is binding on them and have given a fresh Power of Attorney with regard to Survey No. 9/3 in favour of M/s. Dynasty Developers Private Limited.

158. M/s Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Survey No. 9/3 along with other properties as evident from the tax paid receipts dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

159. The Record of Tenancy and Crops Extract/Pahani (RTC/Pahani) for the period set out below shows the total and actual extent of Survey No.9/3 as 1 Acre 27 Guntas. The Record of Tenancy and Crops Extract/Pahani discloses the owners and occupants as follows:-

Period	Actual A	Extent G	Owner	Occupant	Col 10
1969-70 to 1973-74	01	27	Venkataramanappa	Venkataramanappa	



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1974-75 to 1978-79	01	27	Venkataramanappa	Venkataramanappa	-
1979-80 to 1983-84	01	27	Narayanamma - 1 A 3 G Masti Venkataramanappa - 24 G	Venkataramanappa and Narayanamma	
1984-85 to 1988-89 1989-90 to 1993-94, 1994-95 to 1996-97,	01	27	Narayanamma	Narayanamma	
1997-98 to 2000-01, 2001-02 to 2010-11	01	27	V.Venkata Reddy	V.Venkata Reddy	M.R.10/00-01

160. The Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location and confirm the boundaries of Survey No.9 wherein Survey No.9 is bounded on the East by Survey No.12 and 16, on the West by Survey No.10 and 11, on the North by Survey No.12 and South by Survey No.8, 3 and 16.

161. The Hissa Tippani Nakal issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses that originally Muniakkamma, Muddirachari and Masthi Thimmaiah were the joint kathedars of Survey No.9 and thereafter Survey No.9 was phodded on 19.06.1929 based on the occupation. On such phoddi the Western portion measuring 2 Acres 5 Guntas held by Muniakkamma was assigned Survey No.9/1, the middle portion measuring 5 Acres 15 Guntas held by Muddachari was assigned Survey No.9/2 and the Eastern portion measuring 1 Acre 27 Guntas held by Masthi Thimmaiah was assigned Survey No.9/3. The Hissa Tippani further discloses that the total extent of phut kharab located in Survey No.9 is 3 Guntas and is located in Survey No.9/1.

*Suitha R*

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162. The Atlas, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the shape, bifurcation of Survey No.9, wherein Eastern portion was assigned Survey No.9/3 and that Survey No.9/3 is bounded on the East by Survey No.12 and 16, on the West by Survey No. 3 and Survey No.9/2, on North by Survey No.9/2 and Survey No.12 and on the South by Survey No.16 and Survey No.3.

163. RR Pakka Book Extract, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses Muniakkamma as Hissadar of Survey No.9/1 measuring 2 Acres 5 Guntas (inclusive of 3 Guntas of Kharab), Muddachari as Hissadar of Survey No.9/2 measuring 5 Acres 15 Guntas and Masthi Thimmaiah as Hissadar of Survey No.9/3 measuring 1 Acre 27 Guntas.

164. The Akarband, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total and actual extent of Survey No.9/3 as 1 Acre 27 Guntas there being no Kharab.

165. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.9/3.

166. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirms that there are no acquisition proceedings in respect of Survey No.9/3 for any of its projects.

167. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms



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that there are no proceedings filed with regard to Survey No.9/3, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

168. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

169. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

170. The Search Report with regard to Survey No. 9/3 situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, measuring 1 Acre 27 Guntas, issued by the concerned Sub-Registrar discloses as follows:-

Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
9/3	1	27	20298/99-00	01.07.1924	14.02.1957				
	1	25				Sale Deed dated 22.05.1928	Chikkanna	Thimmaiah	2865
		35				Sale Deed dated 25.10.1950	Balappa	Venkatarama nappa	4661
9/3	1	27	20721/99-00	15.02.1957	15.03.2000				
	1	03				Sale Deed dated 03.12.1963	Venkatarama nappa	Chikka Abbaiah	4266

*Sunitha R*

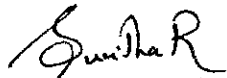
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Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
	1					Sale Deed dated 02.08.1968	Chikka Abbaiah	Narayanamma	2166
9/3	1	27	20428 /06-07	15.03.2000	31.03.2004	Sale Deed dated 28.06.2000	Narayanamma and others	Venkata Reddy	2526/00-01
9/3 & others	1	27	17587 /06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
9/3	1	27	1727 /06-07	01.04.2006	05.09.2006	-	-	-	-
9/3	1	27	10246 /07-08	01.09.2006	26.07.2007	-	-	-	-
9/3 & others	1	27	25285 /09-10	27.07.2007	30.11.2009	a) Gift Deed dated 20.06.2008 b) Gift Deed dated 20.06.2008	V.Venkata Reddy V.Venkata Reddy	Mahesh Reddy M.Madhavi	1552/2008-09 1554/2008-09
9/3 & others	1	27	3590/09-10	30.11.2009	23.02.2010	Nil			

171. The Search Report covering the period from 01.07.1924 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove.

**Re: Survey No.10/2, measuring 32 Guntas**

172. The agricultural land bearing Survey No.10, Ibblur Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring in all about 09 Acres 01 Guntas (hereinafter referred to as "SURVEY NO.10", for the sake of brevity and convenience), originally belonged to Muniyappa alias Mooga Reddy son of Rama



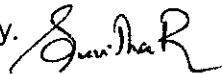
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Reddy as evident from the Index of Lands, issued by Village Accountant, Group Panchayat, Bangalore South Taluk.

173. We gather from the Record of Rights Register Extract, issued by the Village Accountant, Group Panchayat, Bangalore South Taluk, that Survey No.10 was in possession of M.Rama Reddy son of Muniyappa alias Mooga Reddy and on the death of the said M.Rama Reddy on 29.05.1964, A.R.Mooga Reddy son of late M.Rama Reddy was registered as Kathedar of Survey No.10 vide Inheritance Register Extract bearing IHR. No.3/1964-65. We had sought for a copy of the said IHR No.3/1964-65, to which, we have been furnished with a copy of an Endorsement bearing No.RKCR/2033/06-07 dated 05.10.2006 issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating that the copy of the said Inheritance Register Extract bearing No.3/1964-65 relating to Survey No.10 is not available in the records and hence cannot be issued. As we have been furnished with family Tree of M. Rama Reddy, which discloses the details of legal heirs of M.R. Reddy and keeping in mind the antiquity of the document sought, the production of the same is not insisted upon.

174. It is gathered from the Certified copy of the Notification issued by the Under Secretary, to the Government, bearing No.3194 – P.P. 90-27-60 dated 06.02.1931 under Section 6 of the Land Acquisition Regulation No.VII of 1894, Published in the Official Gazette on 12.01.1931, that a portion of Survey No.10, measuring about 8 Acres 9 Guntas out of 9 Acres 1 Gunta along with other lands was notified for acquisition for the purpose of shifting Rifle Range from Hebbal to Ibblur. This is corroborated with the RTC/Pahni from the period 1979-80 till date, which discloses that 8 Acres 9 Guntas in Survey No. 10 was acquired and that the remaining extent of 32 Guntas continued to be in possession, occupation and ownership of A.R.Mooga Reddy and which is now presently in the ownership of V.Venkata Reddy.



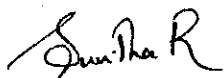
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175. The Family Tree issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, of M.Rama Reddy is also known as M.Ramaiah Reddy, discloses as follows:-

- (d) M.Rama Reddy was married to Muniyamma and both are no more.
- (e) M.Rama Reddy and Muniyamma have a son, A.R.Mooga Reddy and a daughter Pilla Guramma.
- (f) A.R.Mooga Reddy is married to Vijayamma and they have six children namely, M.Rama Devi, M.Padmavathi, M.Uma, M.Usha, M.Shivarama Reddy and M.Raghavendra Reddy.

176. We have been informed that there has been a partition between legal heirs of M.Rama Reddy i.e., Muniyamma (his wife), A.R.Mooga Reddy (son) and Pilla Guramma (daughter), whereby these three legal heirs partitioned amongst themselves the family properties including the Said Property. This is further evident from the Order passed by the Land Tribunal, Bangalore South Taluk, in Case No.LRF.66(27),113/76-77 based on the declarations made by A.R.Mooga Reddy, Pilla Guramma and Muniyamma, wherein they have declared their respective separate shares and that the extent measuring 32 Guntas in Survey No.10 fell to the share of A.R.Mooga Reddy and further held that neither of them were holding excess vacant land and accordingly A.R.Mooga Reddy came to be the owner of the 32 Guntas of Survey No. 10 after the partition. We requisitioned for the copy of the Partition Deeds and the same are not available with the owners in view of the fact that the same are very old transactions. We have considered that the order passed and the contents thereof are based on the fact that there were declarations made by all the three of them with regard to their oral partition.

177. It is gathered from the Death Certificate dated 15.07.1997 issued by the Sub-Registrar, Births and Deaths, Bangalore, that A.R.Mooga Reddy died on 08.07.1997.



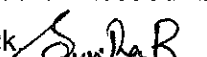
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178. The Inheritance Register Extract bearing No.IHC 1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk, discloses that on the death of A.R.Mooga Reddy, the katha with regard to Survey No.10, measuring 32 Guntas along with other lands stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy both are sons of late A.R.Mooga Reddy with the consent of their mother given by Vijayamma wife of late A.R.Mooga Reddy and the katha with regard to Survey No.10, measuring 32 Guntas stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy.

179. Vijayamma, M.Rama Devi and M.Padmavathi wife and daughters of late A.R.Mooga Reddy executed a Power of Attorney dated 16.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him interalia, sell and dispose off, Survey No.10 .

180. M.Usha, daughter of late A.R.Mooga Reddy also executed a Power of Attorney dated 24.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him interalia sell and dispose off Survey No.10.

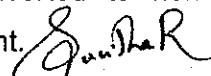
181. M.Uma, daughter of late A.R.Mooga Reddy also executed a Power of Attorney dated 25.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him interalia sell and dispose off, Survey No.10.

182. Vijayamma, Rama Devi, Padmavathi, Uma and Usha, all represented by their Attorney Holder, M.Shivarama Reddy, Raghavendra Reddy and M. Shivarama Reddy, sold Survey No.10 measuring 32 Guntas to V.Venkata Reddy son of late V.Chenga Reddy under a Deed of Sale dated 20.10.2000. The katha with regard to 32 Guntas in Survey No.10, stood transferred to the name of V.Venkata Reddy vide Mutation Register Extract bearing MR. No.13/2000-01 issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk 

183. V.Venkata Reddy along with the owners of adjoining lands namely V.Srilakshmi, V.Mamatha, Vishnupriya Reddy and V.Muni Reddy, M.Rajendra Reddy and T.Vilas Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s Dynasty Developers Private Limited, for the residential/commercial development of Survey No.10/2 measuring 32 Guntas along with other properties and by virtue of the said Joint Development Agreement, M/s. Dynasty Developers Private Limited, became entitled to develop and hold 67% undivided share in the entire residential development and 70% undivided share in the entire commercial development.

184. V.Mamatha, Vishnupriya Reddy and V.Muni Reddy along with V.Venkata Reddy, M.Rajendra Reddy and T.Vilas Reddy executed a Power of Attorney on 04.04.2005, in favour of M/s Dynasty Developers Private Limited., with regard to Survey No.10/2 measuring 32 Guntas, and also other properties, in terms of the Joint Development Agreement, whereby M/s. Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale, upto 67% of the constructed area and corresponding undivided share in the residential development and upto 70% of the constructed area and corresponding undivided share in the commercial development.

185. V.Venkata Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion 23.07 Guntas (out of 32 Guntas) in Survey No.10/2, from agricultural to non agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No.ALN: (Da. Be).S.R:169/2007-08 dated 23.11.2009, converted all that agricultural land being Portion of Survey No.10, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring 23.07 Guntas from agricultural to non agricultural residential use. We observe that the remaining extent of 8.08 Guntas in Survey No.10/2 is not converted and the same is required to be also converted to non-agricultural residential use to enable the same to be fit for development.



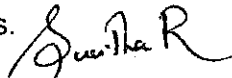
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186. M/s Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to Survey No. 10/2 along with other properties as evident from the tax paid challans dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

187. We had requisitioned the RTC from 1969-70 to date, but we have been furnished RTC for the period of 1974-75 to 2010-11. As regards the RTC for 1969 to 1973 an Endorsement bearing No. RK. CR. 2033/06-07, dated 03.10.2006, issued by the Tahsildar, Bangalore South Taluk, Bangalore has been furnished which discloses that RTC/Pahani for the period 1969 to 1973 is not available. The Record of Tenancy and Crops Extract/Pahani discloses the owners and occupants as follows:-

Period	Actual A	Extent G	Owner	Occupant	Col 10	Col 11
1974-75 to 1978-79	09	01	A.R.Mooga Reddy	A.R.Mooga Reddy	—	—
1979-80 to 1993-94	09	01	A.R.Mooga Reddy	A.R.Mooga Reddy	Vide inheritance	8 Acres 9 Guntas has been acquired for Rifle Range
11994-95 to 1996-97, 1997-98 to 1999-00	09	01	Shivaram Reddy and Raghavendra Reddy, both sons of A.R.Mooga Reddy	A.R.Mooga Reddy	Ancestral vide IHC 1/1997-98	8 Acres 9 Guntas has been acquired for Rifle Range
2000-01 to 2010-11	09	01	Venkata Reddy – 8 Acres 9 Guntas  Venkat Reddy – 23.07 Guntas – converted	Venkaata Reddy  Venkata Reddy	M.R.13/00-01  M.R.2/2010-11	8 Acres 9 Guntas has been acquired for Rifle Range

188. The RTC for the periods of 1969 to 1974 are reviewed to ascertain for the name of the owner and or the occupants / tenants and to ensure the names of the owner/s or the name of the occupant/tenant. The Endorsement issued under Section 48A of the Karnataka Land Reforms Act 1961, confirms that there are no tenancy claims.



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189. It is clear from the RTC/Pahni that the phodi of Survey No.10 to Survey No.10/1 and 10/2 is not carried out in the RTC/Pahni as the RTC/Pahni for the year 2010-11 still discloses the Survey No.10 and the total extent as 9 Acres 1 Gunta. It is advisable to get the phodi recorded in the RTC/Pahni disclosing Survey No.10/2 and the extent as 32 Guntas.

190. The Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location and confirm the boundaries of Survey No.10 wherein Survey No.10 is bounded on the East by Survey No.9, on the West by Survey No. 65 and 71, on the North by Survey No.11 and South by Survey No.71, 72 and 7.

191. The Hissa Tippani Nakal, issued by the Tahsildar, Hoskote Taluk, discloses that the total extent of Survey No.10 as 3 Hectares 65 Ares approximately measuring 9 Acres 1 Gunta and it is further discloses that there is no kharab located in Survey No.10. V.Venkata Reddy son of Chenga Reddy is disclosed as Hissedar of Survey No.10/2.

192. The Atlas, issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the shape, bifurcation of Survey No.10, wherein Eastern portion was assigned Survey No.10/2 and Survey No.10/2 is bounded on the East by Survey No.9, on the West by Survey No.10/1, on the North by Survey No.11 and South by Survey No.7.

193. RR Pakka Book Extract, issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses V.Venkata Reddy son of Chenga Reddy as Hissedar of Survey No.10/2 measuring 32 Ares equivalent to 32 Guntas.



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194. The Akarband issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total and actual extent of Survey No.10/2 as 32 Ares equivalent to 32 Guntas there being no kharab.

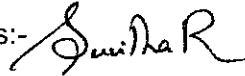
195. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.10/2.

196. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirms that there are no acquisition proceedings in respect of Survey No.10/2 for any of its projects.

197. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirming that there are no proceedings filed with regard to Survey No.10/2, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

198. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

199. The Search Report with regard to Survey No.10 and Survey No. 10/2 situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-



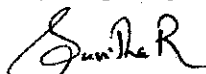
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Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
10			1118/97-98	15.02.1957	24.04.1997	-			
10		32	12585/99-00	24.04.1997	18.11.1999	-			
10		32	20438/06-07	18.11.1999	31.01.2002	Sale Deed dated 21.11.2000	Shivaram Reddy and others	V.Venkata Reddy	6939/00-01
10/2		32	20437/06-07	01.02.2002	31.03.2004	-			
10/2 & others		32	17587/06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
10/2		32	1727/06-07	01.04.2006	30.08.2006	-			
10/2		32	10248/07-08	01.08.2006	26.07.2007	-			
10/2		32	8048/08-09	01.04.2007	23.06.2008	-			
10/2 & others		32	25285/09-10	27.07.2007	30.11.2009	-			
10/2 & others		32	3590/09-10	30.11.2009	23.02.2010	Nil			

200. The Search Report covering the period from 15.02.1957 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove.

**Re: Survey No.11/2, measuring 1 Acre 33 Guntas**

201. The agricultural land bearing Survey No.11, Ibblur Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring in all about 06 Acres 33 Guntas (hereinafter referred to as "SURVEY NO.11", for the sake of brevity and convenience), originally belonged to M. Muniyappa alias Mooga Reddy son of Rama



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Reddy, he having acquired the same under a Deed of Sale dated 08.04.1926 from Rama Reddy son of Balappa and his family members.

202. We gather from the Index of Lands and the Record of Rights Register Extract, which is furnished to us, issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, that A.R.Mooga Reddy son of Rama Reddy (son of Muniyappa alias Mooga Reddy), was registered as kathedar of lands bearing Survey No.11 on the death of his father M. Rama Reddy by virtue of Inheritance Register Extract bearing IHR. No.3/1964-65. We have not been furnished with a copy of the said IHR bearing No.3/1964-65 for the scrutiny and on the requisition made for the production of the same, we have been furnished with a copy of an Endorsement bearing No.RKCR/2033/06-07 dated 05.10.2006 issued by the Tahsildar, Bangalore South Taluk, Bangalore, stating that the copy of the said Inheritance Register Extract bearing IHR No.3/1964-65 relating to Survey No.11 are not available in the records and hence cannot be furnished.

203. It is gathered from the Certified copy of the Notification issued by the under Secretary, to the Government, bearing No.3194 – P.P.90-27-60 dated 06.02.1931, under Section 6 of the Land Acquisition Regulation No. VII of 1894, published in the Official Gazette on 12.02.1931, that a portion of Survey No.11, measuring about 5 Acres 3 Guntas out of 6 Acres 36 Guntas, along with other lands were notified for acquisition for the purpose of shifting Rifle Range from Hebbal to Ibblur. This is corroborated with the RTC/Pahani from the period 1979-80 till date, wherein Column 10 discloses about the acquisition of 5 Acres 3 Guntas and the remaining extent of 1 Acre 33 Guntas has been in possession, occupation and ownership of A.R.Mooga Reddy and his family members.

204. The Family Tree issued by the Village Accountant, Agara Village, Begur Hobli, Bangalore South Taluk, of M.Rama Reddy is also known as M.Ramaiah Reddy, discloses as follows:-

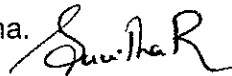


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- a) M.Rama Reddy was married to Muniyamma and both are no more.
- b) M.Rama Reddy and Muniyamma have a son, A.R.Mooga Reddy and a daughter Pilla Guramma.
- c) A.R.Mooga Reddy is married to Vijayamma and they have six children namely, M.Rama Devi, M.Padmavathi, M.Uma, M.Usha, M.Shivarama Reddy and M.Raghavendra Reddy.

205. We are informed that on the demise of Mooga Reddy alias Muniyappa, the lands in Survey No.11 constituted the HUF Property of his sons Lachmaiah Reddy and Rama Reddy. Lachmaiah Reddy having died issueless and consequent to the demise of M.Rama Reddy, A.R.Mooga Reddy as the karta of the HUF, was registered as the katheddar of lands in Survey No.11.

206. We are informed that an oral partition was effected between A.R.Mooga Reddy, his sister R.Pillaguramma and mother Muniyamma of their family properties and on such partition the lands in Survey No.11/2 was allotted to A.R.Mooga Reddy with other lands. Though we have not been furnished any Memo recollecting the oral Partition, reliance is being placed on the order of the Land Tribunal based on the declaration of A.R.Mooga Reddy and Pillaguramma, which was filed in such proceedings before the Land Tribunal which confirms the oral partition effected between A.R.Mooga Reddy and Pillaguramma, We however notice that though Survey No.11/2 is not reflected in the order passed in such proceedings by the Land Tribunal, in view of the fact that the same records the oral partition and keeping in mind the fact that Pillaguramma has not challenged the transfer of katha in the revenue records, wherein A.R.Mooga Reddy has been registered as katheddar of Survey No.11/2 for so many years, we have presumed that she did not have rights after the oral partition. If it is possible, a confirmation of the oral partition may be obtained from Pillaguramma.



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207. It is gathered from the Death Certificate dated 15.07.2007 issued by the Sub-Registrar, Births and Deaths, Bangalore, that A.R.Mooga Reddy died on 08.07.1997.

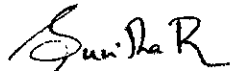
208. The Inheritance Register Extract bearing IHC No.1/1997-98 issued by the Village Accountant, Agara Village Panchayat, Begur Hobli, Bangalore South Taluk, discloses that on the death of A.R.Mooga Reddy, the katha with regard to Survey No.11, measuring 1 Acre 33 Guntas along with other lands stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy both sons of late A.R.Mooga Reddy with the consent of their mother Vijayamma and the katha with regard to Survey No.11, measuring 1 Acre 33 Guntas stood transferred to the joint names of Shivarama Reddy and Raghavendra Reddy.

209. Vijayamma, M.Rama Devi, M.Padmavathi, wife and daughters of late A.R.Mooga Reddy executed a Power of Attorney dated 16.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him inter alia sell and dispose off, Survey No.11 measuring 1 Acre 33 Guntas.

210. M.Usha, daughter of late A.R.Mooga Reddy also executed a Power of Attorney dated 24.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him inter alia, sell and dispose off Survey No.11 measuring 1 Acre 33 Guntas.

211. M.Uma, daughter of late A.R.Mooga Reddy also executed a Power of Attorney dated 25.02.2000 in favour of Shivarama Reddy son of late A.R.Mooga Reddy authorising him inter alia, sell and dispose off Survey No.11 measuring 1 Acre 33 Guntas.

212. Vijayamma, Rama Devi, Padmavathi, Uma and Usha, all represented by their Attorney Holder, M.Shivarama Reddy, Raghavendra Reddy and M.Shivarama Reddy



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sold Survey No.11, measuring 1 Acre 33 Guntas to V.Venkata Reddy son of late V.Chenga Reddy under a Deed of Sale dated 20.10.2000.

213. The katha with regard to 1 Acre 33 Guntas in Survey No.11, stood transferred to the name of V.Venkata Reddy vide Mutation Register Extract bearing MR. No.13/2000-01 issued by the Revenue Inspector, Agara, Begur Hobli, Bangalore South Taluk.

214. V.Venkata Reddy made an application to the Special Deputy Commissioner, Bangalore District, Bangalore, for the conversion 1 Acre 33 Guntas in Survey No.11, from agricultural to non agricultural purpose and the Special Deputy Commissioner, Bangalore District, Bangalore, on the receipt of the requisite conversion charges, vide his Official Memorandum bearing No. A.L.N: (Da Be) S.R.169/07-08 dated 23.11.2009, converted all that agricultural land bearing Survey No.11, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, measuring about 1 Acre 33 Guntas from agricultural to non agricultural residential use,

215. V. Venkata Reddy along with the owners of adjoining lands namely V.Srilakshmi, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy, M.Rajendra Reddy and T.Vilas Reddy entered in to a Joint Development Agreement on 04.04.2005, with M/s Dynasty Developers Private Limited, for the residential/commercial/mixed development of Survey No.11/2 measuring 1 Acre 33 Guntas along with other properties. By virtue of the said Joint Development Agreement, M/s. Dynasty Developers Private Limited has become entitled to develop the said Survey No. 11/2 and M/s.Dynasty Developers Private Limited becomes entitled to and hold 67% undivided share in the entire residential development and 70% undivided share in the entire commercial development that will be put up in the said Survey No.11/2.

216. V.Venkata Reddy along with T.Vilas Reddy, V.Mamatha, Vishnupriya Reddy, V.Muni Reddy and M.Rajendra Reddy executed a Power of Attorney on 04.04.2005,



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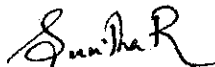
in favour of M/s Dynasty Developers Private Limited., with regard to Survey No.11/2 measuring 1 Acre 33 Guntas, and also other properties, in terms of the Joint Development Agreement, whereby M/s.Dynasty Developers Private Limited, have been interalia authorised to enter in to agreements for sale, lease and to convey by way of sale etc., upto 67% of the constructed area and corresponding undivided share in the residential development and upto 70% of the constructed area and corresponding undivided share in the commercial development.

217. Pursuant to the execution of the Joint Development Agreement and the Power of Attorney in favour of M/s Dynasty Developers Private Limited, V.Venkata Reddy son of late V.Chenga Reddy gifted the Survey No. 11/2 held by him to his daughter K.Madhavi under a Deed of Gift dated 20.06.2008.

218. We observe that the Joint Development Agreement and Power of Attorney in favour of M/s. Dynasty Developers Private Limited has executed by V. Venkata Reddy and others. On account of Gift made, we recommend the present owner M. Madhavi will require to confirm and affirm that the Joint Development Agreement is binding on him and give a fresh Power of Attorney with regard to said Survey No. 11/2 in favour of M/s. Dynasty Developers Private Limited.

219. We observe that the internal boundaries of Survey No.8/1, Survey No.8/2, Survey No.8/3, Survey No.9/3, Survey No.10/2 and Survey No.11/2 of the Joint Development Agreement dated 04.04.2005 and Power of Attorney dated 04.04.2005 are wrongly recorded by oversight. As all the lands are are conjoint and are being developed as a single property, the boundaries of the entire single property being correct, the rectification of the internal boundaries of the various survey Nos in the Joint Development Agreement or the Power of Attorney has not been insisted upon.

220. M/s.Dynasty Developers Private Limited, has paid the property tax from the period 2006-07 to 2009-10 with regard to said Survey No. 11/2 along with other



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properties as evident from the tax paid challans dated 15.07.2006 and the tax paid receipt dated 13.11.2009.

221. We had requisitioned the RTC from 1969-70 to date, but we have been furnished RTC for the period of 1974-75 to 2010-11. As regards the RTC for 1969 to 1973 an Endorsement bearing No. RK. CR. 2033/06-07, dated 03.10.2006, issued by the Tahsildar, Bangalore South Taluk, Bangalore has been furnished which discloses that RTC/Pahani for the period 1969 to 1973 is not available. The Record of Tenancy and Crops Extract/Pahani discloses the owners and occupants as follows:-

Period	Actual Extent		Owner	Occupant	Col 10	Col 11
	A	G				
1974-75 to 1978-79	06	36	A.R.Mooga Reddy	A.R.Mooga Reddy	-	-
1979-80 to 1996-97	06	36	A.R.Mooga Reddy	A.R.Mooga Reddy	Vide inheritance	5 Acres 3 Guntas has been acquired for Riffle Range
1997-98 to 1999-00 1997-98 to 1999-00	06	36	Shivarama Reddy and Raghavendra Reddy both sons of A.R.Mooga Reddy	Shivarama Reddy and Raghavendra Reddy	Ancestral vide IHC 1/1997-98	5 Acres 3 Guntas has been acquired for Riffle Range
2000-01 to 2009-10	06	36	Venkata Reddy with regard to 1 Acre 33 Guntas	Venkata Reddy	M.R.13/00-01	5 Acres 3 Guntas has been acquired for Riffle Range
2010-11	06	36	Venkata Reddy - 1 Acre 33 Guntas - converted	Venkata Reddy	M.R.2/2010-11	5 Acres 3 Guntas has been acquired for Riffle Range

222. The RTC for the periods of 1969 to 1974 are reviewed to ascertain for the name of the owner and or the occupants / tenants and to ensure the names of the owner/s or the name of the occupant/tenant. The Endorsement issued under Section 48A of the Karnataka Land Reforms Act 1961, confirms that there are no tenancy claims.

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223. It is gathered from the RTC/Pahni furnished to us that the phodi is not carried out in the RTC/Pahni as the RTC/Pahni till the year 2010-11, still discloses Survey No.11 and the total extent as 6 Acres 36 Guntas. It is advisable to get the phodi recorded in the RTC/Pahni disclosing Survey No.11/2 and the extent as 1 Acre 33 Guntas.


224. The Village Map of Ibblur Village issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses the location and confirm the boundaries of Survey No.11 wherein Survey No.11 is bounded on the East by Survey No.9, on the West by Agara Village Boundary, on the North by Survey No.12, and on the South by Survey No.10.

225. The Hissa Tippani Nakal issued by the Tahsildar, Hoskote Taluk, discloses that the total extent of Survey No.11 is 2 Hectares 79 Ares approximately measuring 6 Acres 36 Guntas and V.Venkata Reddy son of Chenga Reddy is disclosed as Hissedar of Survey No.11/2.

226. The Atlas issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the shape, bifurcation of Survey No.11, wherein Eastern portion was assigned Survey No.11/2 and Survey No.11/2 is bounded on the East by Survey No.9, on the West by Survey No.11/1, on North by Survey No.12 and on the South by Survey No.10.

227. RR Pakka Book Extract issued by the Assistant Director, Land Records, Bangalore Sub-Division, Bangalore, discloses V.Venkata Reddy son of Chenga Reddy as Hissedar of Survey No.11/2 measuring 74 Ares equivalent to 1 Acre 33 Guntas.

228. The Akarband issued by the Assistant Director, Land Records, Bangalore Sub Division, Bangalore, discloses the total and actual extent of Survey No.11/2 as 74 Ares equivalent to 1 Acre 33 Guntas there being no kharab.



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229. The Endorsement bearing No.L.R.F/N.T.C/CR, dated 08.08.2007, issued by Tahsildar, Bangalore South Taluk, Bangalore, confirms that there are no tenancy claims filed either in Form-7 or 7A of Karnataka Land Reforms Act, 1961 with regard to Survey No.11/2.

230. The Endorsement bearing No.Ban.Aa.Pra/Bhu.Swa.Aa/349/08-09, dated 24.10.2008, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore, confirms that there are no acquisition proceedings in respect of Survey No.11/2 for any of its projects.

231. The Endorsement bearing No.LRF/CR/196/2008-09 dated 11.03.2009, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms that there are no proceedings filed with regard to Survey No.11/2, under Section 79A and 79B of the Karnataka Land Reforms Act 1961.

232. The Endorsement bearing No.Vi.Bhu.Swa.Aa/1702/2009-10, dated 21.10.2009 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore, confirms that there are no acquisition proceedings done with regard to Survey No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10 and 11 by the Karnataka Industrial Area Development Board for any of its Projects.

233. The Search Report with regard to Survey No.11/2, situated at Ibblur Village, Begur Hobli, and Bangalore South Taluk, issued by the concerned Sub-Registrar discloses as follows:-

Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
11	6	36	20299/99-00	01.07.1924	14.02.1957	Sale Deed dated 08.04.1926	Rama Reddy and others	Muniyappa	2466/26-27



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Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
11			1119 /97-98	15.02.1957	24.04.1997	-	-	-	-
11	01	33	12584 /99-00	24.04.1997	18.11.1999	-			
11	06	36	20436 /06-07	18.11.1999	31.01.2002	Sale Deed dated 21.10.2000 with regard to 1 A 33 G	Shivaram Reddy and others	V.Venkata Reddy	6939/00-01
11/2	01	33	20437 /06-07	01.02.2002	31.03.2004	-			
11/2 & others	01	33	17587 /06-07	01.04.2004	31.03.2006	Joint Development Agreement dated 08.04.2005	V.Venkata Reddy & others	M/s Dynasty Developers Private Limited	303/05-06
11/2	1	33	1727 /06-07	01.04.2006	30.08.2006	-			
11/2	01	33	10249 /07-08	01.08.2006	26.07.2007	-			
11/2	01	33	8047 /08-09	01.04.2007	23.06.2008	Gift Deed dated 20.06.2008	V.Venkata Reddy	M.Madhavi	1554/2008-09
11/2 & others	01	33	25285 /09-10	27.07.2007	30.11.2009	Gift Deed dated 20.06.2008	V.Venkata Reddy	M.Madhavi	1554/2008-09
11/2 & others	01	33	3590/09-10	30.11.2009	23.02.2010	-			

234. The Search Report covering the period from 01.07.1924 to 23.02.2010, made available to us does not disclose any transactions other than those discussed hereinabove.

*Sunitha R*

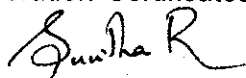
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**Re: Survey No. 6/1, 8/1, 8/2 8/3, 9/1, 9/3, 10/2 and 11/2 and right of M/s.Embassy Property Developments Limited (earlier M/s.Dynasty Developers Private Limited)**

235. M/s.Dynasty Developers Private Limited have entered into a Joint Development Agreement dated 04.04.2005 with M.Venkata Reddy and others the owners of the lands in survey Nos. 6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10/2 and 11/2 and they have also executed a Power of Attorney in favour of M/s.Dynasty Developers Private Limited and by virtue of the said Joint Development and the Power of Attorney the Dynasty Developers Private Limited are entitled to super built up areas along with corresponding undivided share upto 67% in the residential development and upto 70% in the commercial development in Survey No.11/2, measuring 1 Acre 33 Guntas. The said Joint Development, pursuant to the gifts and the exchange deed as discussed above have been confirmed and accepted by V Mahesh son of Venkat Reddy, Malini Mitti Reddy wife of Shashidar and K Madhavi wife of Anil by executing a Supplemental Agreement dated 02.06.2010 confirming the development of the Schedule Property and also executed a Power of Attorney in favour of Embassy Property Development Limited, inter alia, to deal with the Developer's share of the Schedule Property that belonged to them which they acquired post the execution of the said Joint Development Agreement.

236. Venkata Reddy and others, represented by M/s.Dynasty Developers Private Limited have relinquished their rights over an extent of 5867.942 square metres in Survey No.6/1p, Survey No.8/1, Survey No.8/2, Survey No.8/3, Survey No.9/1, Survey No.9/3, Survey No.10/2 and Survey No.11/2, in favour of Bangalore Development Authority under a Deed of Relinquishment dated 11.11.2010.

237. We have also noticed that the name of M/s.Dynasty Developers Private Limited changed its name and later its constitution which is recored in the subsequent certificates issued by the Registrar of Companies being a Fresh Incorporation Certificates recording Dynasty Developers Private Limited changed its



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name to Embassy Property Development Private Limited and thereafter Embassy Property Development Private Limited became a Public Limited Company and is now known as Embassy Property Developers Limited.

238. The residentially converted lands bearing Survey Nos.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10/2 (portion) and 11/2, Ibbur Village measuring in all about 14 Acres 20 Guntas, which is hereinafter referred to as **Said Property**, having come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same have been assessed to tax and have been assigned separate Katha Numbers as set out herein below-

Survey Number	Special Notice	Katha Number	Extent		Area in Square Feet
			Acres	Guntas	
6/1	No.Vale/PR/KTR/6 67/09-10	No.32/6/1	1	08	52272
8/1	No.Vale/PR/KTR/6 69/09-10	No.33/8/1/8/3	2	22	168795
8/3			1	13	
8/2	No.Vale/PR/KTR/6 70/09-10	No.31/8/2	3	12	143748
9/1	No.Vale/PR/KTR/6 68/09-10	No.34/9/1	2	02	89298
9/3	No.Vale/PR/KTR/6 66/09-10	No.30/9/3	1	27	72963
10	No.Vale/PR/KTR/6 65/09-10	No.29/10/11	0	23.07	104620
11			1	33	

239. On an application made by Venkata Reddy, Rajendra Reddy M, T.Vilas Reddy, V.Mamatha, V.Vishnu, V.Srilakshmi and V.Munireddy for clubbing of khata numbers of the Said Property, the Bruhat Bangalore Mahanagara Palike, vide its Special Notice dated 29.10.2010, bearing No.ARO(HSR):KTR:847/2010-11 and M.R.225/2010-11, clubbed all the khatas of the Said Property and been assigned a single BBMP Khata No. 32/6/1, 33/8/1, 33/8/3, 31/8/2, 34/9/1, 30/9/3 and 29/10/11 , Ibbur Village, Ward No.174, Bangalore to the Said Property as may be gathered



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from the BBMP Khata Assessment Extract for the period 2010-11. The tax has been paid for the year 2011-12 with regard to the land bearing No.6/1, 8/1, 8/2, 8/3, 9/1, 9/3, 10/2 and 11/2 and Bruhat Bangalore Mahanagara Palike has also issued a Katha Certificate disclosing that the katha with regard to the Said Property has been recorded in the joint names of Venkata Reddy, Rajendra Reddy M, T.Vilas Reddy, V.Mamatha, V.Vishnu, V.Srilakshmi and V.Munireddy in the records of the Bruhat Bangalore Mahanagara Palike.

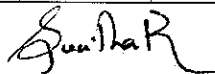
240. We have been furnished with a copy of the Licence granting approval for the construction on the lands bearing BBMP Khata Nos.31/8/2, 32/6/1, 33/8/1, 33/8/3, 34/9/1, 30/9/3 and 29/10/11 by the Bangalore Mahanagara Palike.

241. We have also been given copy of the Development Plan which is an approval by the Bangalore Development Authority vide its approval No. RES No: 148/09-10 dated 21.09.2010. Work Order issued vide No: BDA/TPN/GH/47/09-10/ 3620/2010-11 dated 13.12.2010.

242. The Commissioner of Bruhat Bangalore Mahanagara Palike have passed an Order on 01.03.2004 based on which the plan was approved and sanctioned on 23.05.2011 vide No.JDTP (S) LP/31/10-11.

243. The Search Report with regard to Survey No.6/1, Survey No.8/1, Survey No.8/2, Survey No.8/3, Survey No.9/1, Survey No.9/3, Survey No.10/2 and Survey No.11/2, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District discloses as follows:-

Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
6/1p, 8/1, 8/2, 8/3, 9/1,	14	29	19684/11-12	15.02.2010	31.03.2010	Nil	Nil	Nil	Nil



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Sy. No.	Extent		SA No.	Period		Transaction	From	To	Doc. No.
	A	G		From	To				
9/3, 10/2, 11/2									
8/2	3		12	10635/11-12	01.04.2010	26.06.2011	Supplemental Agreement dated 02.06.2010	Mahesh Reddy and others	M/s.Embassy Property Developments Limited
9/3	1		27						
11/2	1		33						
9/1	2		02						
6/1	0		18						
6/1	0		10						
6/1p, 8/1, 8/2, 8/3, 9/1, 9/3, 10/2, 11/2		5867.942 sq mts.				Relinquishment Deed dated 20.11.2010	Venkata Reddy and others	BDA	1864/10-11 and 114/10-11

244. The Search Report covering the period from 01.04.2010 to 26.06.2011, made available to us does not disclose any transactions other than those discussed hereinabove.

**VII. OBSERVATIONS AND SUGGESTIONS:**

Taking into consideration the documents and information furnished and subject to the observation made hereinabove, we are of the view that:

**(A) Survey No. 6/1:**

The residentially converted land in Survey No.6/1, Guntas, situated at Ibbalur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing

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BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with V.Mamatha, V.Srilakshmi and V.Mahesh, with V.Mamatha holding 10 Guntas, V.Srilakshmi holding 10 guntas and V.Mahesh holding 28 Guntas in the same.

**(B) Survey No. 8/1:**

The residentially converted land in Survey No.8/1, measuring about 2 Acres 22 Guntas (exclusive of 3 Guntas of Kharab), situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with T. Vilas Reddy. .

**(C) Survey No. 8/2:**

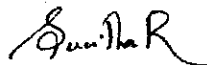
The residentially converted lands in Survey No.8/2 measuring about 3 Acres 12 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with Malini Mitta Reddy and Madhavi .

**(D) Survey No. 8/3:**

The residentially converted land in Survey No.8/3 measuring about 1 Acre 13 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with T.Vilas Reddy.

**(E) Survey No: 9/1:**

The land in Survey No.9/1, measuring 2 Acres 02 Guntas exclusive of 3 Guntas of kharab (comprising of residentially converted land measuring 27 Guntas



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and 1 Acre 15 Guntas of Public and Semi-Public land), situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with V.Mahesh.

**(F) Survey No.9/3:**

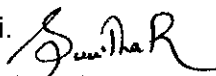
The land in Survey No.9/3, measuring in all about 1 Acre 27 Guntas (comprising of 1 Acre 10 Guntas of residentially converted land and 17 Guntas of Public/Semi-Public), situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with Mahesh Reddy and Madhavi.

**(G) Survey No.10/2:**

The land in Survey No. 10/2 measuring about 32 Guntas (comprising of residentially converted land measuring 23.07 Guntas and 8.08 Guntas of agricultural land), situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with Mr.V.Venkata Reddy.

**(H) Survey No.11/2:**

The residentially converted land in Survey No.11/2, measuring 1 Acre 33 Guntas, situated at Ibblur Village, Begur Hobli, Bangalore South Taluk, and presently portion of land bearing BBMP Khata No.31/8/2, 32/6/1, 33/8/1/8/3, 34/9/1, 30/9/3, 29/10/11, Ibblur Village, Ward No.174, Bangalore subject to our observations made hereinabove vests with M.Madhavi.



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M/s.Embassy Property Developments Limited (earlier M/s.Dynasty Developers Private Limited) have acquired development rights under a Joint Development Agreement dated 04.04.2005 read with Supplemental Agreement dated 02.06.2010 and the Power of Attorney dated 04.04.2005 read with Power of Attorney dated 02.06.2010 and M/s.Embassy Property Developments Limited (earlier M/s.Dynasty Developers Private Limited) would be entitled to develop the Said Property are entitled to 67% of the development along with corresponding undivided share in the residential development and upto 70% in the commercial development.


M/s.Embassy Property Developments Limited (earlier M/s.Dynasty Developers Private Limited) have also acquired development rights under a Joint Development Agreement dated 04.04.2005 read with Supplemental Agreement dated 02.06.2010 and the Power of Attorney dated 04.04.2005 read with Power of Attorney dated 02.06.2010 and M/s.Embassy Property Developments Limited (earlier M/s.Dynasty Developers Private Limited) would be entitled to develop agricultural land measuring about 8.08 Guntas in Survey No.10/2, Ibblur Village, Begur Hobli, Bangalore South Taluk subject to the same being converted from agricultural to non agricultural residential use and will be entitled to 67% of the development along with corresponding undivided share in the residential development and upto 70% in the commercial development.

Mr.Anup S.Shah has been assisted by R.Sunitha and K.N.Geetha in preparation of this Note on Devolution of Title.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,  
Anup S Shah Law Firm

  
(R.Sunitha)  
Advocate.

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