

Date:01.08.2022

TITLE REPORT

I Description of the Property:

ALL THAT PIECE AND PARCEL OF the property presently falling within the limits of Bruhath Bangalore Mahanagar Palike, measuring 36 Guntas carved out of Survey Number 81/2A (converted vide official memorandum dated 01.12.2015, bearing No. ALN (KRPB)SR/86/2015-16 issued by the Deputy Commissioner Bangalore District) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, and bounded on;

East By : Land in Survey Number 81/2B;
West By : Land in Survey Number 81/3 and Road;
North By : Nala;
South By : Road and remaining portion of Survey Number 81/2A.

Hereinafter referred to as Subject Property

II Documents Verified (Photocopies)

Sl.No.	Documents verified
1.	Village Map of Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
2.	Survey Original Tippani in respect of Survey Number 81, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
3.	Hissa Survey Pakka, in respect of Survey Number 81 measuring 14 Acres 19 Guntas and 9 Guntas karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk. Survey Number 18 bifurcated into 3 subdivision i.e Survey Number 81/1 to 81/3, Survey Number 81/2 reflects in the name of Sri.Kempanna son of Sri.Channarayappa.
4.	G tree of Sri.Kempanna son of Sri.Channarayappa.
5.	Partition Deed dated 08.01.1945 entered between Sri.Munichinnappa, Sri.Channarayappa, Sri.Utnallappa children of Sri.Kempanna , Ramaiah (minor) and Gopala (minor) represented by their Guardian/father Sri.Kempanna, registered as document No.1189/1945-46 in pages 134 - 145, Book-I, in the office of the Sub-Registrar Bangalore Taluk, in respect of several properties including land bearing Survey Number 81/2 measuring 3 Acrs 21 Guntas situated at Rachenahalli Village. As per the terms of this Partition Deed land measuring 1 Acre 17 Guntas and 6 Guntas in Survey Number 81/2 allotted to the share of Sri.Uthnappa and land



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	measuring 2 Acres 8 Guntas in Survey Number 81/2 allotted to the share of Sri.Ramaiah and Sri.Gopala.
6.	Sale Deed dated 17.12.1965 executed by Sri.Uthanallappa Gowda son of Sri.Kempanna in favour of Sri.Gopalappa son of Sri.Kempanna, registered as document No.4244/1965-66 in pages 246 - 249, Volume 560, Book-I in the office of the Sub-Registrar, Bangalore South Taluk, in respect of land in Survey Number 81/2 measuring 1 Acre 13 Guntas, and Survey Number 81/2 measuring 6 Guntas and other lands situated at Rachenahalli Village, KR Puram Hobli, Bangalore South Taluk.
7.	Mutation Registrar Extract bearing No.13/1965-66 in the name of Sri.Gopalappa son of Sri.Kempanna in respect of land in Survey Number 81/2 measuring 1 Acre 13 Guntas situated at Rachenahalli Village pursuant Sale Deed dated 17.12.1965.
8.	Sale Deed dated 01.08.1967 executed by Sri.Gopalappa son of Sri.Kempanna in favour of Sri.Subramani, Sri.Ramachandrappa and Sri.Narayanaswamy sons of Sri.Uthanallappa registered as document No.2027/1967-68 in pages 67 - 69, Volume 655, Book-I in the office of the Sub-Registrar, Bangalore South Taluk, in respect of land in Survey Number 81/2 measuring 1 Acre 13 Guntas and vacant land and other survey Number in Survey Number 81/2, situated at Rachenahalli Village, KR Puram Hobli, Bangalore South Taluk.
9.	Mutation Registrar Extract bearing No.7/67-68 in the names of Sri.Subramani, Sri.Ramachandrappa and Sri.Narayanaswamy sons of Sri.Uthanallappa in respect of land in Survey Number 81/2 measuring 1 Acre 13 Guntas and vacant land and other survey Number situated at Rachenahalli Village pursuant to Sale Deed dated 01.08.1967.
10.	Hissa Survey Pakka dated 31.10.1973, in respect of Survey Number 81/2 measuring 3 Acres 21 Guntas and 3 Guntas karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk. Survey Number 18/2 bifurcated into 3 subdivision i.e Survey Number 81/2A to 81/2D, Survey Number 81/2A reflects in the names of Sri.K.Uthanallappa, Sri.Subramani, Sri.Ramachandrappa and Sri.Narayanaswamy.
11.	RTC for the period 1969-70 to 1983 84 measuring 3 Acres 9 Guntas and 3 Guntas karab for the period 1984-85 to 2003-04, 2005-06 to 2017-18 in respect of Survey Number 81/2A measuring 38 Guntas situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
12.	Karnataka Revision Settlement Akarband in respect of Survey Number 81/2A measuring 38 Guntas situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
13.	Release Deed dated 09.01.2008 executed by Sri.K.H.Subramani and Sri.H.R.Chandra sons of Sri.Huthanallappa Gowda in favour of Sri.H.R.Narayana Swamy son of Sri.Huthanallappa Gowda registered as document No.BNS-1-



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	03779/2007-08 stored in CD No.BNSD13, Book-I in the office of the Senior Sub-Registrar, Banasawadi, Bangalore, in respect of land in Survey Number 81/2A measuring 38 Guntas and other land, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
14.	Mutation Registrar Extract bearing No.H21/2007-08 in the name of Sri.H.R.Narayana Swamy son of Sri.Uthanallappa in respect of land in Survey Number 81/2A measuring 38 Guntas and other land situated at Rachenahalli Village pursuant to above Release Deed dated 09.01.2008.
15.	Notification dated 23.02.2004 bearing No.UDD 193 MNX 2004 issued by the Government of Karnataka for formation of Arkavathi Layout.
16.	Final Notification dated 18.06.2014 bearing No.UDD 426 MNJ 2011 issued by the Government of Karnataka for formation of Arkavathi Layout.
17.	Mutation Registrar Extract bearing No.T25/2014-15 in the names of Sri.Subramani, Sri.Ramachandra and Sri.Narayanaswamy sons of Sri.Uthanallappa pursuant to the notice dated 18.06.2014 bearing No. UDD 426 MNJ 2011.
18.	Endorsement dated 31.10.2013 issued by the Bangalore Development Authority stating Survey Number 81/2A is not notified for any project.
19.	Endorsement dated 28.01.2016 bearing No.LRF(BE)CR/1829/2015-16 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
20.	Official Memorandum dated 01.12.2015, bearing No. ALN (KRPH)SR/86/2015-16 issued by special Tahsildar Bangalore District, converted the land in Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, in the names of Sri.H.R.Narayana Swamy son of Sri.Huthanallappa Gowda.
21.	Memorandum of Understanding dated 29.04.2016 entered between Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, Smt.D.Malathi wife of Sri.H.R.Narayanaswamy, Sri.N.Pavan Kumar son of Sri.H.R.Narayanaswamy, Smt.Pooja N Swamy daughter of Sri.H.R.Narayanaswamy and M/s.Visalakshi Housing Projects, represented by its Managing Partner Mr.G.V.Rajasekhar, in respect of land bearing Survey Number 81/2A measuring 38 Guntas or 41,385 Square feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
22.	Joint Development Agreement dated 12.12.2017 entered between Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda and Mr.Athique Ahmed son of Mr.Mohammed Oosman as confirming party with M/s.Meenakshi Estates, represented by its Managing Partner Mr.K.Yadaiah, registered as document No.BNS-1-12786/2017-18, stored in CD No.BNSD635, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in respect of land bearing Survey Number



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	81/2A measuring 36 Guntas (out of 38 Guntas) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
23.	Power of Attorney dated 12.12.2017 executed by Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda in favour of M/s.Meenakshi Estates, represented by its Managing Partner Mr.K.Yadaiah, registered as document No. BNS-4-00600/2017-18, stored in CD No.BNSD635, Book-4 in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in respect of land bearing Survey Number 81/2A measuring 36 Guntas (out of 38 Guntas) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
24.	Deed of Amalgamation dated 26.12.2017 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, registered as document No.BNS-1-16876/2017-18, stored in CD No.BNSD643, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in respect of land bearing Survey Number 81/2A measuring 36 Guntas and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2838/81/2B and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2837/81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
25.	Plaint, Order Sheet and Memo in O.S 5029/2018 filed by M/s.Vishalakshi Housing Projects, represented by its Proprietor Mr.G.V.Rajasekhar against Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda and others for permanent injunction restraining Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda and others from alienating the land bearing Survey Number 81/2A measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
26.	Rectification Deed dated 05.03.2018 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, registered as document No.BNS-1-17344/2017-18, stored in CD No.BNSD644, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in respect of converted lands bearing Survey Number 81/2A bearing Khatha No.2834/81/2A measuring 36 Guntas and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2838/81/2B and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2837/81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
27.	Khatha Extract dated 13.03.2018 issued by Bangalore Development Authority in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, in respect of Property bearing No.2834/81/2A & 81/2B measuring 108 Guntas.
28.	Khatha Certificate dated 13.03.2018 issued by Bangalore Development Authority in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman and



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	Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, in respect of Property bearing No.2834/81/2A & 81/2B.
29.	Approved Building plan bearing L.P.No.0034/2018-19.
30.	Deed of Amalgamation dated 02.11.2020, entered by Sri.Narayanaswamy son of Sri.K.Huthanallappa Gowda represented by his GPA holder M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) and Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as Document No.INR-1-05641/2020-21, stored in CD No.INRD 689, Book I, registered before the office of the Sub-Registrar, Indiranagar, Bangalore amalgamated the converted lands, being Portion of Land bearing Survey Number-81/2A, measuring 36 Guntas, (out of 38 Guntas), Survey Number 81/2B, measuring 30.8 Guntas, Survey Number 81/2B, measuring 18 Guntas Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all totally measuring 3 Acres 28 Guntas, situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
31.	Encumbrance Certificate from 15.02.1957 to 31.05.1989 01.06.1989 to 31.03.2004 01.04.2004 to 19.06.2016.

III Title Review

On verification of the photocopies of the above documents, it would indicate that, Sri.Kempanna son of Sri.Channarayappa was the owner of Land in Survey Number 81/2 measuring 3 Acres 21 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

It is observed that Sri.Munichinnappa, Sri.Channarayappa, Sri.Uthnallappa sons of Sri.Kempanna, Ramaiah and Gopala minor sons represented by their Guardian/father Sri.Kempanna, got partitioned their joint family properties including land bearing Survey Number 81/2 vide Deed of Partition dated 08.01.1945 registered as document No.1189/1945-46 in pages 134 - 145, Book-I, in the office of the Sub-Registrar Bangalore Taluk, wherein an extent of land measuring 1 Acre 7 Guntas and 6 Guntas in Survey Number 81/2 came to be allotted to Sri.Uthanalappa son of Sri.Kempanna and an extent of land measuring 2 Acres 8 Guntas in Survey Number 81/2 came to be allotted to the joint share of Sri.Ramaiah and Sri.Gopalappa sons of Sri.Kempanna.



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Sri.Uthanallappa Gowda son of Sri.Kempanna was the owner of land bearing Survey Number 81/2 measuring 1 Acre 7 Guntas and 6 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, sold the said land in favour of his brother Sri.Gopalappa, vide Deed of Sale dated 17.12.1965 registered as document No.4244/1965-66 in pages 246 - 249, Volume 560, Book-I in the office of the Sub Registrar, Bangalore South Taluk.The revenue records came to be transferred in his name vide Mutation Registrar Extract bearing No 13/1965-66.

Pursuant thereto, the said Sri.Gopalappa son of Sri.Kempanna in turn sold the land in Survey Number 81/2 measuring 1 Acre 7 Guntas and 6 Guntas situated at Rachenahalli Village, in favour of Sri.Subramani, Sri.Ramachandrappa and Sri.Narayanaswamy sons of Sri.Uthanallappa, vide Deed of Sale dated 01.08.1967 registered as document No.2027/1967-68 in pages 67 - 69, Volume 655, Book-I in the office of the Sub-Registrar, Bangalore South Taluk. Subsequent thereto, the revenue records came to be transferred in their names vide Mutation Registrar Extract bearing No 7/67-68.

The said land bearing Survey Number 81/2 of Rachenahalli Village, came to be phoded as Survey Number 81/2A, 81/2B, 81/2C & 81/2D wherein Survey Number 81/2A reflects in the names of Sri.Uthanallappa ,Sri.Subramani, Sri.Ramachandrappa and Sri.Narayanaswamy. It was found that the available extent of land in Survey Number 81/2 is only 38 Guntas.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) extracts in respect of Survey Number 81/2A situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani and Akarbandh Extracts in respect of the subject land, which would depict the shape and assessment of the said land.

It is observed that Sri.K.H.Subramani and Sri.H.R.Chandra sons of Sri.Huthanallappa Gowda released their right, title and interest over the land bearing Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, in favour of their brother Sri.H.R.Narayanaswamy vide Deed of Release dated 09.01.2008 registered as document No. BNS-1-03779/2007-08 stored in CD No.BNSD13, Book-I in the office of the Senior Sub-Registrar, Banasawadi, Bangalore.

Subsequent thereto, the revenue records came to be transferred in the name of Sri.H.R.Narayana Swamy son of Sri.K.Uthanallappa in respect of land in Survey Number 81/2A measuring 38 Guntas situated at Rachenahalli Village vide Mutation Registrar Extract bearing No. H21/2007-08.



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The total extent of land in Survey Number 81/2A which was notified for acquisition for formation of Arkavathi Layout was quashed vide Final Notification dated 18.06.2014 and the said land came to be mutated in the names of Sri.Subramani, Sri.Ramachandra and Sri.Narayanaswamy sons of Sri.Uthanallappa vide Mutation Registrar Extract bearing No. T25/2014-15.

An Endorsement dated 31.10.2013 has been issued by the Bangalore Development Authority stating Survey Number 81/2A is not notified for any project.

An Endorsement dated 28.01.2016 bearing No.LRF(BE)CR/1829/2015-16 has been issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

The land in Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village KR Puram Hobli, Bangalore East Taluk, came to be duly converted for Residential purpose, vide Official Memorandum dated 01.12.2015 bearing No.ALN(KRPH)SR/86/2015-16 issued by the Deputy Commissioner, Bangalore District, Bangalore in the name of Sri.H.R.Narayana Swamy son of Sri.K.Uthanallappa.

It is observed that Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda along with his family members entered into Memorandum of Understanding dated 29.04.2016 with M/s.Visalakshi Housing Projects, represented by its Managing Partner Mr.G.V.Rajasekhar, for development of land bearing Survey Number 81/2A measuring 38 Guntas or 41,385 Square feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Pursuant thereto, the land owner Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda and Mr.Athique Ahmed son of Mr.Mohammed Oosman as confirming party entered into Joint Development Agreement dated 12.12.2017 with M/s.Meenakshi Estates represented by its Managing Partner Mr.K.Yadaiah registered as document No.12786/2017-18, stored in CD No.BNSD635, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in respect of land bearing Survey Number 81/2A measuring 36 Guntas (out of 38 Guntas) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk and subsequent thereto the said owner executed General Power of Attorney dated 12.12.2017 registered as document No.600/2017-18, stored in CD No.BNSD635, Book-4 in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in favour of M/s.Meenakshi Estates represented by its Managing Partner Mr..K.Yadaiah inter alia empowering and authorizing the Developer to develop the subject property into Residential Building and also deal with Developer share in the subject property.



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Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda entered into Deed of Amalgamation dated 26.12.2017 entered between, registered as document No.BNS-1-16876/2017-18, stored in CD No.BNSD643, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, for amalgamation of the converted lands bearing Survey Number 81/2A measuring 36 Guntas bearing Khatha No.2834/81/2A and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2838/81/2B and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2837/81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk. Read along with the Rectification Deed dated 05.03.2018 registered as document No.BNS-1-17344/2017-18, stored in CD No.BNSD644, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore.

Pursuant to the Memorandum of Understanding, as Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda did not perform as per the agreed terms of MOU for development of land bearing Survey Number 81/2A measuring 38 Guntas or 41,385 Square feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, M/s.Vishalakshi Housing Projects, represented by its Proprietor Mr.G.V.Rajasekhara filed a suit in O.S 5029/2018 for permanent injunction restraining Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda and others from alienating the said land, which suit came to settled between the parties as term of Compromise.

The Developer has obtained Plan sanction in respect of above referred Properties ie., Land in Survey Number-81/2A and 81/2B measuring 10,926.43 Sq Mtrs, situated at Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk for development of the same by constructing a Multistoried Building vide L.P.No.0034/2018-19.

Sri.Narayanaswamy son of Sri.K.Huthanallappa Gowda represented by his GPA holder M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) and Mr.Athique Ahmed son of Mr.Mohammed Oosman, executed the Deed of Amalgamation dated 02.11.2020, registered as Document No.INR-1-05641/2020-21, stored in CD No.INRD 689, Book I, registered before the office of the Sub-Registrar, Indiranagar, Bangalore, for amalgamation of the converted lands, being Portion of Land bearing Survey Number-81/2A, measuring 36 Guntas, (out of 38 Guntas), Survey Number 81/2B, measuring 30.8 Guntas, Survey Number 81/2B, measuring 18 Guntas Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all totally measuring 3 Acres 28 Guntas, situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.



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Thus Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda is the owner of Schedule Property and M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah is the Developer of the Schedule Property. Their title over the Subject Property is clear, valid, good and marketable, Subject to furnishing Encumbrance Certificate from 20.06.2016 till date.

Geetha Halliyal,
Advocate

Date:01.08.2022

TITLE REPORT

I Description of the Property:

ALL THAT PIECE AND PARCEL OF the property presently falling within the limits of Bruhath Bangalore Mahanagar Palike, measuring 1 Acre 32 Guntas, carved out of Survey Number 81/2B (converted vide official memorandum dated 15.05.2015 bearing No.ALN(KRPH)SR/159/2014-15 read along with Modified Official Memorandum dated 16.12.2017 issued by the Deputy Commissioner Bangalore District and official memorandum dated 03.06.2015 bearing No.ALN(KRPH)SR/160/2014-15 read along with Modified Official Memorandum dated 19.01.2016 issued by the Deputy Commissioner Bangalore District) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, and bounded on;

East By : Survey Number 81/1, 81/2C and 81/2D;
West By : Survey Number 81/2A;
North By : Nalla/Kaluve;
South By : Road and Private Property.

Hereinafter referred to as Subject Property

II Documents Verified (Photocopies)

Sl.No.	Documents verified
1.	Village Map of Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
2.	Survey Original Tippani in respect of Survey Number 81, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
3.	Hissa Survey Tippani dated 27.03.1930, in respect of Survey Number 81 measuring 14 Acres 19 Guntas and 9 Guntas karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk. Survey Number 18 bifurcated into 3 subdivision i.e Survey Number 81/1 to 81/3, Survey Number 81/2 reflects in the name of Sri.Kempanna son of Sri.Channarayappa.
4.	Hissa Survey Pakka, in respect of Survey Number 81 measuring 14 Acres 19 Guntas and 9 Guntas karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk. Survey Number 18 bifurcated into 3 subdivision i.e Survey Number 81/1 to 81/3, Survey Number 81/2 measuring 3 Acres 21 Guntas and 3 Guntas Karab reflects in the name of Sri.Kempanna son of Sri.Channarayappa.



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5.	G tree of Sri.Kempanna son of Sri.Channarayappa.
6.	Partition Deed dated 08.01.1945 entered between Sri.Munichinnappa, Sri.Channarayappa, Sri.Uthnallappa children of Sri.Kempanna , Ramaiah (minor) and Gopala (minor) represented by their Guardian/father Sri.Kempanna, registered as document No.1189/1945-46 in pages 134 - 145, Book-I, in the office of the Sub-Registrar Bangalore Taluk, in respect of several properties including land bearing Survey Number 81/2 measuring 3 Acrs 21 Guntas situated at Rachenahalli Village. As per the terms of this Partition Deed land measuring 1 Acre 17 Guntas and 6 Guntas in Survey Number 81/2 allotted to the share of Sri.Uthnappa and land measuring 2 Acres 8 Guntas in Survey Number 81/2 allotted to the share of Sri.Ramaiah and Sri.Gopala.
7.	Partition Deed dated 02.08.1967 entered between Sri.Ramaiah and Sri.Gopalappa sons of Sri.Kempanna registered as document No.2040/67-68 in pages 1 - 4, Book-I in the office of the Sub-Registrar Bangalore South Taluk, in respect of several properties including land bearing Survey Number 81/2 of Rachenahalli Village, wherein an extent of 1 Acre 4 Guntas in Survey Number 81/2 and other lands was allotted to Sri.Ramaiah and an extent of 1 Acre 4 Guntas in Survey Number 81/2 and other lands was allotted to Sri.Gopalappa.
8.	Mutation Registrar Extract bearing No.8/67-68 in the names of Sri.Ramaiah and Sri.Gopalappa in respect of Survey Number 81/2 measuring 1 Acre 4 Guntas each, situated at Rachenahalli Village, pursuant to partition.
9.	Secondary Reclass Tippani, in respect of Survey Number 81/2 measuring 3 Acres 21 Guntas and 3 Guntas karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk. Survey Number 18/2 bifurcated into 3 subdivision i.e Survey Number 81/2A to 81/2D, Survey Number 81/2B reflects in the name of Sri.Munichinnappa.
10.	Atlas in respect of Survey Number 81/2, showing four Sub-Divisions i.e Survey Number 81/2A, 81/2B, 81/2C & 81/2D situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
11.	Death Certificate of Sri.Kempanna. • DOD-15.02.1980
12.	Death Certificate of Sri.Ramaiah son of Late Sri.Kempanna. • DOD-16.04.2007
13.	G Tree of Sri.Ramaiah
14.	Order dated 31.05.2014 in RRT/CR.114/14-15 to register the name of Sri.Ramaiah son of Sri.Kempanna in the RTC, in respect of land bearing Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.



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15.	Mutation Registrar Extract bearing No.H2/2014-15 in the name of Sri.Ramaiah son of Sri.Kempanna in respect of Land in Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, pursuant to Tashildar Order dated 14.07.2014 bearing No.RRTCR114/ 2014-15.
16.	Mutation Registrar Extract bearing No.H8/2014-15 in the name of Smt.Jayamma wife of Late.G.Ramaiah, Sri.R.Muninarayana and Sri.R.Muniraju sons of Late.G.Ramaiah, in respect of land in Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, pursuant to the death of Sri.Ramaiah.
17.	Endorsement dated 18.05.2013 bearing No.RRT(1)CR619/2012-13 issued by Special Tashildar, KR Puram, Bangalore East Taluk, rejecting the application of Sri.Manjunath son of Late Gopalappa, for transfer of khatha in respect of Survey Number 81/2B measuring 38 Guntas situate at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
18.	Order dated 03.01.2014 bearing No.R.A(B.E)42/2013-14 passed by the Assistant Commissioner, Bangalore, wherein order bearing No.RRT(1)CR619/2012-13 is set aside and ordered to register the names of the legal heirs of Late Gopalaiah in the RTC, of the land in Resurvey number 81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
19.	Mutation Registrar Extract bearing No.H12/2013-14 in the names of Smt.Jayamma wife of Late Gopalaiah and Sri.Channegowda son of Late Gopalaiah, in respect of land in Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, pursuant to above Order dated 03.01.2014 bearing No.R.A(B.E)42/2013-14.
20.	Order dated 22.04.2014 bearing No.RRT(D)600/13-14 passed by the Special Tashildar, K.R.Puram, Bangalore, to register the names of Smt.Jayamma wife of Late Gopalaiah and Sri.Channegowda son of Late Gopalaiah in the RTC, of the land bearing No.81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
21.	Death Certificate of Sri.G.Channegowda son of Late Gopalappa. • DOD- 19.09.2003.
22.	Death Certificate of Smt.Jayamma wife of Late Gopalappa. • DOD of death 08.08.2009
23.	Mutation Registrar Extract bearing No.H9/2014-15 in the names of Mr.C.Chetan son of Late Channe Gowda, Smt.Rathnamma and Smt.Savithramma daughters of Late Gopalappa Sri.G.Manjunath and Sri.G.Channakeshava sons of Late Gopalappa in respect of land bearing Survey Number 81/2B measuring 38 Guntas, situated at Rachenahalli Village, pursuant to the death of Smt.Jayamma wife of Late Gopalappa and Sri.Channegowda son of Late Gopalappa.



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24.	Notification dated 23.02.2004 bearing No.UDD 193 MNX 2004 issued by the Government of Karnataka for formation of Arkavathi Layout.
25.	Final Notification dated 18.06.2014 bearing No.UDD 426 MNJ 2011 issued by the Government of Karnataka for formation of Arkavathi Layout.
26.	Release Deed dated 29.10.2014 executed by Mr.C.Chethan son of Late Channa Gowda and grandson of Late Gopalappa in favour of Smt.Rathnamma and Smt.Savithramma daughters of Late Sri Gopalappa, Sri.G.Manjunath and Sri.G.Chennakeshava sons of Late.Sri.Gopalappa registered as document No.BNS-1-12355/2014-15 stored in CD No.BNSD335, Book-I, in the office of the Sub-Registrar Shivajinagar (Banaswadi) Bangalore, releasing his right, title and interest in the land in Survey Number 81/2B (old No.81/2) measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
27.	Agreement of Sale (with Possession) dated 29.10.2014 executed by Smt.Rathnamma and Smt.Savithramma daughters of Late Sri. Gopalappa, Sri.G.Manjunath son of Late.Sri.Gopalappa and his minor son Vishal represented by his guardian/father Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Sri,Gopalappa and his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No. BNS-1-12358/2014-15 stored in CD No.BNSD335, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of land in Survey Number 81/2B (old No.81/2) measuring 18 Guntas, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
28.	General Power of Attorney dated 29.10.2014 executed by Smt.Rathnamma and Smt.Savithramma daughters of Late Sri Gopalappa, Sri.G.Manjunath and Sri.G.Chennakeshava sons of Late. Sri Gopalappa, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-4-00627/2014-15 stored in CD No.BNSD335, Book-IV in the Office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of land in Survey Number 81/2B (old No.81/2) measuring 18 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
29.	RTC for the period 1969-70 to 1983 -84 measuring 6 Guntas for the period 1984-85 to 2015-16 in respect of Survey Number 81/2B measuring 1 Acre 36 Guntas and 2 Guntas Karab situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
30.	Karnataka Revision Settlement Akarband in respect of Survey Number 81/2B measuring 1 Acre 36 Guntas and 2 Guntas Karab situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.



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31.	Endorsement dated 13.01.2015 issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases pending under PTCL Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
32.	Endorsement dated 13.01.2015 issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases pending under PTCL Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
33.	Endorsement dated 16.01. issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
34.	Endorsement dated 16.01.2015 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
35.	Nil Tenancy Certificate dated 21.01.2015 issued by the Tahsildar, Anekal Taluk, Bangalore District, confirming there are no tenancy claims in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
36.	Nil Tenancy Certificate dated 06.02.2015 issued by the Tahsildar, Anekal Taluk, Bangalore District, confirming there are no tenancy claims in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
37.	Sale Deed dated 06.06.2015 executed by Smt.Rathnamma and Smt.Savithamma daughters of Late Sri.Gopalappa, Sri.G.Manjunath son of Late.Gopalappa and his minor son Vishal represented by his guardian/father Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Sri.Gopalappa and his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, represented by their GPA holder Mr.Athique Ahmed, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No. BNS-1-03645/2015-16 stored in CD No.BNSD376, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of residentially converted land in Survey Number 81/2B measuring 18 Guntas, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
38.	Sale Deed dated 24.09.2016 executed by Smt.Rathnamma and Smt.Savithamma daughters of Late Sri.Gopalappa, Sri.G.Manjunath son of Late Gopalappa and his minor son Vishal represented by his guardian/father



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	Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Gopalappa and his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No.BNS-1-08404/2016-17 stored in CD No.BNSD498, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banawadi) Bangalore, in respect of residentially converted land in Survey Number 81/2B measuring 15 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
39.	Sale Deed dated 24.09.2016 executed by Smt.Rathnamma and Smt.Savithamma daughters of Late Sri.Gopalappa, Sri.G.Manjunath son of Late Sri. Gopalappa and his minor son Vishal represented by his guardian/father Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Sri. Gopalappa and his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No.BNS-1-08405/2016-17 stored in CD No.BNSD498, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banawadi) Bangalore, in respect of residentially converted land in Survey Number 81/2B measuring 1 Gunta or 1089 Sq.ft situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
40.	Sale Deed dated 24.09.2016 executed by Smt.Rathnamma and Smt.Savithamma daughters of Late Sri. Gopalappa, Sri.G.Manjunath son of Late Sri. Gopalappa and his minor son Vishal represented by his guardian/father Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Gopalappa and his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No. BNS-1-08407/2016-17 stored in CD No.BNSD498, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banawadi) Bangalore, in respect of residentially converted land in Survey Number 81/2B measuring 2 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
41.	Agreement of Sale dated 10.05.2013 executed by Smt.Jayamma wife of Late Sri.G.Ramaiah along with her children and grandchildren in favour of Sri.Nagaswamy son of Sri.Marishetty registered as document No.BNS-1-01611/2013-14, stored in CD No.BNSD275, Book-I in the office of the Senior Sub-Registrar, Banawadi, Bangalore, in respect of land in Survey Number 81/2B (Old No.81/2) measuring 38 Guntas plus 1 Gunta kharab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
42.	Deed of Cancellation of Agreement of Sale dated 26.08.2013 executed by Smt.Jayamma wife of Late G.Ramaiah along with her children and grandchildren, in favour of Sri.Nagaswamy son of Sri.Marishetty registered as document NoBNS-1-07341/2013-14, stored in CD No.BNSD285 Book-I in the office of the Senior Sub-Registrar Banawadi, Bangalore, in respect of land in Survey Number



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	81/2B (Old No.81/2) measuring 38 Guntas plus 1 Gunta kharab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
43.	Agreement of Sale dated 26.08.2013 executed by Smt.Jayamma wife of Late G.Ramaiah along with her children and grandchildren, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No.BNS-1-07344/2013-14, stored in CD No.BNSD285 Book-I in the office of the Senior Sub-Registrar Banaswadi, Bangalore, in respect of land in Survey Number 81/2B (old No.81/2) measuring 38 Guntas plus 1 Gunta kharab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
44.	General Power of Attorney dated 26.08.2013 executed by Smt.Jayamma wife of Late G.Ramaiah and her sons Sri.R.Muninarayana and Sri.R.Muniraj sons of Late G.Ramaiah in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-4-00402/2013-14, stored in CD No.BNSD285, Book-IV in the office of the Senior Sub Registrar, Banaswadi, Bangalore, in respect of land in Survey Number 81/2B (Old No.81/2) measuring 38 Guntas plus 1 Gunta kharab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
45.	Sale Deed dated 06.06.2015 executed by Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-03647/2015-16, stored in CD No.BNSD376, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, in respect of residentially converted land in Survey Number 81/2B measuring 30.08 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
46.	Joint Development Agreement dated 10.07.2015 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and M/s.Meenakshi Estates represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-1-02833/2015-16, stored in CD No.INRD147, Book-I in the office of Sub Registrar, Indiranagar, Bangalore, in respect of land bearing Survey Number 81/2B measuring 30.8 + 18 Guntas totally measuring 1 Acre 8 ½ Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
47.	Power of Attorney dated 10.07.2015 executed by Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of M/s.Meenakshi Estates represented by its Managing Partner Mr..K.Yadaiah, registered as document No.INR-4-



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	00345/2015-16 stored in CD No.INRD147, Book-4 in the office of Sub Registrar, Indiranagar, Bangalore, in respect of land bearing Survey Number 81/2B measuring 30.8 + 18 Guntas totally measuring 1 Acre 8 ½ Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
48.	Sale Deed dated 06.08.2015 executed by Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-06610/2015-16, stored in CD No.BNSD383, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, in respect of residentially converted land in Survey Number 81/2B measuring 2.04 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
49.	Rectification Deed dated 18.11.2016 executed by Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-1114/2016-17, stored in CD No.BNSD519, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, for change in measurement of the above Sale Deed i.e land in Survey Number 81/2B measuring 2 Guntas (instead of 2.04 Guntas) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
50.	Sale Deed dated 06.08.2015 executed by Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No. BNS-1-06613 /2015-16, stored in CD No.BNSD383, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, in respect of North Eastern portion in Survey Number 81/2B measuring 5717.25 Sq.feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.



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51.	Rectification Deed dated 18.11.2016 executed by Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-11153/2016-17, stored in CD No.BNSD519, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, for change in measurement of the above Sale Deed i.e land in Survey Number 81/2B measuring 4900.5 Sq.feet (instead of 5717.25 Sq.feet) and boundaries, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
52.	Sale Deed dated 18.11.2016 executed by Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-11150/2016-17, stored in CD No.BNSD519, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore in respect of converted land in Survey Number 81/2B measuring 1089 Square feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
53.	Modified Official Memorandum dated 19.01.2016 bearing No.ALN(KRPH)SR/160/2014-15 issued by the Deputy Commissioner, Bangalore District, Bangalore, converted the land bearing Survey Number 81/2B measuring 30.08 Guntas (out of 37 Guntas) and 2.04 guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, converted to Residential purpose in the name of Sri.Muninarayana son of Late Sri.G.Ramaiah.
54.	Modified Official Memorandum dated 16.12.2017 bearing No.ALN(KRPH)SR/159/2014-15 issued by the Deputy Commissioner, Bangalore District, Bangalore, , for conversion from agricultural to non agricultural Residential purpose, the land bearing Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk in the name of Smt.Rathnamma and others.
55.	Deed of Amalgamation dated 26.12.2017 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, registered as document No.BNS-1-16876/2017-18,



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	stored in CD No.BNSD643, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, in respect of land bearing Survey Number 81/2A measuring 36 Guntas and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2838/81/2B and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2837/81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
56.	Deed of Amalgamation dated 12.01.2018 executed by Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-14537/2017-18, stored in CD No.BNSD638, Book-I in the office of Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, for amalgamation of land measuring 30.08 Guntas + 1089 Sq.feet + 4900.5 Sq.feet in Survey Number 81/2B in all measuring 36 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
57.	Deed of Amalgamation dated 12.01.2018 executed by Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as document No.BNS-1-14536/2017-18, stored in CD No.BNSD638, Book-I in the office of Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, for amalgamation of land measuring 18 Guntas + 2 Guntas + 15 Guntas + 1089 Sq.feet in Survey Number 81/2B in all measuring 36 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
58.	Khatha Extract dated 13.03.2018 issued by Bangalore Development Authority in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, in respect of Property bearing No.2834/81/2A & 81/2B measuring 108 Guntas.
59.	Khatha Certificate dated 13.03.2018 issued by Bangalore Development Authority in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda, in respect of Property bearing No.2834/81/2A & 81/2B.
60.	Approved Building plan bearing L.P.No.0034/2018-19.
61.	Joint Development Agreement dated 02.11.2020 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-1-05635/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), in respect of converted Lands bearing Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing



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	Survey Number-81/3B measuring 1 Acre all situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
62.	General Power of Attorney dated 02.11.2020 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-4-00589/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), in respect of converted Lands bearing Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
63.	Deed of Amalgamation dated 02.11.2020, entered by Sri.Narayanaswamy son of Sri.K.Huthanallappa Gowda represented by his GPA holder M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) and Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as Document No.INR-1-05641/2020-21, stored in CD No.INRD 689, Book I, registered before the office of the Sub-Registrar, Indiranagar, Bangalore amalgamated the converted lands, being Portion of Land bearing Survey Number-81/2A, measuring 36 Guntas, (out of 38 Guntas), Survey Number 81/2B, measuring 30.8 Guntas, Survey Number 81/2B, measuring 18 Guntas Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all totally measuring 3 Acres 28 Guntas, situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
64.	Encumbrance Certificate from 01.04.1940 to 14.02.1957 15.02.1957 to 31.05.1989 01.06.1989 to 31.03.2004 01.04.2004 to 14.05.2015.

III Title Review

On verification of the photocopies of the above documents, it would indicate that, Sri.Kempanna



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son of Sri.Channarayappa was the owner of Land in Survey Number 81/2 measuring 3 Acres 21 Guntas and 3 Guntas Karab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

It is observed that Sri.Kempanna, Sri.Munichinnappa, Sri.Channarayappa, Sri.Uttnallappa sons of Sri.Kempanna, Ramaiah and Gopala minor sons represented by their Guardian/father Sri.Kempanna, got partitioned their joint family properties including land bearing Survey Number 81/2 measuring 3 Acres 21 Guntas, vide Deed of Partition dated 08.01.1945 registered as document No.1189/1945-46 in pages 134 - 145, Book-I, in the office of the Sub-Registrar Bangalore Taluk, wherein an extent of land measuring 1 Acre 7 Guntas and 6 Guntas in Survey Number 81/2 came to be allotted to Sri.Uthanalappa son of Sri.Kempanna and an extent of land measuring 2 Acres 8 Guntas in Survey Number 81/2 came to be allotted to the joint share of Sri.Ramaiah and Sri.Gopalappa sons of Sri.Kempanna.

Pursuant thereto, Sri.Ramaiah and Sri.Gopalappa sons of Sri.Kempanna got partitioned their properties including land bearing Survey Number 81/2 situated at Rachenahalli Village vide Deed of Partition dated 02.08.1967 registered as document No.2040/67-68 in pages 1 - 4, Volume 657, Book-I in the office of the Sub-Registrar Bangalore South Taluk. As per the terms of this partition deed, an extent of 1 Acre 4 Guntas in Survey Number 81/2 and other lands was allotted to Sri.Ramaiah and an extent of 1 Acre 4 Guntas in Survey Number 81/2 and other lands was allotted to Sri.Gopalappa and the revenue records came to be transferred in the names of Sri.Ramaiah and Sri.Gopalappa in respect of their shares, vide Mutation Registrar Extract bearing No.8/67-68.

The said land bearing Survey Number 81/2 of Rachenahalli Village, came to be bifurcated/phoded as Survey Number 81/2A, 81/2B, 81/2C & 81/2D. It is observed that Survey Number 81/2B reflects in the name of Sri.Munichinnappa. After Phodi and Resurvey, the available extent in Survey Number 81/2B is only 1 Acre 36 Guntas and 2 Guntas kharab as could be evidenced from the RTC for the period 1985-86 to 2015-16 in respect of Survey Number 81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Thus Sri. Sri.Ramaiah and Sri.Gopalappa sons of Sri.Kempanna has becpme the sole and absolute owners of land in Survey Number 81/2B measuring 38 Guntas each situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Sri.Ramaiah son of Sri.Kempanna died intestate on 11.04.2007, leaving behind his wife Smt.Jayamma and children Sri.R.Muninarayana and Sri.Muniraja, to succeed his entire estate including Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk. The Revenure records also transferred in their names vide



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Mutation Registrar Extract bearing No. H8/2014-15.

Smt.Jayamma wife of Late.G.Ramaiah, Sri.R.Muninarayana and Sri.R.Muniraju sons of Late.G.Ramaiah became the absolute owners of land in Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, Bangalore.

On the other hand Sri. Gopalaiah son of Sri.Kempanna died intestate on 19.06.1982, leaving behind his wife Smt.Jayamma and children Chennegowda, Smt.Rathnamma, Smt.Savithramma Sri.Manjunath and Sri.Chennakeshava, to succeed his entire estate including Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk. The Revenue records also transferred in the names of Smt.Jayamma wife of Late Sri. Gopalaiah and Sri.Chennegowda son of Late Sri. Gopalaiah vide Mutation Registrar Extract bearing No. H12/2013-14.

Smt.Jayamma wife of Late Sri. Gopalaiah died intestate on 08.08.2009 leaving behind her daughters Smt.Rathnamma and Smt.Savithramma and her sons Sri.G.Manjunath and Sri.G.Channakeshava as her surviving legal heirs and Sri.Channegowda son of Late Gopalaiah and Late Jayamma died intestate leaving behind his son Mr.C.Chetan as his surviving legal heir.

Subsequent thereto, the revenue records came to be transferred in the names of Sri.C.Chetan son of Late Sri. Channegowda, Smt.Rathnamma and Smt.Savithramma daughters of Late Sri.Gopalappa Sri.G.Manjunath and Sri.G.Channakeshava sons of Late Sri.Gopalappa in respect of land bearing Survey Number 81/2B measuring 38 Guntas, situated at Rachenahalli Village, , vide Mutation Registrar Extract bearing No. H9/2014-15.

Sri.C.Chetan son of Late Sri. Channegowda, Smt.Rathnamma and Smt.Savithramma daughters of Late Sri.Gopalappa Sri.G.Manjunath and Sri.G.Channakeshava sons of Late Sri.Gopalappa became the absolute owners of land bearing Survey Number 81/2B measuring 38 Guntas, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, Bangalore.

The total extent of land in Survey Number 81/2B measuring 1 Acre 36 Guntas and 2 Guntas Karab which was notified for acquisition for formation of Arkavathi Layout same was quashed vide Final Notification dated 18.06.2014.

It is observed that Mr.C.Chethan son of Late Channe Gowda and grandson of Late Gopalappa released his right, title and interest over the land bearing Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, in favour of Smt.Rathnamma and Smt.Savithramma daughters of Late Gopalappa, Sri.G.Manjunath and Sri.G.Chennakeshava sons of Late Gopalappa vide Deed of Release dated 29.10.2014 registered



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as document No.BNS-1-12355/2014-15 stored in CD No.BNSD335, Book-I, in the office of the Sub Registrar Shivajinagar (Banaswadi) Bangalore.

Pursuant thereto, the land owners Smt.Rathnamma and Smt.Savithramma daughters of Late Gopalappa, Sri.G.Manjunath son of Late.Gopalappa along with his minor son Vishal represented by his guardian/father Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Gopalappa along with his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, entered into Agreement of Sale with Mr.Athique Ahmed son of Mr.Mohammed Oosman vide Agreement of Sale (with Possession) dated 29.10.2014 registered as document No.BNS-1-12358/2014-15 stored in CD No.BNSD335, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of land in Survey Number 81/2B (old No.81/2) measuring 18 Guntas, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, and subsequently the said owners executed General Power of Attorney dated 29.10.2014 registered as document No.BNS-4-00627/2014-15 stored in CD No.BNSD335, Book-IV in the Office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman in respect of the said land.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) extracts in respect of Survey Number 81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Atlas and Akarbandh Extracts in respect of the subject land, which would depict the shape and assessment of the said land.

An Endorsement dated 13.01.2015 issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases pending under PTCL Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

An Endorsement dated 13.01.2015 issued by Assistant Commissioner, Bangalore North Sub Division, Bangalore, stating that there are no cases pending under PTCL Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

An Endorsement dated 16.01.2015 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.



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An Endorsement dated 16.01.2015 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Nil Tenancy Certificate dated 21.01.2015 issued by the Tahsildar, Anekal Taluk, Bangalore District, confirms that there are no tenancy claims in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Nil Tenancy Certificate dated 06.02.2015 issued by the Tahsildar, Anekal Taluk, Bangalore District, confirms that there are no tenancy claims in respect of Survey Number 81/2B measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Land in Survey Number 81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, came to be converted vide Official Memorandum dated 15.05.2015 bearing No.ALN(KRPH)SR/159/2014-15 issued by the Deputy Commissioner in the name of Smt.Rathnamma and others, from agricultural to non agricultural Residential purpose. Read along with the Modified Official Memorandum dated 16.12.2017.

Subsequent thereto, the said Smt.Rathnamma and Smt.Savithramma daughters of Late Sri.Gopalappa, Sri.G.Manjunath son of Late Sri.Gopalappa and his minor son Vishal represented by his guardian/father Sri.G.Manjunath, Sri.G.Chennakeshava son of Late Sri.Gopalappa and his minor son Dikshit represented by guardian/father Sri.G.Chennakeshava, represented by their GPA holder Mr.Athique Ahmed have sold the residentially converted land bearing Survey Number 81/2B measuring 18 Guntas, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, vide Deed of Sale dated 06.06.2015 registered as document No.BNS-1-03645/2015-16 stored in CD No.BNSD376, Book-I, in the office of the Sub Registrar, Shivajinagar (Banashwadi) Bangalore.

The said Smt.Rathnamma daughter of Late Sri.Gopalappa and others have also sold the remaining extent of land in Survey Number 81/2B in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman vide three Sale Deeds as mentioned herein below –

- i) Sale Deed dated 24.09.2016 registered as document No.BNS-1-08404/2016-17 stored in CD No.BNSD498, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banashwadi) Bangalore, in respect of land in Survey Number 81/2B measuring 15 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.



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- ii) Sale Deed dated 24.09.2016 registered as document No.BNS-1-08405/2016-17 stored in CD No.BNSD498, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of land in Survey Number 81/2B measuring 1 Gunta or 1089 Sq.ft situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
- iii) Sale Deed dated 24.09.2016 registered as document No.BNS-1-08407/2016-17 stored in CD No.BNSD498, Book-I, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of land in Survey Number 81/2B measuring 2 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Thus, in the manner mentioned above, Mr.Athique Ahmed son of Mr.Mohammed Oosman became the owner of land bearing Survey Number 81/2B measuring 18 Guntas + 2 Guntas + 15 Guntas + 1 Gunta in all measuring 36 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, Bangalore.

It is observed that Smt.Jayamma wife of Late G.Ramaiah along with her children and grandchildren entered into Agreement of Sale with Sri.Nagaswamy son of Sri.Marishetty vide Agreement of Sale dated 10.05.2013 registered as document No.BNS-1-01611/2013-14, stored in CD No.BNSD275, Book-I in the office of the Senior Sub-Registrar, Banaswadi, Bangalore, in respect of land in Survey Number 81/2B (Old No.81/2) measuring 38 Guntas plus 1 Gunta kharab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, and the same came to cancelled vide Deed of Cancellation of Agreement of Sale dated 26.08.2013 registered as document No.BNS-1-07341/2013-14, stored in CD No.BNSD285 Book-I in the office of the Senior Sub-Registrar Banaswadi, Bangalore.

Pursuant thereto, the said Smt.Jayamma wife of Late G.Ramaiah along with her children and grand children entered into Agreement of Sale with Mr.Athique Ahmed son of Mr.Mohammed Oosman vide Agreement of Sale dated 26.08.2013 registered as document No.BNS-1-07344/2013-14, stored in CD No.BNSD285 Book-I in the office of the Senior Sub-Registrar, Banaswadi, Bangalore, in respect of land in Survey Number 81/2B (old No.81/2) measuring 38 Guntas plus 1 Gunta kharab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, and subsequently the said owners executed General Power of Attorney dated 26.08.2013 registered as document No.BNS-4-00402/2013-14, stored in CD No.BNSD285, Book-IV in the office of the Senior Sub Registrar, Banaswadi, Bangalore, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman in respect of the said land.

Portion of Land in Survey Number 81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, came to be converted vide Official Memorandum dated 03.06.2015 bearing No.ALN(KRPH)SR/160/2014-15 issued by the Deputy Commissioner in the name of



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Smt.Jayamma and others, from agricultural to non agricultural Residential purpose. Read along with the Modified Official Memorandum dated 19.01.2016.

Pursuant thereto, Smt.Jayamma wife of Late G.Ramaiah Sri.Muninarayana son of Late G.Ramaiah along with his minor sons Mr.M.Vivek, Mr.Kaushik, and Master M.Parikith represented by their father/natural guardian Sri.Muninarayana, Sri.R.Muniraj son of Late G.Ramaiah along with his minor son Master Adithya.M represented by their father/natural guardian Sri.R.Muniraj represented by their GPA holder Mr.Athique Ahmed son of Mr.Mohammed Oosman have sold the land in Survey Number 81/2B in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman vide three Sale Deeds as mentioned herein below –

- i) Sale Deed dated 06.06.2015 registered as document No.BNS-1-03647/2015-16, stored in CD No.BNSD376, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, in respect of residential converted land in Survey Number 81/2B measuring 30.08 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
- ii) Sale Deed dated 06.08.2015 registered as document No.BNS-1-06610/2015-16, stored in CD No.BNSD383, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, in respect of converted land in Survey Number 81/2B measuring 2.04 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk. This Sale Deed came to be rectified for change in measurement as 2 Guntas vide Rectification Deed dated 18.11.2016 registered as document No.BNS-1-11149/2016-17, stored in CD No.BNSD519, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore.
- iii) Sale Deed dated 18.11.2016 registered as document No.BNS-1-11150/2016-17, stored in CD No.BNSD519, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore in respect of converted land in Survey Number 81/2B measuring 1089 Square feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
- iv) Sale Deed dated 06.08.2015 registered as document No.BNS-1-06613/2015-16, stored in CD No.BNSD383, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore, in respect of North Eastern portion in Survey Number 81/2B measuring 5717.25 Sq.feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk. This Sale Deed came to be rectified for change in measurement as 4900.5 Sq.feet vide Rectification Deed dated 18.11.2016 registered as document No.11153/2016-17, stored in CD No.BNSD519, Book-I in the office of the Sub Registrar, Banaswadi, Bangalore.

Thus, in the manner mentioned above, Mr.Athique Ahmed son of Mr.Mohammed Oosman became the owner of land bearing Survey Number 81/2B measuring 30.08 Guntas + 2 Guntas



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+1089 Square feet+ 4900.5 Sq.feet in Survey Number 81/2B, in all measuring 38 Guntas situated at Rachenahalli Village,KR Puram Hobli, Bangalore East Taluk, Bangalore.

Pursuant thereto, Mr.Athique Ahmed son of Mr.Mohammed Oosman entered into Joint Development Agreement dated 10.07.2015 with M/s.Meenakshi Estates represented by its Managing Partner Mr.K.Yadaiah registered as document No.INR-1-02833/2015-16, stored in CD No.INRD147, Book-I in the office of Sub Registrar, Indiranagar, Bangalore, in respect of Land bearing Survey Number 81/2B measuring 30.8 + 18 Guntas totally measuring 1 Acre 8 ½ Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk and subsequent thereto the said owners executed General Power of Attorney dated 10.07.2015 registered as document No.INR-4-00345/2015-16 stored in CD No.INRD147, Book-4 in the office of Sub Registrar, Indiranagar, Bangalore, in favour of M/s.Meenakshi Estates represented by its Managing Partner Mr..K.Yadaiah inter alia empowering and authorizing the Developer to develop the subject property into Residential Building and also deal with Developer share in the Land bearing Survey Number 81/2B measuring 30.8 + 18 Guntas totally measuring 1 Acre 8 ½ Guntas.

Mr.Athique Ahmed son of Mr.Mohammed Oosman and Sri.H.R.Narayanaswamy son of Sri.K.Huthanallappa Gowda entered into Deed of Amalgamation dated 26.12.2017 entered between, registered as document No.BNS-1-16876/2017-18, stored in CD No.BNSD643, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore, for amalgamation of the converted lands bearing Survey Number 81/2A measuring 36 Guntas bearing Khatha No.2834/81/2A and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2838/81/2B and Survey Number 81/2B measuring 36 Guntas bearing Khatha No.2837/81/2B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk. Read along with the Rectification Deed dated 05.03.2018 registered as document No.BNS-1-17344/2017-18, stored in CD No.BNSD644, Book-I in the office of Sub Registrar, Shivajinagar (Banasawadi) Bangalore.

Pursuant thereto, Mr.Athique Ahmed son of Mr.Mohammed Oosman executed two Deeds of Amalgamation both dated 12.01.2018 for amalgamation of the properties as mentioned hereunder -

- i) Deed of Amalgamation dated 12.01.2018 registered as document No.BNS-1-14536/2017-18, stored in CD No.BNSD638, Book-I in the office of Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, for amalgamation of land in Survey Number 81/2B measuring 18 Guntas + 2 Guntas + 15 Guntas + 1089 Sq.feet in all measuring 36 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.



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- ii) Deed of Amalgamation dated 12.01.2018 registered as document No.BNS-1-14537/2017-18, stored in CD No.BNSD638, Book-I in the office of Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, for amalgamation of land in Survey Number 81/2B measuring 30.08 Guntas + 1089 Sq.feet + 4900.5 Sq.feet in all measuring 36 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Mr.Athique Ahmed son of Mr.Mohammed Oosman entered into Joint Development Agreement dated 02.11.2020 with M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-1-05635/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), Bangalore, in respect of converted Lands bearing Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore, and subsequent thereto the said owners executed General Power of Attorney dated 02.11.2020 registered as document No.INR-4-00589/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), Bangalore, in favour of M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr..K.Yadaiah inter alia empowering and authorizing the Developer to develop the said property into Residential Building and also deal with Developer share in the said property.

The Developer has obtained Plan sanction in respect of above referred Properties ie., Land in Survey Number-81/2A and 81/2B measuring 10,926.43 Sq Mtrs, situated at Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk for development of the same by constructing a Multistoried Building vide L.P.No.0034/2018-19.

Sri.Narayanaswamy son of Sri.K.Huthanallappa Gowda represented by his GPA holder M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) and Mr.Athique Ahmed son of Mr.Mohammed Oosman, executed the Deed of Amalgamation dated 02.11.2020, registered as Document No.INR-1-05641/2020-21, stored in CD No.INRD 689, Book I, registered before the office of the Sub-Registrar, Indiranagar, Bangalore, for amalgamation of the converted lands, being Portion of Land bearing Survey Number-81/2A, measuring 36 Guntas, (out of 38 Guntas), Survey Number 81/2B, measuring 30.8 Guntas, Survey Number 81/2B, measuring 18 Guntas Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15



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Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all totally measuring 3 Acres 28 Guntas, situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.

Thus Mr.Athique Ahmed son of Mr.Mohammed Oosman is the owner of Schedule Property and M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) by its Managing Partner Mr.K.Yadaiah is the Developer of the Schedule Property. Their title over the Subject Property is clear, valid, good and marketable, Subject to furnishing Encumbrance Certificate from 14.05.2015 till date.

Geetha Halliyal,
Advocate

Date:01.08.2022

TITLE REPORT

I Description of the Property:

ALL THAT PIECE AND PARCEL OF the property presently falling within the limits of Bruhath Bangalore Mahanagar Palike, measuring 1 Acre or 43560 Square feet carved out of Survey Number 81/3B (converted vide official memorandum dated 19.07.2017 bearing No.ALN(KRPH)SR/159/2015-16 issued by the Deputy Commissioner Bangalore District) situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, and bounded on;

East By : Survey Number 81/2A;
West By : Kaluve;
North By : Kaluve;
South By : Remaining land in Survey Number 81/3B and Road.

Hereinafter referred to as Subject Property

II Documents Verified (Photocopies)

Sl.No.	Documents verified
1.	Village Map of Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
2.	Survey Original Tippani in respect of Survey Number 81, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
3.	Hissa Survey Tippani dated 08.05.1956, in respect of Survey Number 81/3 measuring 8 Acres 38 Guntas and 6 Guntas karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk. Survey Number 81 bifurcated into 2 subdivision i.e Survey Number 81/3A reflects in the name of Sri.Enarappa and 81/3B reflects in the name of Sri.Doddayagappa son of Sri.Bangeppa.
4.	Atlas in respect of Survey Number 81/3, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
5.	Index of Land in respect of Survey Number 81/3B measuring 2 Acres 37 Guntas and 4 Guntas Karab, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk, in the name of Sri.Doddayagappa son of Sri.Bangeppa.
6.	Endorsement dated 15.02.2020, issued by Tahsildar Bangalore East Taluk, stating non availability of RR bearing No.678 in respect of Survey Number



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	81/3B, situated at Rachenahalli village, Krishnarajapura Hobli, Bangalore East Taluk.
7.	Partition Deed dated 04.05.1962 entered between Sri.Anthonappa, Sri.Rayappa, Sri.Sowrappa Sri.Eneshappa children of Sri.Doddayagappa and Sri.Rayappa son of Late Sri.Bageppa(son of Sri.Doddayagappa), registered as document No.1063/1962-63 in pages 200 to 209, Volume 315 of Book-I, in the office of the Sub-Registrar Bangalore Taluk, in respect of several properties including land bearing Survey Number 81/3 situated at Rachenahalli Village. As per the terms of this Partition Deed land in Survey Number 81/3 was allotted in the following manner; • Survey Number 81/3 measuring 1 Acre allotted to the share of Sri.Rayappa son of Sri.Doddayagappa. • Survey Number 81/3 measuring 37 Guntas allotted to the share of Sri.Sowrappa son of Sri.Doddayagappa. • Survey Number 81/3 measuring 1 Acre allotted to the share of Sri.Eneshappa son of Sri.Doddayagappa.
8.	G tree of Sri.Rayappa.
9.	Mutation Registrar Extract bearing No.40/1981-82 in the name of Smt.Inneshamma in respect of Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village, pursuant to Death of her husband Sri.Rayappa.
10.	General Power of Attorney dated 24.09.1992, executed by Smt.Inneshamma wife of Late Sri.Rayappa and her children Jones, Sri.Francis, and Sri.Lazar in favour of Sri.S.Ramachandra son of Late Sri.Sonnappa, registered as Doc No.222/1992-93, Pages 105 to 107, Volume 13 of Book IV before the office of Sub registrar Krishnarajapura, in respect of Survey Number 81/3B measuring 1 Acre 1 Gunta including Karab situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.
11.	Sale Deed dated 17.05.2004, executed by Smt.Inneshamma wife of Late Sri.Rayappa and her children Jones, Sri.Francis, and Sri.Lazar represented by their GPA holder Sri.S.Ramachandra son of Late Sri.Sonnappa in favour of Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty, registered as Doc No.KRI-1-01029/2004-05, stored in CD No.KRID48 of Book I before the office of Sub registrar Krishnarajapura, in respect of Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.
12.	Mutation Registrar Extract bearing No.43/2004-05 in the name of Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty in respect of Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village



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	Krishnarajapura Hobli, Bangalore East Taluk, pursuant to the Sale Deed dated 17.05.2004.
13.	Interim order passed on WP No.50912/2014(LA-BDA) by the High Court of Karnataka , filed by Sri.Kannikaswamy son of Late Sri.Sowrappa and others against The State of Karnataka and others, granting interim stay restraining BDA to demolish building /structures in Survey Number 81/3B measuring 2 Acres 22 Guntas situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk, this petition to be disposed.
14.	Final Report dated 01.06.2011 bearing No.B.A.P/L.A.o/602/2011-12 passed by theLand Acquisition officer Bangalore Development Authority Bangalore, for denotification of Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.
15.	Final Order dated 18.06.2014, land acquired for Arkavathi Layout only included Survey Number 81/2B measuring 2 Acres 1 Guntas except 1 Acre of Survey Number 81/3B situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.
16.	Order dated 22.04.2014 bearing No.RRT(D)600/13-14 passed by the Special Tashildar, K.R.Puram, Bangalore, to register the names of Smt.Jayamma wife of Late Gopalaiah and Sri.Channegowda son of Late Gopalaiah in the RTC, of the land bearing No.81/2B measuring 38 Guntas situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
17.	Endorsement dated 15.05.2013, issued by Bangalore Development Authority, stating that land in Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk, was not included for acquisition.
18.	Notice dated 09.06.2016, issued by the Assistant Engineer, Town planning Division Bangalore Development Authority Bangalore to the District Commissioner Bangalore District stating that land in Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, is classified for residential (Main)purpose, as per RMP-2015.
19.	Memorandum of Sale Agreement dated 25.10.2013 executed by Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty, in favour of Sri. N Subramani son of Sri.V.Nagarajappa, registered as document No. HLS-1-04194/2013-14, stored in CD No. HLSD87 of Book-I, in the office of the Sub-Registrar, Shivajinagar (Ulsoor) Bangalore, in respect of land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
20.	General Power of Attorney dated 25.10.2013 executed by Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty, in favour of Sri. N Subramani



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	son of Sri.V.Nagarajappa, registered as document No. HLS-4-00382/2013-14, stored in CD No. HLSD87 of Book-I, in the office of the Sub-Registrar, Shivajinagar (Ulsoor) Bangalore, in respect of land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
21.	Death Certificate of Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty. • DOD-15.01.2015
22.	G Tree of Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty.
23.	RTCs for the period 1969-70 to 1973-71 measuring 1 Acre, RTCs for the period 1979-80 to 1988-89 measuring 38 Guntas and 3 Guntas Karab , RTCs for the period 1989-90 to 2019-20 measuring 2 Acres 28 Guntas and 3 Guntas Karab in respect of Survey Number 81/3B situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.
24.	Karnataka Revision Settlement Akarband in respect of Survey Number 81/3B measuring 2 Acres 28 Guntas and 3 Guntas Karab situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.,
25.	Endorsement dated 15.02.2020 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR Act in respect of Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
26.	Endorsement dated 15.02.2020 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under PTCL Act in respect of Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
27.	Nil Tenancy Certificate dated 15.02.2020, issued by Tahsildar Bangalore East Taluk, in respect of Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk..
28.	Endorsement dated 30.05.2016 issued by Special land acquisition officer KIADB stating that land in Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk not acquired by the KIADB.
29.	Spot inspection Report dated 20.05.2016.
30.	Intimation Letter dated 21.06.2017.
31.	Conversion Fee paid Challan.
32.	Conversion Sketch.
33.	Official Memorandum dated 19.07.2017, bearing No.ALN (KRPH)SR/159/2015-16, issued by District Commissioner Bangalore District,



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	converted the land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk from Agricultural purpose to non-Agricultural Residential purpose in the name of Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty.
34.	Sale Deed dated 27.11.2019 executed by Smt.B.N.Nalini Gupta wife of Late Sri.B.R.Nagaraja Gupta and others in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No. BNS-1-14886/2019-20 stored in CD No.BNSD914, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of residentially converted land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
35.	Khatha Extract dated 21.12.2019 issued by Bangalore Development Authority in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman, in respect of Property bearing SI No.2851, Old No.81/3B measuring 1 Acre or 43560 Square feet.
36.	Khatha Certificate dated 21.12.2019 issued by Bangalore Development Authority in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman, in respect of Property bearing Khatha No.2851/81/3B.
37.	Confirmation Deed dated 10.02.2020, executed by Smt.Ritamma daughter of Late Sri.Rayappa and Smt.Inneshamma in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No. BNS-1-19902/2019-20 stored in CD No.BNSD914, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of residentially converted land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
38.	Joint Development Agreement dated 02.11.2020 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-1-05635/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), in respect of converted Lands bearing Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
39.	General Power of Attorney dated 02.11.2020 entered between Mr.Athique Ahmed son of Mr.Mohammed Oosman and M/s Meenakshi Infra Projects



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	(formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-4-00589/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), in respect of converted Lands bearing Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
40.	Deed of Amalgamation dated 02.11.2020, entered by Sri.Narayanaswamy son of Sri.K.Huthanallappa Gowda represented by his GPA holder M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) and Mr.Athique Ahmed son of Mr.Mohammed Oosman registered as Document No.INR-1-05641/2020-21, stored in CD No.INRD 689, Book I, registered before the office of the Sub-Registrar, Indiranagar, Bangalore amalgamated the converted lands, being Portion of Land bearing Survey Number-81/2A, measuring 36 Guntas, (out of 38 Guntas), Survey Number 81/2B, measuring 30.8 Guntas, Survey Number 81/2B, measuring 18 Guntas Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all totally measuring 3 Acres 28 Guntas, situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.
41.	Confirmation Deed dated 21.01.2022, executed by Sri.Balraj Savariyappa son of Sri.Savariyappa and Smt.Jayamma, Smt.Anitha, Smt.Balapriya daughters of Smt.Jayamma and Sri.Savariya Jeevanappa son of Sri.Jeevanappa in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, registered as document No. BNS-1-14118/2020-21 stored in CD No.BNSD1194, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of residentially converted land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.
42.	Encumbrance Certificate from 01.04.1940 to 31.05.1989 01.06.1989 to 31.03.2004



III Title Review

On verification of the photocopies of the above documents, it would indicate that, Sri.Doddayagappa son of Sri.Bangeppa was the owner of Land in Survey Number 81/3B measuring 2 Acres 37 Guntas and 4 Guntas Karab situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

The family members of Sri.Doddayagappa i.e Sri.Anthonappa, Sri.Rayappa, Sri.Sowrappa Sri.Eneshappa children of Sri.Doddayagappa and Sri.Rayappa son of Late Sri.Bageppa(son of Sri.Doddayagappa), entered into Partition Deed dated 04.05.1962 registered as document No.1063/1962-63 in pages 200 to 209, Volume 315 of Book-I, in the office of the Sub-Registrar Bangalore Taluk, in respect of several properties including land bearing Survey Number 81/3 situated at Rachenahalli Village. As per the terms of this Partition Deed land in Survey Number 81/3 measuring 1 Acre allotted to the share of Sri.Rayappa son of Sri.Doddayagappa, land in Survey Number 81/3 measuring 37 Guntas allotted to the share of Sri.Sowrappa son of Sri.Doddayagappa and Survey Number 81/3 measuring 1 Acre allotted to the share of Sri.Eneshappa son of Sri.Doddayagappa.

Sri.Rayappa son of Sri.Doddayagappa, died intestate leaving behind him, his wife Smt.Ineshamma and children Sri.Jones, Smt.Jayamma, Sri.Francis, Smt.Ritamma and Sri.Lazar, to succeed his entire estate including Survey Number 81/3 measuring 1 Acre situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, the Revenue records also transferred in the name of his wife Smt.Ineshamma vide Inheritance Certificate bearing No.40/1981-82.

Smt.Inneshamma wife of Late Sri.Rayappa and her children Jones, Sri.Francis, and Sri.Lazar executed General Power of Attorney dated 24.09.1992 registered as Doc No.222/1992-93, Pages 105 to 107, Volume 13 of Book IV before the office of Sub registrar Krishnarajapura in favour of Sri.S.Ramachandra son of Late Sri.Sonnappa, empowering him to sell the land in Survey Number 81/3B measuring 1 Acre 1 Gunta including Karab situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk.

Pursuant thereto Smt.Inneshamma wife of Late Sri.Rayappa and her children Jones, Sri.Francis, and Sri.Lazar represented by their GPA holder Sri.S.Ramachandra son of Late Sri.Sonnappa conveyed the land in Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk, in favour of Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty vide Sale Deed dated 17.05.2004, registered as Doc No.KRI-1-01029/2004-05, stored in CD No.KRID48 of Book I before the office of Sub registrar



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Krishnarajapura, the Revenue records also transferred in his name vide Mutation Registrar Extract bearing No.43/2004-05.

It is observed that a WP No.50912/2014(LA-BDA) by the High Court of Karnataka , filed by Sri.Kannikaswamy son of Late Sri.Sowrappa and others against The State of Karnataka and others, praying for denotification of acquisition of land bearing Survey Number 81/3B measuring 2 Acres 22 Guntas situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk, this petition came to be disposed.

The land bearing Survey Number 81/3B measuring 2 Acres 22 Guntas situated at Rachenahalli Village Krishnarajapura Hobli, Bangalore East Taluk, was notified for acquisition vide final notice dated 23.02.2004, out of the said extent , the belonging to Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty measuring 1 Acre came to be de notified from acquisition , which has been confirmed vide an Endorsement dated 15.05.2013, issued by Bangalore Development Authority.

Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty entered into Memorandum of Sale Agreement dated 25.10.2013 registered as document No. HLS-1-04194/2013-14, stored in CD No. HLSD87 of Book-I, in the office of the Sub-Registrar, Shivajinagar (Ulsoor) Bangalore, with Sri. N Subramani son of Sri.V.Nagarajappa and also executed General Power of Attorney dated 25.10.2013 registered as document No. HLS-4-00382/2013-14, stored in CD No. HLSD87 of Book-I, in the office of the Sub-Registrar, Shivajinagar (Ulsoor) Bangalore, empowered him to sell the land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Sri.B.R.Nagaraja Gupta son of late Sri.B.R.Ramakrishna Setty, died intestate on 15.01.2015, leaving behind him, his wife Smt.B.N.Nalini Gupta and children Smt.Sapna Sreenath, Ms.H.P. Sahana and Ms.Smitha Gupta, to succeed his entire estate including Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

We have the benefit of examining the Record of Rights, Tenancy and Crop Inspection (RTC) extracts in respect of Survey Number 81/3B situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, which would reiterate the flow of title in the manner mentioned above.

We also have the benefit of examining the Village Map, Tippani, Atlas and Akarbandh Extracts in respect of the subject land, which would depict the shape and assessment of the said land.

Endorsement dated 15.02.2020 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under Section 79(A)&(B) of KLR



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Act in respect of Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Endorsement dated 15.02.2020 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, stating that there are no cases pending under PTCL Act in respect of Survey Number 81/2A measuring 38 Guntas of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Nil Tenancy Certificate dated 15.02.2020, issued by Tahsildar Bangalore East Taluk, in respect of Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Endorsement dated 30.05.2016 issued by Special land acquisition officer KIADB stating that land in Survey Number 81/3B measuring 1 Acre of Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk not acquired by the KIADB.

Land in Survey Number 81/3B measuring 1 Acre situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, came to be converted vide Official Memorandum dated 19.07.2017 bearing No.ALN(KRPH)SR/159/2015-16 issued by the Deputy Commissioner, from agricultural to non agricultural Residential purpose.

Subsequent thereto, the said Smt.B.N.Nalini Gupta wife of Late Sri.B.R.Nagaraja Gupta and others have sold the residentially converted land bearing Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman, vide Deed of Sale dated 27.11.2019 registered as document No. BNS-1-14886/2019-20 stored in CD No.BNSD914, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore.

The Property falling within the limits of Bruhat Bagalore Mahanagar Palike (BBMP), Katha issued in the name of Mr.Athique Ahmed son of Mr.Mohammed Oosman, by assigning Khatha No.2851/81/3B measuring 1 Acre or 43560 Square Feet situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk.

Smt.Ritamma daughter of Late Sri.Rayappa and Smt.Inneshamma executed Confirmation Deed dated 10.02.2020, registered as document No. BNS-1-19902/2019-20 stored in CD No.BNSD914, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of Schedule Property in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman.

Mr.Athique Ahmed son of Mr.Mohammed Oosman entered into Joint Development Agreement



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dated 02.11.2020 with M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr.K.Yadaiah, registered as document No.INR-1-05635/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), Bangalore, in respect of converted Lands bearing Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore, and subsequent thereto the said owners executed General Power of Attorney dated 02.11.2020 registered as document No.INR-4-00589/2020-21 of Book I, stored in C.D.No.INRD 689 in the office of the Sub-Registrar Shivajinagar (Indiranagar), Bangalore, in favour of M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) represented by its Managing Partner Mr..K.Yadaiah inter alia empowering and authorizing the Developer to develop the said property into Residential Building and also deal with Developer share in the said property.

Sri.Narayanaswamy son of Sri.K.Huthanallappa Gowda represented by his GPA holder M/s Meenakshi Infra Projects (formerly M/s.Meenakshi Estates) and Mr.Athique Ahmed son of Mr.Mohammed Oosman, executed the Deed of Amalgamation dated 02.11.2020, registered as Document No.INR-1-05641/2020-21, stored in CD No.INRD 689, Book I, registered before the office of the Sub-Registrar, Indiranagar, Bangalore, for amalgamation of the converted lands, being Portion of Land bearing Survey Number-81/2A, measuring 36 Guntas, (out of 38 Guntas), Survey Number 81/2B, measuring 30.8 Guntas, Survey Number 81/2B, measuring 18 Guntas Survey Number-81/2B measuring 4900.5 Square feet ,Eastern portion of Survey Number-81/2B measuring 1089 Square feet, Land bearing Survey Number-81/2B measuring 2 Guntas , Land bearing Survey Number-81/2B measuring 15 Guntas, Land bearing Survey Number-81/2B measuring 1089 Square feet and Land bearing Survey Number-81/3B measuring 1 Acre all totally measuring 3 Acres 28 Guntas, situated at Rachenahalli Village, KrishnarajapuraHobli, Bangalore East Taluk Bangalore.

Sri.Balraj Savariyappa son of Sri.Savariyappa and Smt.Jayamma, Smt.Anitha, Smt.Balapriya daughters of Smt.Jayamma and Sri.Savariya Jeevanappa son of Sri.Jeevanappa executed Confirmation Deed dated 21.01.2022, registered as document No. BNS-1-14118/2020-21 stored in CD No.BNSD1194, Book-I in the office of the Sub-Registrar, Shivajinagar (Banaswadi) Bangalore, in respect of residentially converted land in Survey Number 81/3B measuring 1 Acre, situated at Rachenahalli Village, KR Puram Hobli, Bangalore East Taluk, in favour of Mr.Athique Ahmed son of Mr.Mohammed Oosman.

Thus Mr.Athique Ahmed son of Mr.Mohammed Oosman is the owner of Schedule Property and



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M/s Meenakshi Infrra Projects (formerly M/s.Meenakshi Estates) by its Managing Partner Mr.K.Yadaiah is the Developer of the Schedule Property. Their title over the Subject Property is clear, valid, good and marketable, Subject to furnishing Encumbrance Certificate from 01.04.2004 till date.

Geetha Halliyal,
Advocate