

To,

**M/s.HNG Developers
Bengaluru.**

Sub: Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of residential layout known as “**ANANTARA**” to be formed in **Item No.I**, property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, **Item No.II**, Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, **Item No.III**, new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, **Item No.IV** Sy No.57, measuring 1 acre 12 guntas, **Item No.V** Sy No.62/7, (old Sy No.62/1), measuring 0-24.75 guntas and 2.75 guntas of karab, and **Item No.VI**, Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, totally measuring 9 acres 29.75 guntas and 15 guntas of karab, all are situated at Mavallipura Village, Hesaragatta Hobli, Bangalore North Taluk. Presently belonging to Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of residential layout known as “**ANANTARA**” to be formed in property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, Sy No.57, measuring 1 acre 12 guntas, Sy No.62/7, (old Sy No.62/1), measuring 0-24.75 guntas and 2.75 guntas of karab, and Sy No.60/5 (old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, totally measuring 9 acres 29.75 guntas and 15 guntas of karab, all are situated at Mavallipura Village, Hesaragatta Hobli, Bangalore North Taluk and bounded as :

ITEM No.1

Sy.no.60/2, measuring 02 acres 06 gunta and 1 gunta kharab

East by	:	Nanjappa's land
West by	:	Muninagappa's Land
North by	:	Ramesh B Gowda 's Land
South by	:	Nanjappa's land.

ITEM No.2

Sy No.62/1, measuring 0-19 guntas and 1.25 guntas kharab.

East by	:	Gramatana,
West by	:	Jayasimha's Property,
North by	:	Ved Ramesh Land
South by	:	Ramesh.B.Gowda Property.

ITEM No.III.

New Sy No.61/4, old Sy No.61, measuring 3 acres 0-13 guntas

East by : Nanjundappa's Land
West by : Krishnappa and Ramachandrappa's Land,
North by : Ramesh.B.Gowda,
South by : Ramesh.B.Gowda.

ITEM No.IV.

Sy No.57, measuring 1 acre 0-12 guntas.

East by : The Property of Nanjundappa,
West by : The Property of Ramesh.B.Gowda,
North by : The Property of Ramesh.B.Gowda,
South by : The Property of the Sri.B.R.Nanjundappa.

ITEM No.V

New Sy No.62/7, old Sy No.62/1, measuring 0-24.75 guntas and 2.75 guntas of karab.

East by : Mavallipura Gramatana,
West by : Jayasimhas land,
North by : Munivenktappa's Land,
South by : Ramesh B.Gowda's Land.

ITEM No.VI

New Sy No.60/5, old Sy No.60/2, measuring 1 acre 0-36 guntas and 10 guntas kharab.

East by : Ramesh B.Gowda's Land,
West by : Gangalakshamm's Land,
North by : Narasama's Land,
South by : Nanjundappa Land.

ITEM No.I to VI totally measuring 9 acres 29.75 guntas and 15 guntas of kharab.

II. LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO COPIES) :

Sl. No	Date	Description of documents	Whether certified/ Original
Item No.I Sy.no.60/2 (02 acres 06 guntas)			
1.	31.03.1989	Certified copy of partition deed bearing No.4585/1988-89 entered into between Smt.Gowramma, Sri.Chandrashekar, Sri.S.Sathyanarayana, Sri.Krishna and Sri.Sridhar Wherein Land bearing Sy.no.61/1, measuring 04 acres 28 guntas and Sy.no.60/2, measuring 20 acres 06 guntas	Photocopy
2.	Nil	Mutation register extract bearing no.2/1990-91 for Sy.no.61/1, measuring 04 acres 28 guntas, Sy.no.60/2, measuring 02 acres 26 guntas in the name of Sathyanarayana on the basis of registered partition deed bearing No.4585/1988-89	Photocopy
3.	20.02.1992	Registered sale deed bearing No.4722/1991-92 executed by Sri.Sathyanarayana for himself and on behalf of his minor children shantha Kumar and Hamsaveni in favour of Smt.Akkayamma for Sy.no.60/2, measuring 02 acres ½ gunta and 5 ½ guntas karab	Photocopy
4.	Nil	Mutation register extract bearing No.15/1995-96 for Sy.no.60/2, measuring 02 acres 06 guntas in the name of smt.Akkayamma on the basis of Registered sale deed bearing No.4722/1991-92	Photocopy
5.	Nil	RTC's from 1993-94 to 1996-97 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Akkayamma	Photocopy
6.	15.05.1999	Registered sale deed bearing No.705/1999-2000 executed by smt.Akkayamma in favour of Smt.Chandrika Kumar for sy.no.60/2, measuring 02 acres and 06 guntas of karab	Photocopy
7.	Nil	Mutation register extract bearing No.20/1998-99 for Sy.no.60/2, measuring 02 acres 06 guntas in the name of Chandrika Kumar on the basis of Registered sale deed bearing No.705/1999-2000	Photocopy
8.	Nil	RTC's from 1997-98 to 2001-02 & from 2001-02 to 2006-07 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Chandrika Kumar	Photocopy

9.	22.05.2004	Registered sale deed bearing No.3520/2004-05 executed by Smt.Chandrika Kumar in favour of Mr.Ramesh.B.Gowda for Sy.no.60/2, measuring 02 acres 06 guntas	Photocopy
10.	25.09.2004	Mutation register extract bearing No.5/2004-05 for Sy.no.60/2, measuring 02 acres 06 guntas in the name of Mr.Ramesh.B.Gowda on the basis of Registered sale deed bearing No.3520/2004-05	Photocopy
11.	Nil	RTC's from 2007-08 to 2018-19 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Muninagappa and measuring 02 acres 06 guntas in the name of Ramesh	Photocopy
12.	21.12.2018	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.60/2, measuring 02 acres 06 guntas	Photocopy
13.	18.12.2018	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for Sy.no.60/2, measuring 02 acre 01 guntas and measuring 02 acres 06 guntas	Photocopy
14.	06.11.2024	Mutation register extract bearing No.T4/2023-2024 in the name of Mr.Ramesh.B.Gowda for Sy No.60/2, measuring 2 acres 05 guntas, on the basis of order passed in RRT.YLK.51/2023-2024.	Photocopy
Item No.II Sy.no.62/1 (35 guntas and 19 guntas			
15.	30.11.1961	Order passed in case No.27/1958-59 passed in the court of Special Deputy Commissioner for Inam Abolition filed by Papaiah against Government of Mysore for register as occupant for land bearing Sy.no.62/1 measuring 02 acre 25 guntas and other sy.nos. Wherein court ordered to register Papaiah as occupant	Photocopy
16.	24.06.1964	Endorsement issued by Special Deputy Commissioner in the name of Papaiah S/o.Narasimhaiah for sy.no.62/1, measuring 02 acre 25 guntas and other sy.nos.	Photocopy
17.	Nil	RTC's from 1966-67 to 1976-77 and from 1983-84 to 1991-92 for Sy.no.62/1, measuring 02 acres 15 guntas in the name of Papaiah	Photocopy
18.	08.01.2018	Affidavit sworn by Sri.Ramesh.T for family tree of Late.Papaiah, which shows Late.Venkatamma is his wife and their children 1. Late.Munishamaiah, Late.Muninarasamma is his wife and their children a. Late.Thimmarayappa, Late.Munigowramma, and their children	Photocopy

		Late.Rajamma, Narasimhamurthy, Akayamma, Lakshmamma, Muniraju b. Doddathayamma c. Late.Lakshmamma 2. Late.Narasimhaiah, Thimakka is his first wife and Sakamma is his second wife Late.Narasimhaiah and Thimakka children are a. Munilakshmamma b. Rajanna, Lakshmamma is his wife and their children Shyla, Shwetha, Sudha and Suma c. Jayamma Late.Narasimhaiah and Sakamma children are a. Narasimhamurthy, Narasamma is his wife and their son Narendra b. Thimme Gowda, Gowramma is his wife and their children Ramesh.T and Roopa c. Narasamma d. Krishnappa, Susheelamma is his wife and their children Sridhar and Nagendra e. Munirathnamma f. Ramachandrappa, Gowramma is his wife and their children Chaitra and Mohan g. Nagaraju, Shanthamma is his wife and their children Praveen Kumar and Vishwa h. Muninagappa, Komala is his wife i. Venkatalakshmamma 3. Late.Gowramma 4. Jayalakshmamma	
19.	Nil	Mutation register extract bearing No.8/1991-92 for Sy.no.62/1, measuring 01 acre 07 guntas and 01 acre 08 guntas in the name of Thimme Gowda on the basis of Zubane partition entered into between Munishamappa S/o.Papaiah and Thimme Gowda S/o. Narasimhaiah and his brothers	Photocopy
20.	22.01.1992	Unregistered release deed executed by Rajanna @ Narasimharaju in favour of his brothers Narasimhamurthy, Thimme Gowda, Krishnappa, Ramachandraiah, Nagaraju and Muninagaiah Wherein land bearing Sy.no.62/1, measuring 02	Photocopy

		acres 08 guntas and other properties were taken by Rajanna @ Muninagaiah and relinquished all his right, title, interest over the other joint family properties	
21.	Nil	Mutation register extract bearing No.6/1991-92 for Sy.no.62/1, measuring 02 acres 08 guntas and other properties in the name of Rajanna @ Muninagaiah on the basis of unregistered release deed dated 22.01.1992	Photocopy
22.	06.06.1991	Unregistered release deed executed by Smt.Gowramma Smt.Jayalakshamma (daughters of Late.Papaiah) in favour of 1.Smt.Thimakka and her son 1a.Rajanna @ Narasimha Raju and 2. Sakamma and her children 2a.Narasimhamurthy, 2a.Thimme Gowda, 2b.Krishnappa, 2c.Ramachandraiah, 2d.Nagaraja, 2e.Muninagappa by relinquishing their rights for Sy.no.62/1, measuring 02 acres 08 guntas and other properties	Photocopy
23.	Nil	RTC's from 1988-89 to 2004-05 for Sy.no.62/1, measuring 02 acres 08 guntas in the name of Rajanna and measuring 07 guntas in the name of Thimme Gowda	Photocopy
24.	15.12.2006	Registered sale deed bearing No.24749/2006-07 executed by Sri.Rajanna @ Narasimharaju and Smt.Lakshamma in favour of Smt.Kusuma.C.S for Sy.no.62/1, measuring 1 ½ guntas.	Photocopy
25.	05.09.2008	Mutation register extract bearing No.9/2008-09 for Sy.no.62/1, in the name of Rajanna @ Narasimharaju on the basis of discharge deed bearing No.753/2008-09	Photocopy
26.	16.01.2015	Affidavit sworn by Rajanna stating that Lakshamma is his wife and their children 1. Shylajja 2. Shwetha 3. Sudha 4. Suma	Photocopy
27.	10.03.2005	Registered sale deed bearing No.26222/2004-05 executed by Sri.Rajanna @ Narasimharaju in favour of Sri.Ramesh.B.Gowda for Sy.no.62/1, measuring 19 guntas. Wherein Shylaja D/o.Rajanna had signed as consenting witness.	Photocopy
28.	09.06.2005	Mutation register extract bearing No.41/2004-05 for Sy.no.62/1, measuring 19 guntas in the name of Ramesh B Gowda on the basis of Registered sale deed bearing No.26222/2004-05	Photocopy

29.	Nil	RTC for the year 2004-05 for Sy.no.62/1, measuring 01 acre 29 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda	Photocopy
30.	Nil	RTC for the year 2005-06 to 2018-19 for Sy.no.62/1, measuring 35 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda, measuring 34 guntas in the name of Kusuma	Photocopy
31.	31.01.2015	Sale agreement entered into between Sri.Rajanna @ Narasimharaju, Lakshamma, Sylaja, Shwetha, Sudha and Suma in favour of Sri.Ramesh.B.Gowda for Sy.no.62/1, measuring 35 guntas.	Photocopy
32.	06.04.2018	Certified copy of Registered release deed bearing no.182/2018-19 executed by 1.Smt.Narasamma W/o.Narasimhamurthy, 2. Thimme gowda, 3. Krishnappa, 4. Ramachandrappa, 5. Nagaraju, 6. Muninagappa @ Muninagaiah (sl.no.2 to 6 are children of Late.Narasimhaiah) in favour of Sri.Rajanna @ Narasimharaju for sy.no.62/1, measuring 35 guntas out of 02 acres 08 guntas	Photocopy
33.	30.12.2023	Registered confirmation deed bearing No.12395/2023-24 executed by Smt.Sylaja.M.R, Smt.Shwetha.R, Smt.Sudha.R and Smt.Suma.R (daughters of Rajanna @ Narasimharaju) Smt.Munilakshamma and Smt.Jayamma (Sisters of Rajanna @ Narasimharaju) in favour of Smt.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen for Sy.no.62/1, measuring 19 guntas Confirming unregistered release deed dated 22.01.1992 and sale deed bearing No.26222/2004-05.	Photocopy
34.	30.12.2023	Registered cancellation deed bearing No.12498/2023-24 executed by Sri.Rajanna @ Narasimharaju and Smt.Lakshamma in favour of Smt.Kusuma.C.,S Wherein registered sale deed bearing No.24749/2006-07 got cancelled.	Photocopy
35.	28.12.2023	Power of attorney executed by Mr.Ved Ramesh in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the sale deed as pa purchase for purchsing the schedule properties for Sy.no.62/7, old Sy No.62/1, measuring .0.24.12 guntas and	Photocopy

		other properties.	
36.	30.12.2023	Registered sale deed bearing No.12395/2023-24 executed by Sri.Rajanna @ Narasimharaju, Smt.Lakshmamma, Smt.Shilaja.M.R, Smt.Shwetha.R, Smt.Sudha.R, Smt.Suma, Smt.Munilakshmamma, Smt.Jayamma in favour of Sri.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen for Sy.no.62/7 (old no.62/1), measuring 24.12 guntas	Photocopy
37.	28.12.2023	Power of attorney executed by Sri.Ramesh.B.Gowda in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the confirmation deed for schedule properties for Sy.no.62/1, measuring 00.19 guntas.	Photocopy
38.	08.01.2025	Registered confirmation deed bearing doc.No.12971/2024-2025 executed by Sri.Narendra S/o late.Narasimh Murthy (S/o late.Narasimhaiah), Smt.Narasamma D/o late.Narasimhaiah, Smt.Rathnamma @ Munirathnamma D/o late.Narasimhaiah and Smt.Venkatalakshmi D/o late.Narasimhaiah in favour of Sri.Ved Ramesh represented by his GPA holder Sri.K..N.Praveen for property bearing new Sy No.62/7, old Sy No.62/1, measuring 0-24.12 guntas. Wherein confirming the registered sale deed bearing doc.no.12395/2023-2024.	Photocopy
39.	08.01.2025	Registered confirmation deed bearing doc.No.12972/2024-2025 executed by Smt.Narasamma W/o Late.Narasimhamurthy(S/o Late.Narasimhaiah) and her son Sri.Narendra, Sri.Thimmegowda S/o Late.Narasimhaiah, Smt.Narasamma D/o Late.Narasimhaiah, Sri.Krishnappa S/o Late.Narasimhaiah, Smt.Munirathnamma D/o Late.Narasimhaiah, Sri.Ramachadrappa S/o Late.Narasimhaiah, Sri.N.Nagaraju S/o Late.Narasimhaiah,Sri.Muninagappa S/o Late.Narasimhaiah and Smt.Venkatalakshmamma D/o Late.Narasimhaiah in favour of Sri.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen for property bearing Sy No.62/1, measuring 0-19 guntas. Wherein Confirming the registered sale deed doc.No.26222/2004-05.	Photocopy
40.	05.05.2015	Endorsement issued by Thashildar stating that	Photocopy

		there are no cases pending u/s.48(a) in 7, 7A of KLR Act for sy.no.62/1, (35 guntas)	
41.	05.06.2023	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for sy.no.62/1, (19 guntas)	Photocopy
42.	18.12.2018	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for Sy.no.62/1 (19 & 35 guntas)	Photocopy
43.	Nil	Resurvey sketch for Sy.no.62/1 phoded as Sy.no.62/1, measuring 19 guntas in the name of Ramesh, Sy.no.62/7, measuring 21 $\frac{3}{4}$ guntas in the name of Rajanna @ Narasimharaju, Sy.no.62/8, measuring 34 guntas in the name of Kusuma, Sy.no.62/9, measuring 10 $\frac{1}{4}$ guntas in the name of Sri.Rajanna	Photocopy
Item No.III new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas			
44.	31.03.1989	Certified copy of partition deed bearing No.4585/1988-89 entered into between Smt.Gowramma, Sri.Chandrashekar, Sri.S.Sathyanarayana, Sri.Krishna and Sri.Sridhar Wherein Land bearing Sy.no.61/1, measuring 04 acres 28 guntas and Sy.no.60/2, measuring 20 acres 06 guntas was allotted to Sri.S.Sathyanarayana	Photocopy
45.	Nil	Mutation register extract bearing no.2/1990-91 for Sy.no.61/1, measuring 04 acres 28 guntas in the name of Sathyanarayana on the basis of registered partition deed bearing No.4585/1988-89	Photocopy
46.	20.02.1992	Registered sale deed bearing No.4721/1991-92 executed by Sri.Sathyanarayana for himself and on behalf of his minor children Shanthikumar, Hamsaveni in favour of Akkayamma for Sy.no.61/1, measuring 03 acres 15 guntas	Photocopy
47.	Nil	Mutation register extract bearing No.11/1991-92 for Sy.no.61/1, measuring 03 acres 15 guntas in the name of Akkayamma on the basis of Registered sale deed bearing No.4721/1991-92	Photocopy
48.	Nil	RTC;s from 1988-89 to 1996-97 for Sy.no.61/1, measuring 08 acre 39 guntas in the name of Thimme Gowda and Akayamma	Photocopy
49.	14.05.1999	Registered sale deed bearing No.704/1999-2000 executed by Smt.Akkayamma in favour of Smt.Chandrika Kumar for Sy.no.61/1, measuring 03 acres 15 guntas	Photocopy
50.	Nil	Mutation register extract bearing No.20/1998-99 for SY.no.61/1, measuring 03 acres 15 guntas in	Photocopy

		the name of Smt.Chandrika Kumar on the basis of Registered sale deed bearing No.704/1999-2000	
51.	Nil	RTC's from 1997-98 to 2003-04 for Sy.no.61, measuring 03 acre 35 guntas in the name of Thimme Gowda S/o.Narasimhaiah, measuring 03 acre 15 guntas in the name of Chandrika Kumar W/o.Arun Kumar and measuring 01 acre 37 guntas in the name of Ramachandraiah	Photocopy
52.	22.05.2004	Registered sale deed bearing No.3516/2004-05 executed by Chandrika Kumar in favour of Sri.Anand Narayana Adkoli for Sy.no.61/1 (shown as sy.no.61 in RTC), measuring 03 acres 15 guntas	Photocopy
53.	Nil	Mutation register extract bearing No.8/2004-05 for Sy.no.61, measuring 03 acres 15 guntas in the name of Sri.Anand Narayana Adkoli on the basis of Registered sale deed bearing No.3516/2004-05	Photocopy
54.	Nil	RTC's from 2004-05 for Sy.no.61, measuring 03 acre 35 guntas in the name of Thimme Gowda S/o.Narasimhaiah, measuring 01 acre 37 guntas in the name of Ramachandraiah and measuring 03 acre 15 guntas in the name of Ananda Narayana Adkoli	Photocopy
55.	Nil	RTC's from 2005-06 to 2006-07 for Sy.no.61, measuring 03 acre 35 guntas in the name of Thimme Gowda S/o.Narasimhaiah, measuring 01 acre 37 guntas in the name of Ramachandraiah and measuring 03 acre 15 guntas in the name of Ananda Narayana Adkoli	Photocopy
56.	----	Mutation register extract bearing No.19/2007-08 for Sy.no.61, measuring 01 acre 37.08 guntas in the name of Narasamma and 01 acre 37.08 guntas in the name of Krishnappa on the basis of RRTCR/2007-08	Photocopy
57.	Nil	RTC's from 2007-08 to 2018-19 for Sy.no.61, measuring 01 acre 37 guntas in the name of Ramachandraiah and measuring 03 acre 15 guntas in the name of Ananda Narayana, measuring 01 acre 37.08 guntas in the name of Narasamma and measuring 01 acre 37.08 guntas in the name of Krishnappa	Photocopy
58.	30.08.2006	Registered sale deed bearing No.14020/2006-07 executed by Sri.Anand Narayana Adkoli in favour of Mr.Ramesh.B.Gowda for Sy.no.61, measuring 03 acres 15 guntas	Photocopy
59.	21.12.2018	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.61.	Photocopy

60.	17.12.2018	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.61.	Photocopy
61.	Nil	Resurvey sketch for Sy.no.61 phoded as Sy.no.61/1, measuring 01 acre 35 guntas in the name of Ramachandraiah, Sy.no.61/2, measuring 1 acre 35 ½ guntas in the name of Narasamma, Sy.no.61/3, measuring 01 acre 35 ½ guntas in the name of Krishnappa, Sy.no.61/4, measuring 03 acres 13 guntas in the name of Anand Narayana Adakoli	Photocopy
62.	21.02.2025	Official memorandum bearing No.743029 issued by the Deputy Commissioner Bangalore District for conversion land bearing Sy No.61/4, measuring 3 acres 13 guntas was converted from agricultural to non- agricultural residential purpose.	Photocopy
63.	26.12.2204	Endorsement issued by the Special Tahsildar Yalahanka Taluk Bangalore stating that the server not uploaded subject property bearing Sy No.61, measuring 3 acres 13 guntas the khatha transfer in the name of Sri.Ramesh B.Gowda we have filed an appeal and application is pending.	Photocopy
Item No.IV, Sy.No.57, measuring 1 acre 12 guntas			
64.	Nil	RTC's from 1965-66 to 1976-77 & from 1983-84 to 1991-92 for sy.no.57, measuring 01 acre 12 guntas in the name of Maruthi Devara Inamti	Photocopy
65.	25.08.1982	Order passed in Case no.INA/1027/1979-80, 442/1979-80, 2075/1981-82 & 2074/1981-82 filed by 1.Archak Ramaiah and 2. Archak Sreenivasamurthy against Maruthi Devaru for grant of occupancy rights in land bearing Sy.nos.73, 104, 113, 57, 58, 124 & 125 Wherein court ordered that the land bearing Sy.no.57, measuring 01 acre 12 guntas and other properties were claimed by Sri.Archaka Ramaiah and he is registered as occupant under section 6(A) of Religious and Charitable Inam Abolition Act.	Photocopy
66.	Nil	RTC's from 1988-89 to 1992-93 for Sy.no.57 measuring 01 acre 12 guntas in the name of Ramaiah	Photocopy
67.	17.12.2024	Endorsement issued by the Tahasildar Office Yelahanka Taluk confirms that the not availability for RTC for the period from 1989-90 to 2000-01 for Sy No.57.	Photocopy
68.	22.05.1994	Death certificate of Ramaiah issued by Registrar of Birth and death who died on 18.05.1994.	Photocopy

69.	14.03.2005	Family tree of Late.Archak Ramaiah issued by Village Accountant stating that Late.Sanjeevama is his wife and their children 1. Narayanaswamy, Vimalamma is his wife and their children Bharadhaj, Vishnuvardhan, Mamatha, 2. Chalapathi, Jayamma is his wife and their children Tejaswini, Arun Kumar and Sandhya 3. Lakshamma 4. Lolamma	Photocopy
70.	Nil	Mutation register extract bearing No.19/1995-96 for Sy.no.57, measuring 26 guntas in the name of Narayanaswamy and measuring 26 guntas in the name of Chalapathi (both are children of Late.Ramaiah) on the basis partition deed.	Photocopy
71.	Nil	RTC's from 2001-02 to 2006-07 for Sy.no.57, measuring 26 guntas in the name of Narayanaswamy and measuring 26 guntas in the name of Chalapathi	Photocopy
72.	19.07.2007	Registered sale deed bearing No.715/2007-08 executed by 1.Sri.R.Narayanaswamy Smt.Vimalamma, Bharadwaja, Vishnuvardhana, Mamatha, 2. R.Chalapathi, Jayamma, Tejaswini, Arun Kumar, Sandhya, 3. Smt.Lakshamma, 4. Smt.Lolamma in favour of Smt.G.C.Ramya for Sy.no.57, measuring 01 acre 12 guntas	Photocopy
73.	10.09.2007	Mutation register extract bearing No.10/2007-08 for Sy.no.57, measuring 01 acre 12 guntas in the name of Ramya on the basis of Registered sale deed bearing No.715/2007-08	Photocopy
74.	Nil	RTC's from 2007-08 to 2018-19 for Sy.no.57, measuring 01 acre 12 guntas in the name of Ramya	Photocopy
75.	21.12.2018	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.57	Photocopy
76.	18.12.2018	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.57.	Photocopy
Item No.V New Sy No.62/7, old Sy.no.62/1 (35 guntas and 19 guntas)			
77.	30.11.1961	Order passed in case No.27/1958-59 passed in the court of Special Deputy Commissioner for Inam Abolition filed by Papaiah against Government of Mysore for register as occupant for land bearing Sy.no.62/1 measuring 02 acre 25 guntas and other sy.nos.	Photocopy

		Wherein court ordered to register Papaiah as occupant	
78.	24.06.1964	Endorsement issued by Special Deputy Commissioner in the name of Papaiah S/o.Narasimhaiah for sy.no.62/1, measuring 02 acre 25 guntas and other sy.nos.	Photocopy
79.	Nil	RTC's from 1966-67 to 1976-77 and from 1983-84 to 1991-92 for Sy.no.62/1, measuring 02 acres 15 guntas in the name of Papaiah	Photocopy
80.	08.01.2018	Affidavit sworn by Sri.Ramesh.T for family tree of Late.Papaiah, which shows Late.Venkatamma is his wife and their children 5. Late.Munishamaiah, Late.Muninarasamma is his wife and their children d. Late.Thimmarayappa, Late.Munigowramma, and their children Late.Rajamma, Narasimhamurthy, Akayamma, Lakshamma, Muniraju e. Doddathayamma f. Late.Lakshamma 6. Late.Narasimhaiah, Thimakka is his first wife and Sakamma is his second wife Late.Narasimhaiah and Thimakka children are d. Munilakshamma e. Rajanna, Lakshamma is his wife and their children Shyla, Shwetha, Sudha and Suma f. Jayamma Late.Narasimhaiah and Sakamma children are j. Narasimhamurthy, Narasamma is his wife and their son Narendra k. Thimme Gowda, Gowramma is his wife and their children Ramesh.T and Roopa l. Narasamma m. Krishnappa, Susheelamma is his wife and their children Sridhar and Nagendra n. Munirathnamma o. Ramachandrappa, Gowramma is his wife and their children Chaitra and Mohan p. Nagaraju, Shanthamma is his wife and their children Praveen Kumar	Photocopy

		and Vishwa q. Muninagappa, Komala is his wife r. Venkatalakshamma 7. Late.Gowramma 8. Jayalakshamma	
81.	Nil	Mutation register extract bearing No.8/1991-92 for Sy.no.62/1, measuring 01 acre 07 guntas and 01 acre 08 guntas in the name of Thimme Gowda on the basis of Zubane partition entered into between Munishamappa S/o.Papaiah and Thimme Gowda S/o. Narasimhaiah and his brothers	Photocopy
82.	22.01.1992	Unregistered release deed executed by Rajanna @ Narasimharaju in favour of his brothers Narasimhamurthy, Thimme Gowda, Krishnappa, Ramachandraiah, Nagaraju and Muninagaiah Wherein land bearing Sy.no.62/1, measuring 02 acres 08 guntas and other properties were taken by Rajanna @ Muninagaiah and relinquished all his right, title, interest over the other joint family properties	Photocopy
83.	Nil	Mutation register extract bearing No.6/1991-92 for Sy.no.62/1, measuring 02 acres 08 guntas and other properties in the name of Rajanna @ Muninagaiah on the basis of unregistered release deed dated 22.01.1992	Photocopy
84.	06.06.1991	Unregistered release deed executed by Smt.Gowramma Smt.Jayalakshamma (daughters of Late.Papaiah) in favour of 1.Smt.Thimakka and her son 1a.Rajanna @ Narasimha Raju and 2. Sakamma and her children 2a.Narasimhamurthy, 2a.Thimme Gowda, 2b.Krishnappa, 2c.Ramachandraiah, 2d.Nagaraja, 2e.Muninagappa by relinquishing their rights for Sy.no.62/1, measuring 02 acres 08 guntas and other properties	Photocopy
85.	Nil	RTC's from 1988-89 to 2004-05 for Sy.no.62/1, measuring 02 acres 08 guntas in the name of Rajanna and measuring 07 guntas in the name of Thimme Gowda	Photocopy
86.	15.12.2006	Registered sale deed bearing No.24749/2006-07 executed by Sri.Rajanna @ Narasimharaju and Smt.Lakshamma in favour of Smt.Kusuma.C.S for Sy.no.62/1, measuring 1 ½ guntas.	Photocopy
87.	05.09.2008	Mutation register extract bearing No.9/2008-09 for Sy.no.62/1, in the name of Rajanna @ Narasimharaju on the basis of discharge deed bearing No.753/2008-09	Photocopy

88.	16.01.2015	Affidavit sworn by Rajanna stating that Lakshmamma is his wife and their children 5. Shylajja 6. Shwetha 7. Sudha 8. Suma	Photocopy
89.	10.03.2005	Registered sale deed bearing No.26222/2004-05 executed by Sri.Rajanna @ Narasimharaju in favour of Sri.Ramesh.B.Gowda for Sy.no.62/1, measuring 19 guntas. Wherein Shylaja D/o.Rajanna had signed as consenting witness.	Photocopy
90.	09.06.2005	Mutation register extract bearing No.41/2004-05 for Sy.no.62/1, measuring 19 guntas in the name of Ramesh B Gowda on the basis of Registered sale deed bearing No.26222/2004-05	Photocopy
91.	Nil	RTC for the year 2004-05 for Sy.no.62/1, measuring 01 acre 29 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda	Photocopy
92.	Nil	RTC for the year 2005-06 to 2018-19 for Sy.no.62/1, measuring 35 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda, measuring 34 guntas in the name of Kusuma	Photocopy
93.	31.01.2015	Sale agreement entered into between Sri.Rajanna @ Narasimharaju, Lakshmamma, Sylaja, Shwetha, Sudha and Suma in favour of Sri.Ramesh.B.Gowda for Sy.no.62/1, measuring 35 guntas.	Photocopy
94.	06.04.2018	Certified copy of Registered release deed bearing no.182/2018-19 executed by 1.Smt.Narasamma W/o.Narasimhamurthy, 2. Thimme gowda, 3. Krishnappa, 4. Ramachandrappa, 5. Nagaraju, 6. Muninagappa @ Muninagaiah (sl.no.2 to 6 are children of Late.Narasimhaiah) in favour of Sri.Rajanna @ Narasimharaju for sy.no.62/1, measuring 35 guntas out of 02 acres 08 guntas	Photocopy
95.	30.12.2023	Registered confirmation deed bearing No.12396/2023-24 executed by Smt.Sylaja.M.R, Smt.Shwetha.R, Smt.Sudha.R and Smt.Suma.R (daughters of Rajanna @ Narasimharaju) Smt.Munilakshmamma and Smt.Jayamma (Sisters of Rajanna @ Narasimharaju) in favour of Smt.Ramesh.B.Gowda represented by his GPA	Photocopy

		holder Sri.K.N.Praveen for Sy.no.62/1, measuring 19 guntas Confirming unregistered release deed dated 22.01.1992 and sale deed bearing No.26222/2004-05.	
96.	30.12.2023	Registered cancellation deed bearing No.12498/2023-24 executed by Sri.Rajanna @ Narasimharaju and Smt.Lakshmamma in favour of Smt.Kusuma.C.,S Wherein registered sale deed bearing No.24749/2006-07 got cancelled.	Photocopy
97.	28.12.2023	Power of attorney executed by Mr.Ved Ramesh in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the sale deed for purchasing the schedule properties for Sy.no.62/7, old Sy No.62/1, measuring .0.24.12 guntas and other properties. This power of attorney not for sell.	Photocopy
98.	30.12.2023	Registered sale deed bearing No.12395/2023-24 executed by Sri.Rajanna @ Narasimharaju, Smt.Lakshmamma, Smt.Shilaja.M.R, Smt.Shwetha.R, Smt.Sudha.R, Smt.Suma, Smt.Munilakshmamma, Smt.Jayamma in favour of Sri.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen for Sy.no.62/7 (old no.62/1), measuring 24.12 guntas	Photocopy
99.	08.01.2025	Registered confirmation deed bearing doc.No.12971/2024-2025 executed by Sri.Narendra S/o late.Narasimh Murthy (S/o late.Narasimhaiah), Smt.Narasamma D/o late.Narasimhaiah, Smt.Rathnamma @ Munirathnamma D/o late.Narasimhaiah and Smt.Venkatalakshmi D/o late.Narasimhaiah in favour of Sri.Ved Ramesh represented by his GPA holder Sri.K..N.Praveen for property bearing new Sy No.62/7, old Sy No.62/1, measuring 0-24.12 guntas. Wherein confirming the registered sale deed bearing doc.no.12395/2023-2024.	Photocopy
100.	28.12.2023	Power of attorney executed by Sri.Ramesh.B.Gowda in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the confirmation deed for schedule properties for Sy.no.62/1, measuring 00.19 guntas.	Photocopy
101.	08.01.2025	Registered confirmation deed bearing	Photocopy

		doc.No.12972/2024-2025 executed by Smt.Narasamma W/o Late.Narasimhamurthy(S/o Late.Narasimhaiah) and son children Sri.Narendra, Sri.Thimmegowda S/o Late.Narasimhaiah, Smt.Narasamma D/o Late.Narasimhaiah, Sri.Krishnappa S/o Late.Narasimhaiah, Smt.Munirathnamma D/o Late.Narasimhaiah, Sri.Ramachadrappa S/o Late.Narasimhaiah, Sri.N.Nagaraju S/o Late.Narasimhaiah,Sri.Muninagappa S/o Late.Narasimhaiah and Smt.Venkatalakshamma D/o Late.Narasimhaiah in favour of Sri.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen for property bearing Sy No.62/1, measuring 0-19 guntas. Wherein Confirming the registered sale deed doc.No.26222/2004-05.	
102.	05.05.2015	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for sy.no.62/1, (35 guntas)	Photocopy
103.	05.06.2023	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for sy.no.62/1, (19 guntas)	Photocopy
104.	18.12.2018	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for Sy.no.62/1 (19 & 35 guntas)	Photocopy
105.	Nil	Resurvey sketch for Sy.no.62/1 phoded as Sy.no.62/1, measuring 19 guntas in the name of Ramesh, Sy.no.62/7, measuring 21 $\frac{3}{4}$ guntas in the name of Rajanna @ Narasimharaju, Sy.no.62/8, measuring 34 guntas in the name of Kusuma, Sy.no.62/9, measuring 10 $\frac{1}{4}$ guntas in the name of Sri.Rajanna	Photocopy
Item No.VI New Sy No.60/5, old Sy.no.60/2, (02 acres 01 gunta)			
106.	10.07.1974	Unregistered partition deed entered into between Munishamappa and Thimme Gowda Wherein land bearing sy.no.60/2, measuring 02 acre 01 gunta and other properties were allotted to Thimme Gowda	Photocopy
107.	10.03.1975	Unregistered partition deed entered into between Smt.Sakamma and her children Narasimha Murthy, Thimme Gowda, Krishnappa, Ramachadrappa, Nagarajappa and Muninagappa Wherein land bearing sy.no.60/2, measuring 02 acre 01 gunta and other properties were allotted	Photocopy

		to Muninagappa	
108.	08.01.2018	Affidavit sworn by Sri.Ramesh.T for family tree of Late.Papaiah, Late.Venkatamma is his wife and their children : 1. Late.Munishamaiah, Late.Muninarasamma is his wife and their children g. Late.Thimmarayappa, Late.Munigowramma, and their children Late.Rajamma, Narasimhamurthy, Akkayamma, Lakshamma, Muniraju h. Doddathayamma i. Late.Lakshamma 2. Late.Narasimhaiah, Thimakka is his first wife and Sakamma is his second wife Late.Narasimhaiah and Thimakka children are g. Munilakshamma h. Rajanna, Lakshamma is his wife and their children Shyla, Shwetha, Sudha and Suma i. Jayamma Late.Narasimhaiah and Sakamma children are s. Narasimhamurthy, Narasamma is his wife and their son Narendra t. Thimme Gowda, Gowramma is his wife and their children Ramesh.T and Roopa u. Narasamma v. Krishnappa, Susheelamma is his wife and their children Sridhar and Nagendra w. Munirathnamma x. Ramachandrappa, Gowramma is his wife and their children Chaitra and Mohan y. Nagaraju, Shanthamma is his wife and their children Praveen Kumar and Vishwa z. Muninagappa, Komala is his wife - aa. Venkatalakshamma 3. Late.Gowramma 4. Jayalakshamma	Photocopy
109.	Nil	RTC's from 1966-67 to 1971-72 for sy.no.60/2, measuring 04 acre 01 gunta in the name of Nanjundaiah	Photocopy

110.	Nil	RTC's from 1972-73 to 1976-77 & 1986-87 to 1991-92 for sy.no.60/2, measuring 04 acre 01 gunta in the name of Chithradurgappa.	Photocopy
111.	Nil	Mutation register extract bearing No.8/1991-92 for sy.no.60/2, measuring 02 acre 01 gunta and other properties in the name of Thimme Gowda on the basis of Unregistered partition deed dated 10.07.1974	Photocopy
112.	Nil	RTC's from 1993-94 to 1996-97 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Akkayamma	Photocopy
113.	Nil	RTC's from 1997-98 to 2001-02 & from 2001-02 to 2006-07 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Chandrika Kumar	Photocopy
114.	30.10.2007	Mutation register extract bearing No.19/2007-08 for Sy.no.60/2, measuring 02 acres 01 guntas in the name of Muninagappa on the basis of partition entered into between Thimme Gowda and his brothers	Photocopy
115.	Nil	RTC's from 2007-08 to for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Muninagappa and measuring 02 acres 06 guntas in the name of Ramesh	Photocopy
116.	05.05.2015	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.60/2, measuring 02 acre 01 gunta	Photocopy
117.	18.12.2018	Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.no.60/2, measuring 02 acre 01 gunta, 02 acres 06 guntas.	Photocopy
118.	19.03.2015	Sale agreement entered into between Sri.Muninagappa, Komala, Kemparaju minor represented by his father Muninagappa in favour of Sri.Ramesh.B.Gowda for sy.no.60/2, measuring 02 acres 01 gunta	Photocopy
119.	21.09.2020	Registered release deed bearing No.3263/2020-21 executed by Smt.Narasamma, Smt.Rathnamma and Smt.Venkatalakshmmamma (daughters of Late.Narasaiaha) in favour of Sri.Muninagappa for Sy.no.60/2, measuring 02 acre 01 guntas	Photocopy
120.	-----	Resurvey sketch assigning new Sy No.60/5, old Sy No.60/2, 1 acre 36 guntas in the name of Sri.Muninagappa	Photocopy
121.	06.11.2024	Mutation register extract bearing No.T21/2023-2024 in the name of Sri.Muninagappa for	Photocopy

		Sy.no.60/5, measuring 01 acre 36 guntas, on the basis of ADLR.	
122.	28.12.2023	Power of attorney executed by Mr.Ved Ramesh in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the sale deed as pa purchase for purchsing the schedule properties for Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas and other properties. This power of attorney not for sell.	Photocopy
123.	30.12.2023	Registered sale deed bearing No.12406/2023-24 executed by 1.Sri.Muninagappa, 2.Smt.Komala, 3. Jagath Yadav, 4. Jagan Yadav both are minors represented by their father Sri.Muninagappa in favour of Mr.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen for Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas	Photocopy
124.	06.11.2024	Mutation register extract bearing No.H18/2023-2024 in the name of Mr.Ved Ramesh for Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas, on the basis of registered sale deed bearing doc.no.12406/2023-2024.	Photocopy
125.	08.01.2025	Registered confirmation deed bearing doc.No.12974/2024-2025 executed by 1.Sri.Narendra S/o.Narasimhamurthy (s/o Late.Narasimhaiah), 2.Smt.Munilakshamma, 3. Sri.Rajanna and 4.Smt.Jayamma (Childrens of Narasimhaiah and his first wife Thimakka) in favour of Mr.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen for Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas Confirming Registered sale deed bearing No.12406/2023-24	Photocopy
Common documents			
126.	27.04.2022	Partnership deed entered in to btween Mr.H.Mahadev Goud and Mrs.H.Nagarathna to carrying business name and style of M/s. HNG Developers.	Photocopy
127.	13.09.2024	Registered JDA bearing doc.no.9885/2024-2025 executed by Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh(Owners) and M/s. HNG Developers represented by its partner Sri.H.Mahadev Goud (Developer) for in Item No.I , property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, Item No.II , Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, Item No.III , new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13	Photocopy

		guntas, Item No.IV Sy No.57, measuring 1 acre 12 guntas, Item No.V Sy No.62/7, (old Sy No.62/1),measuring 0-24.75 guntas and 2.75 guntas of karab, and Item No.VII Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, in to measuring 9 acres 29.75 guntas and 15 guntas of karab. Wherein entitled for 55% of sital area was allotted to the owners and 45% of sital area was allotted to the share of Developer.	
128.	13.09.2024	Registered GPA bearing doc.no.281/2024-2025 executed by Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh(Owners) in favour of M/s. HNG Developers represented by its partner Sri.H.Mahadev Goud (Developer) to sell/transfer the developer's share for in Item No.I, property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, Item No.II, Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, Item No.III, new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, Item No.IV Sy No.57, measuring 1 acre 12 guntas, Item No.V Sy No.62/7, (old Sy No.62/1),measuring 0-24.75 guntas and 2.75 guntas of karab, and Item No.VII Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, in to measuring 9 acres 29.75 guntas and 15 guntas of karab.	Photocopy
129.	20.02.2025	Official memorandum bearing No.737647 issued by the Deputy Commissioner Bangalore District for conversion land bearing Sy No.60/2, measuring 2 acres 05 guntas was converted from agricultural to non-agricultural residential purpose.	Photocopy
130.	21.02.2025	Official memorandum bearing No.737615 issued by the Deputy Commissioner Bangalore District for conversion land bearing Sy No.62/1, measuring 19 guntas was converted from agricultural to non-agricultural residential purpose.	Photocopy
131.	21.02.2025	Official memorandum bearing No.737610 issued by the Deputy Commissioner Bangalore District for conversion land bearing Sy No.62/7, measuring 3 acres 13 guntas was converted from agricultural to non-agricultural residential purpose.	Photocopy
132.	21.02.2025	Official memorandum bearing No.737591 issued	Photocopy

		by the Deputy Commissioner Bangalore District for conversion land bearing Sy No.57, measuring 1acre 12 guntas was converted from agricultural to non-agricultural residential purpose.	
133.	21.02.2025	Official memorandum bearing No.737613 issued by the Deputy Commissioner Bangalore District for conversion land bearing Sy No.60/5, measuring 1 acre 36 guntas was converted from agricultural to non-agricultural residential purpose.	Photocopy
134.	29.08.2025	Provisional residential layout plan bearing No.2091/2025-2026 issued by the Bangalore Development Authority for formation of residential layout on land bearing Sy No.57, measuring 1 acre 12 guntas, Sy.no.60/2, measuring 2 acres 05 guntas, Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas, Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, Sy No. 62/1, measuring 0-19 guntas and Sy No.62/7, (old Sy No.62/1), measuring 0-24.75 guntas in totally measuring 9 acres 29.75 guntas.	Photocopy
135.	29.09.2022	One M/s.SK Dream Realty Private Limited had filed case in OS No.623/2012 in the court of Prl Senior Civil Judge, Bangalore Rural District against Ramesh.B.Gowda and G.C.Ramya for specific performance of the JDA dated 21.06.2012 for Sy.no.60/2, measuring 02 acres 06 guntas, Sy.no.61/1, measuring 03 acres 15 guntas and Sy.no.62/1, measuring 19 guntas and Sy.no.57, measuring 01 acre 12 guntas Wherein both the parties have filed compromise petition stating that The defendants have agreed to pay a sum of Rs.1,00,00,000/- to the plaintiff in full and final settlement and in the result compromise petition is accepted and suit is dismissed in terms of compromise.	Photocopy
		Sy.no.60/2 (02 acres 06 guntas)	Photocopy
136.	15.10.2018	Nil EC from 01.04.1940 to 31.05.1989 for Sy.no.60/2	Photocopy
137.	06.10.2014	EC from 01.06.1989 to 31.03.2004 for Sy.no.60/2 (4722, 705)	Photocopy
138.	06.10.2018	EC from 01.04.2004 to 04.10.2018 for sy.no.60/2 (3520)	Photocopy
139.	31.01.2024	EC from 01.04.2018 to 31.01.2024 for Sy.no.60/2 (3263)	Photocopy
140.	04.03.2025	Digitally Signed EC for the period from 01.04.2004 to 03.03.2025 for Sy No.60/2(12974, 9885, 12406,3263, 3520)	Photocopy

141.	06.09.2025	Digitally Signed Nil EC for the period from 01.03.2025 to 01.09.2025 for Sy No.60/2.	Photocopy
Sy.no.62/1(0-19 guntas)			
142.	06.10.2018	Nil EC from 01.06.1989 to 31.03.2004 for sy.no.62/1 (19 guntas)	Photocopy
143.	10.10.2018	EC from 01.04.2004 to 04.10.2018 (19 G) (182, 2440, 1548-mortgage to Rythara Seva, 753-discharge from Rythara Seva, 24749 NR, 6670, 26222)	Photocopy
144.	03.02.2024	Digitally Signed EC for the period from 01.04.2018 to 31.01.2024 for Sy No. 62/1(12396)	Photocopy
145.	06.09.2025	Digitally Signed Nil EC for the period from 01.03.2025 to 01.09.2025 for Sy No.62/1.	Photocopy
146.			
New sy no.61/4, old Sy.no.61(measuring 3 acres 13 guntas)			
147.	06.10.2018	EC from 01.06.1989 to 31.03.2004 for Sy.no.61/1 (4721, 704)	Photocopy
148.	06.10.2018	EC from 01.04.2004 to 04.10.2018 for Sy.no.61/1 (14020, 3516)	Photocopy
149.	03.02.2024	Digitally Signed EC for the period from 01.04.2018 to 31.01.2024 for Sy.no.61 (9522, 6248. 6316, 5670)	Photocopy
150.	06.09.2025	Digitally Signed Nil EC for the period from 01.03.2025 to 01.09.2025 for Sy No.61/4.	
Sy.no.57,			
151.	06.10.2018	Nil EC from 01.06.1989 to 31.03.2004 for sy.no.57	Photocopy
152.	06.10.2018	EC from 01.04.2004 to 04.10.2018 for sy.no.57 (715)	Photocopy
153.	31.01.2024	Nil EC from 01.04.2018 to 31.01.2024 for Sy.no.57	Photocopy
154.	04.03.2025	Digitally Signed EC for the period from 01.04.2004 to 03.03.2025 for Sy No.57(9885,715)	Photocopy
155.	03.09.2025	Digitally Signed Nil EC for the period from 01.03.2025 to 01.09.2025 for Sy No.57.	Photocopy
New Sy No.62/7, old Sy No.62/1(measuring 0-24.75 guntas)			
156.	11.10.2018	Nil EC from 01.04.1940 to 31.05.1989 for Sy.no.62/1.	Photocopy
157.	06.10.2018	Nil EC from 01.06.1989 to 31.03.2004 for sy.no.62/1.	Photocopy
158.	06.10.2018	EC from 01.04.2004 to 04.10.2018 for sy.no.62/1 (26222)	Photocopy
159.	31.01.2024	EC for the period from 01.04.2018 to 31.01.2024 for Sy.no.62/1 (12396)	Photocopy
160.	04.03.2025	Digitally Signed EC for the period from 01.04.2004 to 01.03.2025 for Sy No.62/7(12498, 9885, 12395, 2697)	Photocopy
161.	03.09.2025	Digitally Signed EC for the period from	Photocopy

		01.03.2025 to 01.09.2025 for Sy No.62/7, old Sy No.62/1.	
New Sy No.60/5, old Sy.no.60/2, (01 acre 36 gunta)			
162.	06.10.2018	Nil EC from 01.06.1989 to 31.03.2004 for sy.no.60/2	Photocopy
163.	06.10.2018	EC from 01.04.2004 to 04.10.2018 for sy.no.60/2 (3520)	Photocopy
164.	19.01.2023	EC from 01.04.2004 to 19.01.2023 for Sy.no.60/2 (3263, 3520)	Photocopy
165.	31.01.2024	EC from 01.04.2022 to 31.01.2024 for Sy.no.60/2 & 60/5 (12406)	Photocopy
166.	06.09.2025	Digitally Signed Nil EC for the period from 01.03.2025 to 01.09.2025 for Sy No.60/5, old Sy No.60/2.	Photocopy

III. FLOW OF TITLE TO THE PROPERTY :

The layout known as “**ANANTARA**” formed in **Item No.I**, property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, **Item No.II**, Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, **Item No.III**, new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, **Item No.IV** Sy No.57, measuring 1 acre 12 guntas, **Item No.V** Sy No.62/7, (old Sy No.62/1), measuring 0-24.75 guntas and 2.75 guntas of karab, and **Item No.VII**, Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, totally measuring 9 acres 29.75 guntas and 15 guntas of karab, all are situated at Mavallipura Village, Hesaragatta Hobli, Bangalore North Taluk.

Item No.I, property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab

The property bearing Sy.no.60/2 measuring 02 acres 06 guntas was previously belonging to Sri.S.Sathyanarayana, who had acquired the same through family partition, as seen from the Certified copy of partition deed bearing No.4585/1988-89 entered into between Smt.Gowramma, Sri.Chandrashekar, Sri.S.Sathyanarayana, Sri.Krishna and Sri.Sridhar, wherein the land bearing Sy.no.61/1, measuring 04 acres 28 guntas and Sy.no.60/2, measuring 20 acres 06 guntas was allotted to the share of Sri.S.Sathyanarayana, which is referred in **Sl No.1 of II Para**. However the partition deed by mistake shows the property measurement as 20 acres 06 guntas instead of 2 acre 06 guntas, but the subsequent MR shows property measurement as 2 acre 06 guntas.

The Mutation register extract bearing no.2/1990-91 for transfer of khatha for Sy.no.61/1, measuring 04 acres 28 guntas, Sy.no.60/2 measuring 02 acres 06 guntas in the name of Sathyanarayana on the basis of registered partition deed bearing No.4585/1988-89, is referred in **Sl No.2 of II Para**.

Sri.Sathyanarayana for himself and on behalf of his minor children Shantha Kumar and Hamsaveni have sold Sy.no.60/2, measuring 02 acres ½ gunta and 5 ½ guntas karab in favour of Smt.Akkayamma, through Registered sale deed bearing No.4722/1991-92, which is referred in **Sl No.3 of II Para.**

The khatha for Sy.no.60/2, measuring 02 acres 06 guntas is transferred in the name of Smt.Akkayamma on the basis of Registered sale deed bearing No.4722/1991-92, as seen from the Mutation register extract bearing No.15/1995-96 and RTC's from 1993-94 to 1996-97 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Akkayamma, which are referred in **Sl No.4 and 5 of II Para.**

Smt.Akkayamma has sold Sy.no.60/2, measuring 02 acres and 06 guntas of kharab in favour of Smt.Chandrika Kumar, through Registered sale deed bearing No.705/1999-2000, which is referred in **Sl No.6 of II Para.**

The Mutation register extract bearing No.20/1998-99 for transfer of khatha for Sy.no.60/2, measuring 02 acres 06 guntas in the name of Chandrika Kumar on the basis of Registered sale deed bearing No.705/1999-2000 and RTC's from 1997-98 to 2001-02 & from 2001-02 to 2006-07 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Chandrika Kumar, are referred in **Sl No.7 and 8 of II Para.**

Smt.Chandrika Kumar has sold Sy.no.60/2, measuring 02 acres 06 guntas in favour of Mr.Ramesh.B.Gowda, through Registered sale deed bearing No.3520/2004-05, which is referred in **Sl No.9 of II Para.**

The Mutation register extract bearing No.5/2004-05 for Sy.no.60/2, measuring 02 acres 06 guntas for transfer of khatha in the name of Mr.Ramesh.B.Gowda on the basis of Registered sale deed bearing No.3520/2004-05 and RTC's from 2007-08 to 2018-19 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Muninagappa and measuring 02 acres 06 guntas in the name of Ramesh, are referred in **Sl No.10 & 11 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.60/2, measuring 02 acres 06 guntas, which is referred in **Sl No.12 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act over Sy.no.60/2, measuring measuring 02 acre 01 guntas and measuring 02 acres 06 guntas, is referred in **Sl No.13 of II Para.**

The khatha for Sy No.60/2, measuring 2 acres 05 guntas, stands transferred in the name of Mr.Ramesh.B.Gowda, as could be seen form Mutation register extract bearing No.T4/2023-2024, on the basis of order passed in RRT.YLK.51/2023-2024, is referred in **Sl No.14 of II Para.**

Item No.II Sy.no.62/1 (35 guntas and 19 guntas

The property bearing Sy.no.62/1 measuring 02 acre 25 guntas and other sy.nos, was previously belonging to Papaiah, who had acquired occupancy rights over the same, as seen from the Order passed in case No.27/1958-59 by the Court of Special Deputy Commissioner for Inam Abolition filed by Papaiah against Government of Mysore, wherein court ordered to register Papaiah as occupant, is referred in **Sl No.15 of II Para.**

The Endorsement issued by Special Deputy Commissioner in the name of Papaiah S/o.Narasimhaiah for sy.no.62/1, measuring 02 acre 25 guntas and other sy.nos, is referred in **Sl No.16 of II Para.**

The RTC's from 1966-67 to 1976-77 and from 1983-84 to 1991-92 for Sy.no.62/1, measuring 02 acres 15 guntas in the name of Papaiah, is referred in **Sl No.17 of II Para.**

The Affidavit sworn by Sri.Ramesh.T for family tree of Late.Papaiah, which shows Late.Venkatamma is his wife and their children

1. Late.Munishamaiah, Late.Muninarasamma is his wife and their children
 - a. Late.Thimmarayappa, Late.Munigowramma, and their children Late.Rajamma, Narasimhamurthy, Akayamma, Lakshamma, Muniraju
 - b. Doddathayamma
 - c. Late.Lakshamma
2. Late.Narasimhaiah, Thimakka is his first wife and Sakamma is his second wife

Late.Narasimhaiah and Thimakka children are

- a. Munilakshamma
- b. Rajanna, Lakshamma is his wife and their children Shyla, Shwetha, Sudha and Suma
- c. Jayamma

Late.Narasimhaiah and Sakamma children are

- a. Narasimhamurthy, Narasamma is his wife and their son Narendra
- b. Thimme Gowda, Gowramma is his wife and their children Ramesh.T and Roopa
- c. Narasamma
- d. Krishnappa, Susheelamma is his wife and their children Sridhar and Nagendra
- e. Munirathnamma
- f. Ramachandrappa, Gowramma is his wife and their children Chaitra and Mohan
- g. Nagaraju, Shanthamma is his wife and their children Praveen Kumar and Vishwa
- h. Muninagappa, Komala is his wife
- i. Venkatalakshamma
3. Late.Gowramma
4. Jayalakshamma, is referred in **Sl No.18 of II Para.**

Munishamappa S/o.Papaiah and Thimme Gowda S/o. Narasimhaiah and his brothers have then entered into Zubane partition, and the khatha for Sy.no.62/1, measuring 01 acre 07 guntas and 01 acre 08 guntas was accordingly transferred in the name of Thimme Gowda, as seen from the Mutation register extract bearing No.8/1991-92, which is referred in **Sl No.19 of II Para.**

Rajanna @ Narasimharaju, has executed Unregistered release deed in favour of his brothers Narasimhamurthy, Thimme Gowda, Krishnappa, Ramachandraiah, Nagaraju and Muninagaiah, which is referred in **Sl No.20 of II Para.** Wherein land bearing Sy.no.62/1, measuring 02 acres 08 guntas and other properties were taken by Rajanna @ Muninagaiah and relinquished all his right, title, interest over the other joint family properties.

The Mutation register extract bearing No.6/1991-92 for Sy.no.62/1 measuring 02 acres 08 guntas and other properties in the name of Rajanna @ Muninagaiah on the basis of unregistered release deed dated 22.01.1992, is referred in **Sl No.21 of II Para.**

Smt.Gowramma, Smt.Jayalakshamma (daughters of Late.Papaiah) have executed Unregistered release deed in favour of 1.Smt.Thimakka and her son 1a.Rajanna @ Narasimha Raju and 2. Sakamma and her children 2a.Narasimhamurthy, 2a.Thimme Gowda, 2b.Krishnappa, 2c.Ramachandraiah, 2d.Nagaraja, 2e.Muninagappa relinquishing their rights over Sy.no.62/1, measuring 02 acres 08 guntas and other properties, is referred in **Sl No.22 of II Para.**

The RTC's from 1988-89 to 2004-05 for Sy.no.62/1, measuring 02 acres 08 guntas in the name of Rajanna measuring 07 guntas in the name of Thimme Gowda, is referred in **Sl No.23 of II Para.**

Sri.Rajanna @ Narasimharaju and his wife Smt.Lakshamma have then sold Sy.no.62/1, measuring 1 ½ guntas in favour of Smt.Kusuma.C.S, through Registered sale deed bearing No.24749/2006-07, which is referred in **Sl No.24 of II Para.** *(only for reference)*

The Mutation register extract bearing No.9/2008-09 for Sy.no.62/1, in the name of Rajanna @ Narasimharaju on the basis of discharge deed bearing No.753/2008-09, is referred in **Sl No.24 of II Para.**

The Affidavit sworn by Rajanna stating that Lakshamma is his wife and their children are,

1. Shylaja
2. Shwetha
3. Sudha
4. Suma, is referred in **Sl No.25 of II Para.**

Sri.Rajanna @ Narasimharaju has sold Sy.no.62/1, measuring 19 guntas Registered in favour of Sri.Ramesh.B.Gowda, through Registered sale deed bearing No.26222/2004-05, which is referred in **Sl No.26 of II Para.** Wherein Shylaja D/o.Rajanna had signed as consenting witness.

The khatha for Sy.no.62/1, measuring 19 guntas was transferred in the name of Ramesh B Gowda on the basis of Registered sale deed bearing No.26222/2004-05, as seen from the Mutation register extract bearing No.41/2004-05 and RTC for the year 2004-05 for Sy.no.62/1, measuring 01 acre 29 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda, which are referred in **Sl No.27 and 28 of II Para.**

The RTC for the year 2005-06 to 2018-19 for Sy.no.62/1 measuring 35 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda, measuring 34 guntas in the name of Kusuma, is referred in **Sl No.29 of II Para.**

Sri.Rajanna @ Narasimharaju, Lakshamma, Sylaja, Shwetha, Sudha and Suma have then entered into Sale agreement with Sri.Ramesh.B.Gowda to sell Sy.no.62/1, measuring 35 guntas, which is referred in **Sl No.30 of II Para.**

1.Smt.Narasamma W/o.Narasimhamurthy, 2. Thimme gowda, 3. Krishnappa, 4. Ramachandrappa, 5. Nagaraju, 6. Muninagappa @ Muninagaiah (sl.no.2 to 6 are children of Late.Narasimhaiah) have released their rights over Sy.no.62/1, measuring 35 guntas out of 02 acres 08 guntas in favour of Sri.Rajanna @ Narasimharaju, as seen from the Certified copy of Registered release deed bearing no.182/2018-19, which is referred in **Sl No.31 of II Para.**

Smt.Sylaja.M.R, Smt.Shwetha.R, Smt.Sudha.R and Smt.Suma.R (daughters of Rajanna @ Narasimharaju) smt.Munilakshamma and Smt.Jayamma (Sisters of Rajanna @ Narasimharaju) have executed Registered confirmation deed bearing No.12396/2023-24 in favour of Smt.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen, confirming the unregistered release deed dated 22.01.1992 and sale deed bearing No.26222/2004-05 for Sy.no.62/1, measuring 19 guntas, is referred in **Sl No.32 of II Para.**

Sri.Rajanna @ Narasimharaju, Smt.Lakshamma, Smt.Shilaja.M.R, Smt.Shwetha.R, Smt.Sudha.R, Smt.Suma, Smt.Munilakshamma, Smt.Jayamma have sold Sy.no.62/7 (old no.62/1), measuring 24.12 guntas in favour of Sri.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen, through Registered sale deed bearing No.12395/2023-24, which is referred in **Sl No.33 of II Para.**

The Registered sale deed bearing No.24749/2006-07 was cancelled, as seen from the Registered cancellation deed bearing No.12498/2023-24 executed by Sri.Rajanna @ Narasimharaju and Smt.Lakshamma in favour of Smt.Kusuma.C.S, which is referred in **Sl No.34 of II Para.**

Mr.Ved Ramesh has executed a Power of attorney Ramesh in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the sale deed as pa purchase for purchsing the schedule properties for Sy.no.62/7, old Sy No.62/1, measuring .0.24.12 guntas and other properties, This power of attorney not for sell. Which is referred in **Sl No.35 of II Para.**

Sri.Rajanna @ Narasimharaju, Smt.Lakshamma, Smt.Shilaja.M.R, Smt.Shwetha.R, Smt.Sudha.R, Smt.Suma, Smt.Munilakshamma, Smt.Jayamma have sold and conveyed the Sy.no.62/7 (old no.62/1), measuring 24.12 guntas in favour of Sri.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen, as could be seen from registered sale deed bearing No.12395/2023-24, Which is referred in **Sl No.36 of II Para.**

Sri.Narendra S/o late.Narasimha Murthy (S/o late.Narasimhaiah), Smt.Narasamma D/o late.Narasimhaiah, Smt.Rathnamma @ Munirathnamma D/o late.Narasimhaiah and Smt.Venkatalakshmi D/o late.Narasimhaiah have executed registered confirmation deed bearing doc.No.12971/2024-2025 in favour of Sri.Ved Ramesh represented by his GPA holder Sri.K.N.Praveen for property bearing new Sy No.62/7, old Sy No.62/1, measuring 0-24.12 guntas, Wherein confirming the registered sale deed bearing doc.no.12395/2023-2024, Which is referred in **Sl No.37 of II Para.**

Sri.Ramesh.B.Gowda has executed a Power of attorney in favour of Mr.K.N.Praveen to do all acts deeds and things to execute the confirmation deed for schedule properties for Sy.no.62/1, measuring 00.19 guntas, Which is referred in **Sl No.38 of II Para.**

Smt.Narasamma W/o Late.Narasimhamurthy (S/o Late.Narasimhaiah) and her son Sri.Narendra, Sri.Thimmegowda S/o Late.Narasimhaiah, Smt.Narasamma D/o Late.Narasimhaiah, Sri.Krishnappa S/o Late.Narasimhaiah, Smt.Munirathnamma D/o Late.Narasimhaiah, Sri.Ramachadrappa S/o Late.Narasimhaiah, Sri.N.Nagaraju S/o Late.Narasimhaiah, Sri.Muninagappa S/o Late.Narasimhaiah and Smt.Venkatalakshamma D/o Late.Narasimhaiah have executed registered confirmation deed bearing doc.No.12972/2024-2025 in favour of Sri.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen confirming the registered sale deed doc.No.26222/2004-05 for property bearing Sy No.62/1, measuring 0-19 guntas, which is referred in **Sl No.39 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.62/1 (35 guntas) and (19 guntas), are referred in **Sl No.40 & 41 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that there no claims under PTCL act over Sy.no.62/1 (19 & 35 guntas), is referred in **Sl No.42 of II Para.**

The Resurvey sketch for Sy.no.62/1 phoded as Sy.no.62/1, measuring 19 guntas in the name of Ramesh, Sy.no.62/7, measuring 21 $\frac{3}{4}$ guntas in the name of Rajanna @ Narasimharaju, Sy.no.62/8, measuring 34 guntas in the name of Kusuma, Sy.no.62/9 measuring 10 $\frac{1}{4}$ guntas in the name of Sri.Rajanna, is referred in **Sl No.43 of II Para.**

Item No.III new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas

The property bearing Sy.no.61/1, measuring 04 acres 28 guntas was belonging to the joint family of Smt.Gowramma, Sri.Chandrashekar, Sri.S.Sathyanarayana, Sri.Krishna and Sri.Sridhar, who have divided the same as seen from the Certified copy of partition deed bearing No.4585/1988-89, which is referred in **Sl No.44 of II Para.** Wherein land bearing Sy.no.61/1, measuring 04 acres 28 guntas and Sy.no.60/2, measuring 20 acres 06 guntas was allotted to Sri.S.Sathyanarayana.

The khatha for Sy.no.61/1, measuring 04 acres 28 guntas was transferred in the name of Sathyanarayana on the basis of registered partition deed bearing No.4585/1988-89, as seen from the Mutation register extract bearing no.2/1990-91, which is referred in **Sl No.45 of II Para.**

Sri.Sathyanarayana for himself and on behalf of his minor children Shanthikumar, Hamsaveni have sold Sy.no.61/1, measuring 03 acres 15 guntas in favour of Akkayamma, through Registered sale deed bearing No.4721/1991-92, which is referred in **Sl No.46 of II Para.**

The khatha for Sy.no.61/1, measuring 03 acres 15 guntas was accordingly transferred in the name of Akkayamma on the basis of Registered sale deed bearing No.4721/1991-92, as seen from the Mutation register extract bearing No.11/1991-92 and RTC's from 1988-89 to 1996-97 for Sy.no.61/1, measuring 03 acre 15 guntas in the name of Akayamma, which are referred in **Sl No.47 and 48 of II Para.**

Smt.Akkayamma has sold Sy.no.61/1, measuring 03 acres 15 guntas in favour of Smt.Chandrika Kumar, through Registered sale deed bearing No.704/1999-2000, which is referred in **Sl No.49 of II Para.**

The khatha for Sy.No.61/1, measuring 03 acres 15 guntas is transferred in the name of Smt.Chandrika Kumar on the basis of Registered sale deed bearing No.704/1999-2000, as seen from the Mutation register extract bearing No.20/1998-99 and RTC's from 1997-98 to 2003-04 for Sy.no.61, measuring 03 acre 35 guntas in the name of Thimme Gowda S/o.Narasimhaiah, measuring 03 acre 15 guntas in the name of Chandrika Kumar W/o.Arun Kumar and measuring 01 acre 37 guntas in the name of Ramachandraiah, which are referred in **Sl No.50 and 51 of II Para.**

Chandrika Kumar has then sold Sy.no.61/1 (shown as sy.no.61 in RTC), measuring 03 acres 15 guntas in favour of Sri.Anand Narayana Adkoli, through Registered sale deed bearing No.3516/2004-05, which is referred in **Sl No.52 of II Para.**

On the basis of Registered sale deed bearing No.3516/2004-05, the khatha for Sy.no.61, measuring 03 acres 15 guntas is transferred in the name of Sri.Anand Narayana Adkoli, as seen from the Mutation register extract bearing No.8/2004-05 and RTC's from 2004-05 to 2006-07 for Sy.no.61, measuring 03 acre 35 guntas in the name of Thimme Gowda S/o.Narasimhaiah, measuring 01 acre 37 guntas in

the name of Ramachandraiah and measuring 03 acre 15 guntas in the name of Ananda Narayana Adkoli, which are referred in **Sl No.53, 54 & 55 of II Para.**

The Mutation register extract bearing No.19/2007-08 for Sy.no.61, measuring 01 acre 37.08 guntas in the name of Narasamma and 01 acre 37.08 guntas in the name of Krishnappa on the basis of RRTCR/2007-08, is referred in **Sl No.56 of II Para.**

The RTC's from 2007-08 to 2018-19 for Sy.no.61, measuring 01 acre 37 guntas in the name of Ramachandraiah and measuring 03 acre 15 guntas in the name of Ananda Narayana, measuring 01 acre 37.08 guntas in the name of Narasamma and measuring 01 acre 37.08 guntas in the name of Krishnappa, is referred in **Sl No.57 of II Para.**

Sri.Anand Narayana Adkoli has sold Sy.no.61, measuring 03 acres 15 guntas in favour of Mr.Ramesh.B.Gowda, through Registered sale deed bearing No.14020/2006-07, which is referred in **Sl No.58 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.61, is referred in **Sl No.59 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that there no claims under PTCL act over property bearing Sy.No.61, is referred in **Sl No.60 of II Para.**

The Resurvey sketch for Sy.no.61 phoded as Sy.no.61/1, measuring 01 acre 35 guntas in the name of Ramachandraiah, Sy.no.61/2, measuring 1 acre 35 ½ guntas in the name of Narasamma, Sy.no.61/3, measuring 01 acre 35 ½ guntas in the name of Krishnappa, Sy.no.61/4, measuring 03 acres 13 guntas in the name of Anand Narayana Adakoli, is referred in **Sl No.61 of II Para.**

The land bearing Sy No.61/4, measuring 3 acre 13 guntas was converted from agricultural to non- agricultural residential purpose, as could be seen form official memorandum bearing No.743029 issued by the Deputy Commissioner Bangalore District, is referred in **Sl No.62 of II Para.**

Endorsement issued by the Special Tahsildar Yalahanka Taluk Bangalore stating that the server not uploaded subject property bearing Sy No.61, measuring 3 acres 13 guntas the khatha transfer in the name of Sri.Ramesh B.Gowda we have filed an appeal and application is pending, which is referred in **Sl No.63 of II Para.**

Item No.IV, Sy.No.57, measuring 1 acre 12 guntas

The property bearing Sy.no.57 measuring 01 acre 12 guntas was previously the Maruthi Devara Inamti land, as seen from the RTC's from 1965-66 to 1976-77 & from 1983-84 to 1991-92, which is referred in **Sl No.64 of II Para.**

1.Archak Ramaiah and 2.Archak Sreenivasamurthy have filed petition for grant of occupancy rights in land bearing Sy.nos.73, 104, 113, 57, 58, 124 & 125 against Maruthi Devaru, as seen from the Order passed in Case no.INA/1027/1979-80, 442/1979-80, 2075/1981-82 & 2074/1981-82, wherein the court ordered that the

land bearing Sy.no.57, measuring 01 acre 12 guntas and other properties were claimed by Sri.Archaka Ramaiah and he is registered as occupant under section 6(A) of Religious and Charitable Inam Abolition Act, which is referred in **Sl No.65 of II Para.**

The RTC's from 1988-89 to 1992-93 for Sy.no.57 measuring 01 acre 12 guntas in the name of Ramaiah, is referred in **Sl No.66 of II Para.**

The Endorsement issued by Thasildar Office, Yelahanka Taluk for non-availability of RTC for the period from 1989-90 to 200-01 for Sy No.57, is referred in **Sl No.67 of II Para.**

Ramaiah has died on 18.05.1994, as seen from his Death certificate issued by Registrar of Birth and death, which is referred in **Sl No.68 of II Para.**

The Family tree of Late.Archak Ramaiah issued by Village Accountant stating that Late.Sanjeevama is his wife and their children,

1. Narayanaswamy, Vimalamma is his wife and their children Bharadhaj, Vishnuvardhan, Mamatha,
2. Chalapathi, Jayamma is his wife and their children Tejaswini, Arun Kumar and Sandhya
3. Lakshamma
4. Lolamma, is referred in **Sl No.69 of II Para.**

Narayanaswamy and Chalapathi (both are children of Late.Ramaiah) have entered into partition deed, wherein each party was allotted 26 guntas in Sy No.57, as seen from the Mutation register extract bearing No.19/1995-96 and RTC's from 2001-02 to 2006-07 for Sy.no.57, measuring 26 guntas in the name of Narayanaswamy and measuring 26 guntas in the name of Chalapathi, which are referred in **Sl No.70 and 71 of II Para.**

1.Sri.R.Narayanaswamy, Smt.Vimalamma, Bharadwaja, Vishnuvardhana, Mamatha, 2. R.Chalapathi, Jayamma, Tejaswini, Arun Kumar, Sandhya, 3. Smt.Lakshamma, 4. Smt.Lolamma have sold Sy.no.57, measuring 01 acre 12 guntas in favour of Smt.G.C.Ramya, through Registered sale deed bearing No.715/2007-08, which is referred in **Sl No.72 of II Para.**

The khatha for Sy.no.57 measuring 01 acre 12 guntas was transferred in the name of Ramya on the basis of Registered sale deed bearing No.715/2007-08, as seen from the Mutation register extract bearing No.10/2007-08 and RTC's from 2007-08 to 2018-19 for Sy.no.57, measuring 01 acre 12 guntas in the name of Ramya, which is referred in **Sl No.73 and 74 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.57, is referred in **Sl No.75 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that there no claims under PTCL act over property bearing Sy.No.57, is referred in **Sl No.76 of II Para.**

Item No.V New Sy No.62/7, old Sy.no.62/1 (35 guntas and 19 guntas)

The property bearing Sy.no.62/1 measuring 02 acre 25 guntas and other sy.nos, was previously belonging to Papaiah, who had acquired occupancy rights over the same, as seen from the Order passed in case No.27/1958-59 by the Court of Special Deputy Commissioner for Inam Abolition filed by Papaiah against Government of Mysore, wherein court ordered to register Papaiah as occupant, is referred in **Sl No.77 of II Para.**

The Endorsement issued by Special Deputy Commissioner in the name of Papaiah S/o.Narasimhaiah for sy.no.62/1, measuring 02 acre 25 guntas and other sy.nos, is referred in **Sl No.78 of II Para.**

The RTC's from 1966-67 to 1976-77 and from 1983-84 to 1991-92 for Sy.no.62/1, measuring 02 acres 15 guntas in the name of Papaiah, is referred in **Sl No.79 of II Para.**

The Affidavit sworn by Sri.Ramesh.T for family tree of Late.Papaiah, which shows Late.Venkatamma is his wife and their children

1. Late.Munishamaiah, Late.Muninarasamma is his wife and their children
 - a. Late.Thimmarayappa, Late.Munigowramma, and their children Late.Rajamma, Narasimhamurthy, Akayamma, Lakshamma, Muniraju
 - b. Doddathayamma
 - c. Late.Lakshamma
2. Late.Narasimhaiah, Thimakka is his first wife and Sakamma is his second wife

Late.Narasimhaiah and Thimakka children are

- a. Munilakshamma
- b. Rajanna, Lakshamma is his wife and their children Shyla, Shwetha, Sudha and Suma
- c. Jayamma

Late.Narasimhaiah and Sakamma children are

- a. Narasimhamurthy, Narasamma is his wife and their son Narendra
- b. Thimme Gowda, Gowramma is his wife and their children Ramesh.T and Roopa
- c. Narasamma
- d. Krishnappa, Susheelamma is his wife and their children Sridhar and Nagendra
- e. Munirathnamma
- f. Ramachandrappa, Gowramma is his wife and their children Chaitra and Mohan
- g. Nagaraju, Shanthamma is his wife and their children Praveen Kumar and Vishwa
- h. Muninagappa, Komala is his wife
- i. Venkatalakshamma
3. Late.Gowramma
4. Jayalakshamma, is referred in **Sl No.80 of II Para.**

Munishamappa S/o.Papaiah and Thimme Gowda S/o. Narasimhaiah and his brothers have then entered into Zubane partition, and the khatha for Sy.no.62/1, measuring 01 acre 07 guntas and 01 acre 08 guntas was accordingly transferred in the name of Thimme Gowda, as seen from the Mutation register extract bearing No.8/1991-92, which is referred in **Sl No.81 of II Para.**

Rajanna @ Narasimharaju, has executed Unregistered release deed in favour of his brothers Narasimhamurthy, Thimme Gowda, Krishnappa, Ramachandraiah, Nagaraju and Muninagaiah, which is referred in **Sl No.82 of II Para.** Wherein land bearing Sy.no.62/1, measuring 02 acres 08 guntas and other properties were taken by Rajanna @ Muninagaiah and relinquished all his right, title, interest over the other joint family properties.

The Mutation register extract bearing No.6/1991-92 for Sy.no.62/1 measuring 02 acres 08 guntas and other properties in the name of Rajanna @ Muninagaiah on the basis of unregistered release deed dated 22.01.1992, is referred in **Sl No.83 of II Para.**

Smt.Gowramma, Smt.Jayalakshamma (daughters of Late.Papaiah) have executed Unregistered release deed in favour of 1.Smt.Thimakka and her son 1a.Rajanna @ Narasimha Raju and 2. Sakamma and her children 2a.Narasimhamurthy, 2a.Thimme Gowda, 2b.Krishnappa, 2c.Ramachandraiah, 2d.Nagaraja, 2e.Muninagappa relinquishing their rights over Sy.no.62/1, measuring 02 acres 08 guntas and other properties, is referred in **Sl No.84 of II Para.**

The RTC's from 1988-89 to 2004-05 for Sy.no.62/1, measuring 02 acres 08 guntas in the name of Rajanna measuring 07 guntas in the name of Thimme Gowda, is referred in **Sl No.85 of II Para.**

Sri.Rajanna @ Narasimharaju and his wife Smt.Lakshamma have then sold Sy.no.62/1, measuring 1 ½ guntas in favour of Smt.Kusuma.C.S, through Registered sale deed bearing No.24749/2006-07, which is referred in **Sl No.86 of II Para.** *(only for reference)*

The Mutation register extract bearing No.9/2008-09 for Sy.no.62/1, in the name of Rajanna @ Narasimharaju on the basis of discharge deed bearing No.753/2008-09, is referred in **Sl No.87 of II Para.**

The Affidavit sworn by Rajanna stating that Lakshamma is his wife and their children are,

1. Shylaja
2. Shwetha
3. Sudha
4. Suma, is referred in **Sl No.88 of II Para.**

Sri.Rajanna @ Narasimharaju has sold Sy.no.62/1, measuring 19 guntas Registered in favour of Sri.Ramesh.B.Gowda, through Registered sale deed bearing No.26222/2004-05, which is referred in **Sl No.89 of II Para.** Wherein Shylaja D/o.Rajanna had signed as consenting witness.

The khatha for Sy.no.62/1, measuring 19 guntas was transferred in the name of Ramesh B Gowda on the basis of Registered sale deed bearing No.26222/2004-05, as seen from the Mutation register extract bearing No.41/2004-05 and RTC for the year 2004-05 for Sy.no.62/1, measuring 01 acre 29 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda, which are referred in **Sl No.90 and 91 of II Para.**

The RTC for the year 2005-06 to 2018-19 for Sy.no.62/1 measuring 35 guntas in the name of Rajanna, 07 guntas in the name of Thimme Gowda and measuring 19 guntas in the name of Ramesh B Gowda, measuring 34 guntas in the name of Kusuma, is referred in **Sl No.92 of II Para.**

Sri.Rajanna @ Narasimharaju, Lakshamma, Sylaja, Shwetha, Sudha and Suma have then entered into Sale agreement with Sri.Ramesh.B.Gowda to sell Sy.no.62/1, measuring 35 guntas, which is referred in **Sl No.93 of II Para.**

1.Smt.Narasamma W/o.Narasimhamurthy, 2. Thimme gowda, 3. Krishnappa, 4. Ramachandrappa, 5. Nagaraju, 6. Muninagappa @ Muninagaiah (sl.no.2 to 6 are children of Late.Narasimhaiah) have released their rights over Sy.no.62/1, measuring 35 guntas out of 02 acres 08 guntas in favour of Sri.Rajanna @ Narasimharaju, as seen from the Certified copy of Registered release deed bearing no.182/2018-19, which is referred in **Sl No.94 of II Para.**

Smt.Sylaja.M.R, Smt.Shwetha.R, Smt.Sudha.R and Smt.Suma.R (daughters of Rajanna @ Narasimharaju) smt.Munilakshamma and Smt.Jayamma (Sisters of Rajanna @ Narasimharaju) have executed Registered confirmation deed bearing No.12396/2023-24 in favour of Smt.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen, confirming the unregistered release deed dated 22.01.1992 and sale deed bearing No.26222/2004-05 for Sy.no.62/1, measuring 19 guntas, is referred in **Sl No.95 of II Para.**

Sri.Rajanna @ Narasimharaju, Smt.Lakshamma, Smt.Shilaja.M.R, Smt.Shwetha.R, Smt.Sudha.R, Smt.Suma, Smt.Munilakshamma, Smt.Jayamma have sold Sy.no.62/7 (old no.62/1), measuring 24.12 guntas in favour of Sri.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen, through Registered sale deed bearing No.12395/2023-24, which is referred in **Sl No.96 of II Para.**

Mr.Ved Ramesh had executed Power of attorney authorizing Mr.K.N.Praveen to do all acts deeds and things to execute the sale deed for purchasing the schedule properties for Sy.no.62/7, old Sy No.62/1, measuring .0.24.12 guntas and other properties, which is referred in **Sl No.97 of II Para.**

Subsequently the said Sri.Rajanna @ Narasimharaju, Smt.Lakshamma, Smt.Shilaja.M.R, Smt.Shwetha.R, Smt.Sudha.R, Smt.Suma, Smt.Munilakshamma, Smt.Jayamma have sold and conveyed the Sy.no.62/7 (old no.62/1), measuring 24.12 guntas in favour of Sri.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen, as could be seen from Registered sale deed bearing No.12395/2023-24, which is referred in **Sl No.98 of II Para.**

Sri.Narendra S/o late.Narasimh Murthy (S/o late.Narasimhaiah), Smt.Narasamma D/o late.Narasimhaiah, Smt.Rathnamma @ Munirathnamma D/o late.Narasimhaiah and Smt.Venkatalakshmi D/o late.Narasimhaiah have executed Registered confirmation deed bearing doc.No.12971/2024-2025 in favour of Sri.Ved Ramesh represented by his GPA holder Sri.K..N.Praveen confirming the registered sale deed bearing doc.no.12395/2023-2024 for property bearing new Sy No.62/7, old Sy No.62/1, measuring 0-24.12 guntas, is referred in **sl.No.99 of II Para.**

Sri.Ramesh.B.Gowda had executed Power of attorney in favour of Mr.K.N.Praveen authorizing him to do all acts deeds and things to execute the confirmation deed for schedule properties for Sy.no.62/1, measuring 00.19 guntas, which is referred in **sl.No.100 of II Para.**

Smt.Narasamma W/o Late.Narasimhamurthy (S/o Late.Narasimhaiah) and son children Sri.Narendra, Sri.Thimmegowda S/o Late.Narasimhaiah, Smt.Narasamma D/o Late.Narasimhaiah, Sri.Krishnappa S/o Late.Narasimhaiah, Smt.Munirathnamma D/o Late.Narasimhaiah, Sri.Ramachadrappa S/o Late.Narasimhaiah, Sri.N.Nagaraju S/o Late.Narasimhaiah, Sri.Muninagappa S/o Late.Narasimhaiah and Smt.Venkatalakshmmamma D/o Late.Narasimhaiah have executed Registered confirmation deed bearing doc.No.12972/2024-2025 in favour of Sri.Ramesh.B.Gowda represented by his GPA holder Sri.K.N.Praveen confirming the registered sale deed doc.No.26222/2004-05 for property bearing Sy No.62/1, measuring 0-19 guntas, is referred in **Sl.No.101 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.62/1 (35 guntas) and (19 guntas), are referred in **Sl No.102 and 103 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that there no claims under PTCL act over Sy.no.62/1 (19 & 35 guntas), is referred in **Sl No.104 of II Para.**

The Resurvey sketch for Sy.no.62/1 phoded as Sy.no.62/1, measuring 19 guntas in the name of Ramesh, Sy.no.62/7, measuring 21 $\frac{3}{4}$ gunts in the name of Rajanna @ Narasimharaju, Sy.no.62/8, measuring 34 guntas in the name of Kusuma, Sy.no.62/9 measuring 10 $\frac{1}{4}$ guntas in the name of Sri.Rajanna, is referred in **Sl No.105 of II Para.**

Item No.VI New Sy No.60/5, old Sy.no.60/2, (02 acres 01 gunta)

The property bearing Sy.no.60/2, measuring 02 acre 01 gunta was previously belonging to joint family of Munishamappa and Thimme Gowda, who have divided the same through Unregistered partition deed dated 10.07.1974, which is referred in **Sl No.106 of II Para.** Wherein land bearing Sy.no.60/2, measuring 02 acre 01 gunta and other properties were allotted to Thimme Gowda

Smt.Sakamma and her children Narasimha Murthy, Thimme Gowda, Krishnappa, Ramachadrappa, Nagarajappa and Muninagappa have entered into Unregistered

partition deed dated 10.03.1975, wherein the land bearing sy.no.60/2, measuring 02 acre 01 gunta and other properties were allotted to Muninagappa, is referred in **Sl No.107 of II Para.**

The Affidavit sworn by Sri.Ramesh.T for family tree of Late.Papaiah, which shows Late.Venkatamma is his wife and their children :

1. Late.Munishamaiah, Late.Muninarasamma is his wife and their children
 - a. Late.Thimmarayappa, Late.Munigowramma, and their children Late.Rajamma, Narasimhamurthy, Akkayamma, Lakshamma, Muniraju
 - b. Doddathayamma
 - c. Late.Lakshamma
2. Late.Narasimhaiah, Thimakka is his first wife and Sakamma is his second wife

Late.Narasimhaiah and Thimakka children are

- a. Munilakshamma
- b. Rajanna, Lakshamma is his wife and their children Shyla, Shwetha, Sudha and Suma
- c. Jayamma

Late.Narasimhaiah and Sakamma children are

- a. Narasimhamurthy, Narasamma is his wife and their son Narendra
- b. Thimme Gowda, Gowramma is his wife and their children Ramesh.T and Roopa
- c. Narasamma
- d. Krishnappa, Susheelamma is his wife and their children Sridhar and Nagendra
- e. Munirathnamma
- f. Ramachandrappa, Gowramma is his wife and their children Chaitra and Mohan
- g. Nagaraju, Shanthamma is his wife and their children Praveen Kumar and Vishwa
- h. Muninagappa, Komala is his wife
- i. Venkatalakshamma
3. Late.Gowramma
4. Jayalakshamma, is referred in **Sl No.108 of II Para.**

The RTC's from 1966-67 to 1971-72 for sy.no.60/2, measuring 04 acre 01 gunta in the name of Nanjundaiah, is referred in **Sl No.109 of II Para.**

Later, the RTC's from 1972-73 to 1976-77 & 1986-87 to 1991-92 for sy.no.60/2, measuring 04 acre 01 gunta were reflecting in the name of Chithradurgappa, which is referred in **Sl No.110 of II Para.**

Later, the khatha for sy.no.60/2, measuring 02 acre 01 gunta and other properties was transferred in the name of Thimme Gowda on the basis of Unregistered partition deed dated 10.07.1974, as seen from the Mutation register extract bearing No.8/1991-92 and RTC's from 1993-94 to 1996-97 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02

acres 06 guntas in the name of Akkayamma, which are referred in **Sl No.111 and 112 of II Para.**

The RTC's from 1997-98 to 2001-02 & from 2001-02 to 2006-07 for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Thimme Gowda and measuring 02 acres 06 guntas in the name of Chandrika Kumar, is referred in **Sl No.113 of II Para.**

The khatha for Sy.no.60/2, measuring 02 acres 01 guntas is then transferred in the name of Muninagappa on the basis of Unregistered partition deed dated 10.03.1975 entered into between Thimme Gowda and his brothers, as seen from the Mutation register extract bearing No.19/2007-08, which is referred in **Sl No.114 of II Para.**

The RTC's from 2007-08 to for Sy.no.60/2, measuring 02 acre 01 guntas in the name of Muninagappa and measuring 02 acres 06 guntas in the name of Ramesh, is referred in **Sl No.115 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.60/2, measuring 02 acre 01 guntas, is referred in **Sl No.116 of II Para.**

The Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act over property bearing Sy.no.60/2, measuring 02 acre 01 gunta, 02 acres 06 guntas, is referred in **Sl No.117 of II Para.**

Sri.Muninagappa, Komala, Kemparaju minor represented by his father Muninagappa have entered into Sale agreement with Sri.Ramesh.B.Gowda for sy.no.60/2, measuring 02 acres 01 gunta, which is referred in **Sl No.118 of II Para.**

Smt.Narasamma, Smt.Rathnamma and Smt.Venkatalakshamma (daughters of Late.Narasaiah) have released their rights over Sy.no.60/2, measuring 02 acre 01 guntas, as seen from the Registered release deed bearing No.3263/2020-21 in favour of Sri.Muninagappa, which is referred in **Sl No.119 of II Para.**

The land bearing Sy.no.60/2 phoded and renumbered as Sy.no.60/5, measuring 1 acre 36 guntas in the name of Sri.Muninagappa, as could be seen from Resurvey sketch & Mutation register extract bearing No.T21/2023-2024, which are referred in **Sl Nos.120 & 121 of II Para.**

Mr.Ved Ramesh had executed Power of attorney in favour of Mr.K.N.Praveen authorizing him to do all acts deeds and things and for purchase of the schedule properties for Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas and other properties, which is referred in **Sl.No.122 of II Para.**

1.Sri.Muninagappa, 2.Smt.Komala, 3. Jagath Yadav, 4. Jagan Yadav both are minors represented by their father Sri.Muninagappa have sold Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas in favour of Mr.Ved Ramesh represented by

his GPA holder Mr.K.N.Praveen, through Registered sale deed bearing No.12406/2023-24, which is referred in **Sl No.123 of II Para.**

The khatha of the land bearing Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas was mutated in the name of Mr.Ved Ramesh on the basis of registered sale deed bearing doc.no.12406/2023-2024, as could be seen from Mutation register extract bearing No.H18/2023-2024, which is referred in **Sl.No.124 of II Para.**

1.Sri.Narendra S/o.Narasimhamurthy (s/o Narasimhaiah), 2.Smt.Munilakshamma, 3. Sri.Rajanna and 4.Smt.Jayamma (Childrens of Late.Narasimhaiah and his first wife Thimakka) have executed Registered confirmation deed bearing doc.No.12974/2024-2025 in favour of Mr.Ved Ramesh represented by his GPA holder Mr.K.N.Praveen for Sy.no.60/5 (old no.60/2, measuring 01 acre 36 guntas Confirming Registered sale deed bearing No.12406/2023-24, is referred in **Sl No.125 of II Para.**

Common Documents

Mr.H.Mahadev Goud and Mrs.H.Nagarathna have entered in to Partnership deed to carryon business of partnerhsip in the name and style of M/s. HNG Developers, is referred in **Sl No.126 of II Para.**

With an intention to develop the **Item No.I**, property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, **Item No.II**, Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, **Item No.III**, new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, **Item No.IV** Sy No.57, measuring 1 acre 12 guntas, **Item No.V** Sy No.62/7, (old Sy No.62/1),measuring 0-24.75 guntas and 2.75 guntas of karab, and **Item No.VI** Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, totally measuring 9 acres 29.75 guntas and 15 guntas of karab, Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh (Owners) have entered into Registered JDA bearing doc.no.9885/2024-2025 with M/s. HNG Developers represented by its partner Sri.H.Mahadev Goud (Developer)

Wherein 55% of sital area was allotted to the owners and 45% of sital area was allotted to the share of Developer, is referred in **Sl No.127 of II Para.**

To deal with the property as per Registered JDA bearing doc.no.9885/2024-2025, the said Sri.Ramesh.B.Gowda, Smt.Ramya.G.C and Sri.Ved Ramesh have executed Registered GPA bearing doc.no.281/2024-2025 in favour of M/s. HNG Developers represented by its partner Sri.H.Mahadev Goud (Developer) to develop the property into residential layout and to sell/transfer the developer's share in **Item No.I**, property bearing Sy.no.60/2, measuring 2 acres 05 guntas and 01 guntas karab, **Item No.II**, Sy No. 62/1, measuring 0-19 guntas and 1.25 guntas karab, **Item No.III**, new Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, **Item No.IV** Sy No.57, measuring 1 acre 12 guntas, **Item No.V** Sy No.62/7, (old Sy No.62/1) measuring 0-24.75 guntas and 2.75 guntas of karab, and **Item No.VI** Sy No.60/5 (old Sy No.60/2), measuring 1 acre 36 guntas and 10 guntas, totally measuring 9 acres 29.75 guntas and 15 guntas of karab, is referred in **Sl No.128 of II Para.**

The land bearing Sy No.60/2, measuring 2 acres 05 guntas was converted from agricultural to non-agricultural residential purpose, as could be seen from Official memorandum bearing No.737647 issued by the Deputy Commissioner Bangalore District, is referred in **Sl No.129 of II Para.**

The land bearing Sy No.62/1, measuring 19 guntas was converted from agricultural to non-agricultural residential purpose, as could be seen from Official memorandum bearing No.737615 issued by the Deputy Commissioner Bangalore District, is referred in **Sl No.130 of II Para.**

The land bearing Sy No.62/7, measuring 3 acres 13 guntas was converted from agricultural to non-agricultural residential purpose, as could be seen from Official memorandum bearing No.737610 issued by the Deputy Commissioner Bangalore District, is referred in **Sl No.131 of II Para.**

The land bearing Sy No.57, measuring 1acre 12 guntas was converted from agricultural to non-agricultural residential purpose, as could be seen from Official memorandum bearing No.737591 issued by the Deputy Commissioner Bangalore District, is referred in **Sl No.132 of II Para.**

The land bearing Sy No.60/5, measuring 1 acre 36 guntas was converted from agricultural to non-agricultural residential purpose, as could be seen from Official memorandum bearing No.737613 issued by the Deputy Commissioner Bangalore District, is referred in **Sl No.133 of II Para.**

The Bangalore Development Authority has approved the provisional residential layout plan bearing No.2091/2025-2026 for formation of residential layout in land bearing Sy No.57, measuring 1 acre 12 guntas, Sy.no.60/2, measuring 2 acres 05 guntas, Sy No.60/5(old Sy No.60/2), measuring 1 acre 36 guntas, Sy No.61/4 (old Sy.No.61), measuring 3 acres 13 guntas, Sy No. 62/1, measuring 0-19 guntas and Sy No.62/7, (old Sy No.62/1), measuring 0-24.75 guntas in totally measuring 9 acres 29.75 guntas., which is referred in **Sl No.134 of II Para.**

M/s.SK Dream Realty Private Limited had filed a suit for specific performance against Ramesh.B.Gowda and G.C.Ramya for enforcement of JDA dated 21.06.2012 for Sy.No.60/2, measuring 02 acres 06 guntas, Sy.No.61/1, measuring 03 acres 15 guntas and Sy.No.62/1, measuring 19 guntas and Sy.No.57, measuring 01 acre 12 guntas in OS No.623/2012 before the Court of Principal Senior Civil Judge, Bangalore Rural District.

Wherein both the parties have filed compromise petition, as the defendants have agreed to pay a sum of Rs.1,00,00,000/- to the plaintiff in full and final settlement and the compromise petition is accepted and suit is dismissed in terms of compromise, as seen from the Order passed in OS No.623/2012, which is referred in **Sl No.135 of II Para.**

However Sharing agreement entered in to between Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh with M/s. HNG Developers has to be obtained.

However Sites release letter issued by the BDA has to be obtained.

However Rera Certificate issued by the concerned authority has to be obtained.
However Latest khatha certificate issued by the present owners has to be obtained.
However Tax paid receipt for the year 2025-2026 has to be obtained.
However NOC' issued by the concerned authority has to be obtained.

IV. TITLE:

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh have clear marketable title over the property described in Para I.

V. POSSESSION:

On the basis of the documents scrutinized above, I certify that Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh are in possession of the property described in Para I.

VI. ENCUMBRANCE CERTIFICATE:

On the basis of Encumbrance Certificate referred in **Sl.Nos.136 to 166 of II Para**, I certify that, the above property is free from all encumbrances during the period from 01.04.1940 to 01.09.2025. However EC for the period from 31.01.2024 to 31.02.2025 to till date for 62/1, Sy No.61/4 & Sy No.60/5 has to be obtained.

CERTIFICATE

On the basis of Photocopies of documents referred in Para II, and subject to condition and obtaining:

1. Sharing agreement entered in to between Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh with M/s. HNG Developers
2. Sites release letter issued by the BDA.
3. RERA certificate
4. Tax paid receipt for the year 2025-2026.
5. Khatha certificate issued by the present owners.
6. EC from 31.01.2024 to 31.02.2025 to till date for 62/1, Sy No.61/4 & Sy No.60/5.
7. NOC' issued by the concerned authority.
8. Verification of original title deeds and documents.

I certify that Sri.Ramesh.B.Gowda, Smt.Ramya.G.C. and Sri.Ved Ramesh is having clear marketable title over the property described in Para I and their title to the same is legally clear, valid and marketable. M/s. HNG Developers, being Registered Joint development Agreement and GPA holders for the property can develop and deal with their share in the property.

RAMAKRISHNA
IAH MANJULA
KANDAVARA

Digitally signed by
RAMAKRISHNAIAH
MANJULA KANDAVARA
Date: 2025.09.09 18:25:35
+05'30'

D & M LAW ASSOCIATES