



To

Date: 24/03/2023

**M/s. ELEGANT BUILDERS AND DEVELOPERS**

Office at No.1/116,  
New Kempegowda Layout,  
BSK III Stage, 4th Cross,  
Bangalore – 560 085.

Sir,

Sub: Legal opinion in respect of Residentially Converted Vacant Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26 ¾ Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3 ¼ Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, now comes within the jurisdiction of Bruhat Bengaluru Mahanagara Palike, bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B (Schedule Property).

List of copies of below mentioned documents furnished for scrutiny and verification of the marketable right, title and interest of the Schedule Property.

Sl.No.	DETAILS OF DOCUMENTS
<b>FLOW OF TITLE OF SY.NO.3/2C MEASURING 1 ACRE 10 GUNTAS</b>	
1.	Mysore Settlement Register Extract with respect to the land bearing Sy.No.3/2, Ganakallu Village
2.	Sale deed dated 07/07/1966, registered as Document No.2564/66-67, Book-I, Volume 603, Pages 159 to 162, in the office of Sub-registrar, Bangalore South Taluk
3.	Sale deed dated 21/03/1968, registered as Document No.5948/1967-68, Book-I, Volume 692, Pages 126 to 129, in the office of Sub-registrar, Bangalore South Taluk
4.	Sale deed dated 03/09/1968, registered as Document No.2739/1968-69, Book-I, Volume 718, Pages 228 to 231, in the office of Sub-registrar, Bangalore South Taluk
5.	Mutation Register Extract No.13/68-69
6.	Sale deed dated 16/11/1977, registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk
7.	Index of Lands
8.	Sale deed dated 07/03/1979, registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk
9.	Mutation Register Extract No.7/78-79
10.	Record of Rights No.225



11.	Death Certificate of Sri.Abdul Azeez
12.	Death Certificate of Smt.Faizunnisa
13.	Death Certificate of Smt.Rahamathunnisa
14.	Genealogical tree of A.Abdul Azeez
15.	Mutation Register Extract No.16/2004-05
16.	General Power of Attorney dated 17/02/2005, registered as Document No. 51/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan
17.	General Power of Attorney dated 17/02/2005, registered as Document No. 52/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan
18.	Sale deed dated 16/04/2005, registered as Document No.KEN-1-03330/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri
19.	Official Memorandum bearing No.ALN/(S) (K.H) SR/11/14-15 dated 09/01/2015 issued by Deputy Commissioner, Bangalore District along with intimation letter, fee paid challan, conversion sketch and Tahsildar report
20.	Mutation Register Extract No.T7/2021-22
21.	Endorsement No.BDA/SLOA/A5/PR/36/11-12 dated 22/10/2011 issued by Special Land Acquisition Officer, the Bangalore Development Authority along with betterment fee paid challan dated 09/02/2007
22.	Khatha certificate issued dated 11/10/2012 issued by the Bangalore Development Authority
23.	Sale deed dated 20/04/2015, registered as Document No.RRN-1-00279/2015-16, Stored in CD No.RRND155, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar)
24.	Khatha Certificate dated 01/08/2015 in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain
25.	RTC extracts of land bearing Sy.No.3/2C
<b>COMMON TITLE FLOW FOR SY.NO.17/2B MEASURING 26 ¼ GUNTAS</b>	
26.	Index of Lands of Land bearing Sy.No.17/2
27.	Sale deed dated 04/12/1967, registered as Document No.4240/1967-68, Book-I, Volume 675, Pages 152 to 155, in the office of Sub-registrar, Bangalore South Taluk
28.	Sale deed dated 22/08/1968, registered as Document No.2566/1968-69, Book-I, Volume 721, Pages 76 to 78, in the office of Sub-registrar, Bangalore South Taluk
29.	Sale deed dated 21/03/1969, registered as Document No.5850/1968-69, Book-I, Volume 753, Pages 62 to 63, in the office of Sub-registrar, Bangalore South Taluk
30.	Mutation Register Extract No.35/68-69
31.	Sale deed dated 03/09/1968, registered as Document No.2739/1968-69, Book-I, Volume 718, Pages 228 to 231, in the office of Sub-registrar, Bangalore South Taluk



32.	Mutation Register Extract No.13/68-69
33.	Sale deed dated 16/11/1977, registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk
34.	Sale deed dated 07/03/1979, registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk
35.	Mutation Register Extract No.7/78-79
	<b>FLOW OF TITLE OF SY.NO.17/2B MEASURING 11 ½ GUNTS OUT OF 26 ¾ GUNTAS</b>
36.	Sale deed dated 16/04/2005, registered as Document No.KEN-1-03330/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri
37.	Official Memorandum bearing No.ALN/(S) (K.H) SR/11/14-15 dated 09/01/2015 issued by Deputy Commissioner, Bangalore District along with intimation letter, fee paid challan, conversion sketch and Tahsildar report
38.	Mutation Register Extract No.T7/2021-22
39.	Endorsement No.BDA/SLOA/A5/PR/36/11-12 dated 22/10/2011 issued by Special Land Acquisition Officer, the Bangalore Development Authority along with betterment fee paid challan dated 09/02/2007
40.	Khatha Certificate dated 11/10/2012 issued by the Bangalore Development Authority
41.	Sale deed dated 20/04/2015, registered as Document No.RRN-1-00279/2015-16, Stored in CD No.RRND155, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar)
42.	Khatha Certificate dated 01/08/2015 in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain
	<b>FLOW OF TITLE OF SY.NO.17/2B MEASURING 11 ¼ GUNTS OUT OF 26 ¾ GUNTAS</b>
43.	Sale deed dated 16/04/2005, registered as Document No.KEN-1-03336/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri
44.	Rectification Deed dated 03/10/2015, registered as Document No.JPN-1-05696/2015-16, Stored in CD No.JPND320, in the office of Sub-registrar, Jayanagar (J.P.Nagar)
45.	Official Memorandum bearing No.ALN/(S) (K.H) SR/12/14-15 dated 09/01/2015 issued by Deputy Commissioner, Bangalore District. along with intimation letter, fee paid challan, conversion sketch
46.	Endorsement No.BDA/SLOA/A5/PR/40/11-12 dated 01/12/2011 issued by Special Land Acquisition Officer, the Bangalore Development Authority along with betterment fee paid challan dated 17/11/2011
47.	Khatha Certificate dated 01/10/2012 issued by Bangalore Development Authority



48.	Sale deed dated 20/04/2015, registered as Document No.RRN-1-00283/2015-16, Stored in CD No.RRND155, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar)
49.	Khatha Certificate dated 01/08/2015 in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain
<b>FLOW OF TITLE OF SY.NO.17/2B MEASURING 4 GUNTAS OUT OF 26 <math>\frac{3}{4}</math> GUNTAS AND SY.NO.17.1I2 MEASURING 1 <math>\frac{1}{2}</math> GUNTAS</b>	
50.	Mysore Settlement Register Extract of land bearing Sy.No.17/1A to 17/1I
51.	Partition deed dated 03/09/1957 registered as Document No.2147/1957-58, Book-I, Volume 29, Pages 178 to 186, in the office of Sub-registrar, Bangalore South Taluk
52.	Rectification Deed dated 09/12/1969, registered as Document No.4195/69-60, Book-I, Volume 795, Pages 1 to 2, in the office of Sub-registrar, Bangalore South Taluk
53.	Sale deed dated 04/12/1967, registered as Document No.4228/1967-68, Book-I, Volume 675, Pages 144 to 147, in the office of Sub-registrar, Bangalore South Taluk
54.	Sale deed dated 04/12/1967, registered as Document No.4229/1967-68, Book-I, Volume 618, Pages 236 to 238, in the office of Sub-registrar, Bangalore South Taluk
55.	Sale deed dated 03/09/1968, registered as Document No.2739/68-69, Book-I, Volume 718, Pages 228 to 231, in the office of Sub-registrar, Bangalore South Taluk
56.	Mutation Register Extract No.13/68-69
57.	Sale deed dated 22/08/1968, registered as Document No.2565/68-69, Book-I, Volume 719, Pages 130 to 132, in the office of Sub-registrar, Bangalore South Taluk
58.	Sale deed dated 22/08/1968, registered as Document No.2564/68-69, Book-I, Volume 720, Pages 93 to 94, in the office of Sub-registrar, Bangalore South Taluk
59.	Mutation Register Extract No.9 and 10/68-69
60.	Sale deed dated 04/12/1967, registered as Document No.4230/67-68, Book-I, Volume 672, Pages 205 to 206, in the office of Sub-registrar, Bangalore South Taluk
61.	Sale deed dated 03/09/1968, registered as Document No.2740/68-69, Book-I, Pages 160 to 162, in the office of Sub-registrar, Bangalore South Taluk
62.	The Sale deed dated 24/12/1967, registered as Document No.6617/1971-72, Book-I, Volume 916, Pages 248 to 249, in the office of Sub-registrar, Bangalore South Taluk
63.	Sale deed dated 13/06/1969, registered as Document No.2631/1969-70, Book-I, Volume 779, Pages 94 to 95, in the office of Sub-registrar, Bangalore South Taluk



64.	Sale deed dated 16/11/1977, registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk
65.	Sale deed dated 17/11/1977, registered as Document No.3608/1977-78, Book-I, Volume 1268, Pages 236 to 241, in the office of Sub-registrar, Bangalore South Taluk
66.	Sale deed dated 17/11/1977, registered as Document No.3609/1977-78, Book-I, Volume 1271, Pages 154 to 160, in the office of Sub-registrar, Bangalore South Taluk
67.	Sale deed dated 07/03/1979, registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk Mutation Register Extract No.7/78-79
68.	Record of Rights No.225
69.	Exchange deed dated 01/10/2015, registered as Document No.JPN-1-05698/2015-16, Stored in CD No.JPND320, in the office of Sub-registrar, Jayanagar (J.P.Nagar)
70.	Mutation Register Extract No.H3/2016-17
71.	Endorsement No.BDA/SLOA/A5/PR/40/15-16 dated 24/03/2016 issued by Special Land Acquisition Officer, the Bangalore Development Authority along with betterment fee paid challan dated 19/03/2016
72.	Khatha Certificate dated 02/04/2016 issued by the Bangalore Development Authority
73.	Official Memorandum bearing No.ALN/(S) (K.H-3) SR/12/17-18 dated 28/03/2018 issued by Deputy Commissioner, Bangalore District along with intimation letter, fee paid challan
74.	Sale deed dated 18/05/2018, registered as Document No.RRN-1-01038/2018-19, Stored in CD No.RRND201, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar)
75.	Mysore Settlement Register Extract of land bearing Sy.No.17/1A to 17/1I
<b>FLOW OF TITLE OF SY.NO.17.1I2 MEASURING 1 ¼ GUNTAS</b>	
76.	Official Memorandum bearing No.ALN/(S) (K.H-3) SR/24/15-16 dated 25/04/2016 issued by Deputy Commissioner, Bangalore District along with intimation letter
77.	Letter dated 23/03/2016 issued by Special Land Acquisition Officer, Bangalore Development Authority
78.	Sale deed dated 01/07/2016, registered as Document No.RRN-1-01723/2016-17, Stored in CD No.RRND174, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar)
79.	RTC extracts of Sy.No.17/2B
80.	RTC extracts of Sy.No.17/1I2
<b>FLOW OF TITLE OF SY.NO.3/3A2 MEASURING 14 GUNTAS AND SY.NO.3/3C2 MEASURNG 6 GUNTAS</b>	
81.	Partition deed dated 03/09/1957 registered as Document No.2147/1957-58, Book-I, Volume 29, Pages 178 to 186, in the office of Sub-registrar, Bangalore South Taluk



82.	Sale deed dated 22/08/1968, registered as Document No.2567/1968-69, Book-I, Volume 718, Pages 156 to 157, in the office of Sub-registrar, Bangalore South Taluk
83.	Sale deed dated 21/03/1969, registered as Document No.5853/1968-69, Book-I, Volume 748, Pages 140 to 142, in the office of Sub-registrar, Bangalore South Taluk
84.	Sale deed dated 21/09/1967, registered as Document No.2970/1967-68, Book-I, Volume 662, Pages 189 to 191, in the office of Sub-registrar, Bangalore South Taluk
85.	Sale deed dated 21/03/1969, registered as Document No.5852/68-69, Book-I, Volume 752, Pages 180 to 182, in the office of Sub-registrar, Bangalore South Taluk
86.	Sale deed dated 01/10/1966, registered as Document No.3757/66-67, Book-I, Volume 613, Pages 64 to 65, in the office of Sub-registrar, Bangalore South Taluk
87.	Sale deed dated 21/03/1969, registered as Document No.5845/68-69, Book-I, Volume 748, Pages 136 to 138, in the office of Sub-registrar, Bangalore South Taluk
88.	Sale deed dated 16/11/1977, registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk
89.	Sale deed dated 17/11/1977, registered as Document No.3608/1977-78, Book-I, Volume 1268, Pages 236 to 241, in the office of Sub-registrar, Bangalore South Taluk
90.	Sale deed dated 07/03/1979, registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk
91.	Mutation Register Extract No.7/78-79
92.	Record of Rights No.225
93.	Sale deed dated 16/04/2005, registered as Document No.KEN-1-03330/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri
94.	Mutation Register Extract No.23/2004-05
95.	Final Notification dated 21/08/2001
96.	Order passed in Writ Petition No.16590/2004 dated 19/11/2013, on the file of Hon'ble High Court of Karnataka
97.	Endorsement No.BDA/SLOA/A5/PR/119/13-14 dated 10/09/2013 issued by Deputy Commissioner, the Bangalore Development Authority
98.	Mutation Register Extract No.H2/2015-16
99.	Official Memorandum bearing No.ALN/(S) (K.H-3) SR/23/15-16 dated 25/04/2016 issued by Deputy Commissioner, Bangalore District
100.	Sale deed dated 20/04/2015, registered as Document No.RRN-1-06333/2016-17, Stored in CD No.RRND183, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar)
101.	Mutation Register Extract No.H4/2016-17
102.	RTC extracts of Sy.No.3/3A2



103.	RTC extracts of Sy.No.3/3C2
<b>COMMON DOCUMENTS</b>	
104.	Improvement Charges /Betterment Charges - Receipt No.RE-ifms015-BC/000071 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike
105.	Improvement Charges /Betterment Charges - Receipt No.RE-ifms015-BC/000072 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike
106.	Improvement Charges /Betterment Charges - Receipt No.RE-ifms015-BC/000073 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike
107.	Improvement Charges /Betterment Charges - Receipt No.RE-ifms015-BC/000074 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike
108.	Improvement Charges /Betterment Charges - Receipt No.RE-ifms015-BC/000075 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike
109.	Tax paid receipt issued by the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 for land bearing Sy.No.3/2C and 17/2B
110.	Tax paid receipt issued by the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 for land bearing Sy.No.17/2B
111.	Tax paid receipt issued by the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 for land bearing Sy.No.17/2B and 17/1 I2
112.	Tax paid receipt issued by the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 for land bearing Sy.No.17/1 I2
113.	Tax paid receipt issued by the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 for land bearing Sy.No.3/3A2 and 3/3C2
114.	Khatha certificate dated 09/05/2022 bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B
115.	Khatha Extract dated 09/05/2022 bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B
116.	No Objection Certificate dated 16/11/2020 No.DE/SAN/BG/NOCHRB(S-11)/2020-21/76, issued by the Divisional Engineer, Bharat Sanchar Nigam Limited.
117.	No Objection Certificate for Height Clearance dated 09/02/2022 No.HOSU/SOUTH/B/010622/646641, issued by the Airports Authority of India.
118.	No Objection Certificate dated 17/03/2022 No.SE(E)/BWC/EEE(O)/AEE /AE/2021-22/7420-22 issued by the Bangalore Electricity Supply Company Limited.
119.	Environment Clearance Certificate No. EC22B038KA110801/ SEIAA 10 CON 2022 dated 07/04/2022 issued by Government of India, Ministry of Environment, Forest and Climate Change.
120.	No Objection Certificate dated 10/06/2022 No.BGC(1)104/2022 issued by the Office of the Director General of Police, Karnataka State Fire and



	Emergency Services.
121.	No Objection Certificate dated 18/10/2022 No.BWSSB-NOC-2022-2-1186-022410081053 issued by the Chief Engineer (South), Bangalore Water Supply and Sewerage Board.
122.	Consent To Establishment to construct residential apartment vide Consent Order No.CTE-333265 dated 15/09/2022 issued by the Karnataka State Pollution Control Board.
123.	License Plan No. BBMP/Addl.Dir/JD-South/0007/2022-23 dated 13/01/2023.
124.	Sanctioned building plan
125.	Sale deed dated 03/10/2022 registered as Document No.JAY-1-05462/2022-23, Stored in CD No.JAYD1340 in the Office of Sub-registrar Jayanagar, Bangalore
126.	Special Notice/Uttara patra dated 29/11/2022 issued by Revenue Officer, BBMP
127.	Khatha Certificate dated 29/11/2022 bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B
128.	Khatha Extract dated 29/11/2022 bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B
<b>ENCUMBRANCE CERTIFICATES</b>	
129.	Encumbrance Certificate for the period 01/04/1978 to 31/05/1989 with respect to Land bearing Sy.Nos.17/1, 17/2, 3/2 and 3/3
130.	Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 with respect to Land bearing Sy.Nos.17/1, 17/2, 3/2 and 3/3
131.	Encumbrance certificate for the period 01/04/2004 to 20/06/2013 with respect to Land bearing Sy.Nos.17/2B, 3/2C, 3/3C2 and 3/3A2
132.	Encumbrance certificate for the period 01/04/2004 to 05/09/2013 with respect to Land bearing Sy.Nos.17/2A, 17/2B, 17/1I2
133.	Encumbrance certificate for the period 01/04/2004 to 23/05/2017 with respect to Land bearing Sy.Nos.17/2B
134.	Encumbrance certificate for the period 01/04/2015 to 02/12/2021 with respect to Land bearing Sy.Nos.17/2B and 17/2I2
135.	Encumbrance certificate for the period 01/04/2004 to 20/07/2013 with respect to Land bearing Sy.Nos.17/2B, 3/2C, 3/3C2, 3/3A2
136.	Encumbrance certificate for the period 01/04/2015 to 02/12/2021 with respect to Land bearing Sy.Nos.3/2C, 3/3A2, 3/3C2
137.	Encumbrance Certificate for the period 01/04/2021 to 20/04/2023, with respect to Land bearing Sy.No.3/2C, Sy.No.17/2B, Sy.No.3/3A2, Sy.No.3/3C2 and Sy.No.17/1I2
138.	Endorsement dated 05/11/2013, issued by Tahsildar, Bangalore South Taluk, Bangalore District
139.	Akarbhandh of Sy.No.17/2B, Sy.No.17/1I2, Sy.No.3/3A2 and Sy.No.3/3C2
140.	Survey Sketch and Tippanny issued by the Village Accountant



**FLOW OF TITLE**

**Sy.No.3/2C measuring 1 Acre 10 Guntas**

1. On perusal of Mysore Settlement Register Extract with respect to the land bearing Sy.No.3/2 measuring 4 Acres 05 Guntas including 1 gunta of Kharab, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that the said land is belonging to Sri.Kempaiah. The copy of the Mysore Settlement Register Extract could be evidenced from **Document No.1**.
2. By virtue of the Sale deed dated 07/07/1966, Sri.Kempaiah S/o. Erappa, conveyed the land bearing Sy.No.3/2 measuring 4 Acres 05 Guntas including 1 gunta of Kharab, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Dhanalakshamma W/o. C.M.Krishnashetty. The said Sale deed is registered as Document No.2564/66-67, Book-I, Volume 603, Pages 159 to 162, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 07/07/1966 could be evidenced from **Document No.2**.
3. By virtue of the Sale deed dated 21/03/1968, Smt.Dhanalakshamma W/o. C.M.Krishna Shetty, conveyed land bearing Sy.No.3/2 measuring 2 Acres, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Madhura N.Bhat and Smt.Shakuntala Hegade. The said Sale deed is registered as Document No.5948/1967-68, Book-I, Volume 692, Pages 126 to 129, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 21/03/1968 could be evidenced from **Document No.3**.
4. By virtue of the Sale deed dated 03/09/1968, Smt.Madhura N.Bhat and Smt.Shakuntala Hegade, conveyed land bearing Sy.No.3/2 measuring 2 Acres, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat, W/o. P.S.Bhat. The said Sale deed is registered as Document No.2739/1968-69, Book-I, Volume 718, Pages 228 to 231, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Bharathi P.Bhat vide. Mutation Register Extract No.13/68-69. The copies of the Sale deed dated 03/09/1968 and Mutation Register Extract No.13/68-69 could be evidenced from **Document Nos.4 and 5**.
5. By virtue of the Sale deed dated 16/11/1977, Smt.Bharathi P.Bhat, W/o. P.S.Bhat, conveyed land bearing Sy.No.3/2 measuring 2 Acres, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Narayanaamma W/o. H.R.Gaviappa. The said Sale deed is registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk. The said transactions could be evidenced from Index of Lands. The copy of the Sale



deed dated 16/11/1977 and Index of lands could be evidenced from **Document No.6 and 7.**

6. By virtue of the Sale deed dated 07/03/1979, Smt.Narayananamma W/o. H.R.Gaviappa, conveyed land bearing Sy.No.3/2 measuring 2 Acres, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.A.Abdul Azeez S/o. late.Mohammed Ibrahim, Smt.Faizunnisa W/o. A.Abdul Azeez, Dr.Hafeezur Rahman S/o. A.Abdul Azeez, Sri.Shafeequr Rahman S/o. A.Abdul Azeez, Sri.Najeebur Rahman S/o. A.Abdul Azeez. The said Sale deed is registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur Rahman vide. Mutation Register Extract No.7/78-79. The copies of the Sale deed dated 07/03/1979 and Mutation Register Extract No.7/78-79 could be evidenced from **Document Nos.8 and 9.**
7. That the land purchased by Smt.Bharathi P.Bhat has been assigned with New Sy.No.3/2C measuring 1 Acre 23 Guntas, but she has conveyed land as Sy.No.3/2 measuring 2 Acres in favour of Smt.Narayananamma and said Smt.Narayananamma conveyed the land as Sy.No.3/2 measuring 2 Acres in favour of Sri.A.Abdul Azeez and others. However on perusal of Index of lands and Record of Rights No.225, it is observed that as per phodi, the khatha of the Land bearing Sy.No.3/2C measuring 1 Acre 23 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur Rahman. The copy of the Record of Rights No.225 could be evidenced from **Document No.10.**
8. The said Sri.Abdul Azeez died on 24/02/1986, his wife Smt.Faizunnisa died on 20/04/1985 and their daughter Smt.Rahamathunnisa died on 29/03/1985. The copies of Death Certificate of Sri.Abdul Azeez, Smt.Faizunnisa and Smt.Rahamathunnisa could be evidenced from **Document Nos.11, 12, and 13 respectively.**
9. On perusal of Genealogical tree of A.Abdul Azeez bears out that his wife name is Smt.Faizunnissa and their children are Smt.Khamarunnisa, Sri.Rahamath Unnisa, Dr.Hafeezur Rahman, Smt.Farhath Hayath @ Farhath Unnisa, Sri.Shafeequr Rahman and Sri.Najeebur Rahman. Further bears out that Smt.Rahamath Unnisa died leaving behind her children Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath. The copy of the Genealogical tree of A.Abdul Azeez could be evidenced from **Document No.14.**
10. On demise of A.Abdul Azeez, the Khatha of the land bearing Sy.No.3/2C measuring 1 Acre 23 Guntas along with other lands, situated at Ganakallu



Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, were mutated in the names of Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman vide. Mutation Register Extract No.16/2004-05. The copy of the Mutation Register Extract No.16/2004-05 could be evidenced from **Document No.15**.

11. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 51/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Smt.Khamarunnisa and Smt.Farhath Hayath @ Farhath Unnisa both are daughters of Late.A.Abdul Aziz and Late.Faizunnisa have empowered their brother Sri.Najeebur Rahman, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s. The copy of the General Power of Attorney dated 17/02/2005 could be evidenced from **Document No.16**.
12. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 52/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Sri.Syed Sheraz @ Syed Sheraz Ahmed and Smt. Sayira Rafath both are children Late.Rahamathunnisa, have empowered their brother Sri. Syed Afroz @ Syed Afroz Ahmed, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s. The copy of the General Power of Attorney dated 17/02/2005 could be evidenced from **Document No.17**.
13. By virtue of the Sale deed dated 16/04/2005, Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman S/o. late.A.Abdul Azeez, Smt.Khamarunnisa D/o. late.A.Abdul Azeez, Smt.Farhath Hayath @ Farhath Unnisa D/o. late.A.Abdul Azeez, along with children of late.Rahamath Unnisa D/o. late.A.Abdul Azeez namely Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath, conveyed land bearing Sy.No.3/2C measuring 1 Acre 09.867 Guntas (approximately 1 Acre 10 Guntas) situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.V.Ranganath S/o. late.R.Varada Reddy. The said Sale deed is registered as Document No.KEN-1-03330/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 16/04/2005 could be evidenced from **Document No.18**.
14. Subsequently land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.ALN/(S) (K.H) SR/11/14-15 dated 09/01/2015 issued by Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 09/01/2015 along with



intimation letter, fee paid challan, conversion sketch and Tahsildar report could be evidenced from **Document No.19**.

15. On perusal of Mutation Register Extract No.T7/2021-22 bears out that it was ordered to entry the details of Official Memorandum bearing No.ALN/(S) (K.H) SR/11/14-15 dated 09/01/2015 in the revenue records with respect to Land bearing Sy.No.3/2C situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Mutation Register Extract No.T7/2021-22 could be evidenced from **Document No.20**.
16. On perusal of Endorsement No.BDA/SLOA/A5/PR/36/11-12 dated 22/10/2011 issued by Special Land Acquisition Officer, the Bangalore Development Authority bears out that, the land bearing Sy.No.3/2C measuring 1 Acre 09.867 Guntas of Ganakallu village along with another Sy.No.17/2B measuring 11.227 Guntas, has been dropped from the final acquisition of Banashankari 6<sup>th</sup> Stage and it has issued No Objection Certificate on payment of betterment charges of Rs.19,95,941/- . The copy of the said Endorsement dated 22/10/2011 along with betterment fee paid challan dated 09/02/2007 could be evidenced from **Document No.21**.
17. The Bangalore Development Authority registered the Khatha No.17/2B, 3/2C and issued Khatha Certificate dated 11/10/2012 in the name of Sri.V.Ranganath with respect to Residentially converted the land bearing Sy.No.3/2C measuring 1 Acre 09.867 Guntas and Sy.No17/2B measuring 11.227 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Khatha Certificate dated 11/10/2012 issued by the Bangalore Development Authority could be evidenced from **Document No.22**.
18. By virtue of the Sale deed dated 20/04/2015, Sri.V.Ranganath S/o. late.R.Varada Reddy, conveyed the Residentially converted the land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. Sri.D.P.Jain. The said Sale deed is registered as Document No.RRN-1-00279/2015-16, Stored in CD No.RRND155, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar). The copy of the Sale deed dated 20/04/2015 could be evidenced from **Document No.23**.
19. The Bangalore Development Authority registered the Khatha No.17/2B, 3/2C situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and issued Khatha Certificate dated 01/08/2015 in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain. The copy of the Khatha Certificate dated 01/08/2015 issued by the Bangalore Development Authority could be evidenced from **Document No.24**.



20. RTC extracts for the period 1969-70 to 2022-23 in respect of land bearing Sy.No.3/2C situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 1 Acre 23 Guntas. RTC for the period of 1969-70 to 1978-79 bears out the name of Smt.Bharathi.P.Bhat as the owner in column no.9. RTC for the period 1979-80 to 1983-84, 1994-95 to 2003-04 bears out the Sri.A.Abdul Azeez as the owner in column no.9. RTC for the period 2004-05 to 2015-16 bears out the names of Dr.Hafeezur Rahman and others as the owners in column No.9. RTC for the period 2016-17 to 2019-20, 2022-23 bears out the names of Dr.Haveezur Rahman and brothers and V.Ranganath as the owner in column No.9. The copies of RTC extracts of Sy.No.3/2C could be evidenced from **Document No.25**.

**COMMON TITLE FLOW FOR SY.NO.17/2B MEASURING 26 ¼ GUNTAS**

21. On perusal of Index of Lands it is observed that the Land bearing Sy.No.17/2 measuring 2 Acres 14 Gunas and Kharab 4 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, is belonging to Sri.Gali alias Gali Choodappa S/o. late.Era alias Galeera. The said Index of Lands of Sy.No.17/2 could be evidenced from **Document No.26**.

22. By virtue of the Sale deed dated 04/12/1967, Sri.Gali Choodappa S/o. Galeera along with his children conveyed portion of land bearing Sy.No.17/2 measuring 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Smt.Madhura N.Bhat and Smt.Shakuntala Hegade. The said Sale deed is registered as Document No.4240/1967-68, Book-I, Volume 675, Pages 152 to 155, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 04/12/1967 could be evidenced from **Document No.27**.

23. By virtue of the Sale deed dated 22/08/1968, Sri.Gali Choodappa S/o. Galeera conveyed portion of land bearing Sy.No.17/2 measuring 10 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Smt.Bharathi P.Bhat. The said Sale deed is registered as Document No.2566/1968-69, Book-I, Volume 721, Pages 76 to 78, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 22/08/1968 could be evidenced from **Document No.28**.

24. By virtue of the Sale deed dated 21/03/1969, Sri.Gali Choodappa S/o. Galeera along with his children conveyed portion of land bearing Sy.No.17/2 measuring 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Smt.Bharathi P.Bhat. The said Sale deed is registered as Document No.5850/1968-69, Book-I, Volume 753, Pages 62 to 63, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Bharathi P.Bhat vide. Mutation Register Extract



No.35/68-69. The copy of the Sale deed dated 21/03/1969 and Mutation Register Extract No.35/68-69 could be evidenced from **Document Nos.29 and 30.**

25. By virtue of the Sale deed dated 03/09/1968, Smt.Madhura N.Bhat and Smt.Shakuntala Hegade, conveyed land bearing Sy.No.17/2 measuring 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat, W/o. P.S.Bhat. The said Sale deed is registered as Document No.2739/1968-69, Book-I, Volume 718, Pages 228 to 231, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Bharathi P.Bhat vide. Mutation Register Extract No.13/68-69. The said transactions could be evidenced from Index of Lands. The copies of the Sale deed dated 03/09/1968 and Mutation Register Extract No.13/68-69 could be evidenced from **Document Nos.31 and 32.**

Thus by virtue of aforesaid sale deeds, Smt.Bharathi P.Bhat became the absolute owner of conveyed land bearing Sy.No.17/2 measuring 1 Acre 10 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District.

26. By virtue of the Sale deed dated 16/11/1977, Smt.Bharathi P.Bhat, W/o. P.S.Bhat, conveyed land bearing Sy.No.17/2 measuring 1 Acre 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Narayananamma W/o. H.R.Gaviappa. The said Sale deed is registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk. The said transactions could be evidenced from Index of Lands. The copy of the Sale deed dated 16/11/1977 could be evidenced from **Document No.33.**

27. By virtue of the Sale deed dated 07/03/1979, Smt.Narayananamma W/o. H.R.Gaviappa, conveyed land bearing Sy.No.17/2 measuring 1 Acre 10 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.A.Abdul Azeez S/o. late.Mohammed Ibrahim, Smt.Faizunnisa W/o. A.Abdul Azeez, Dr.Hafeezur Rahman S/o. A.Abdul Azeez, Sri.Shafeequr Rahman S/o. A.Abdul Azeez, Sri.Najeebur Rahman S/o. A.Abdul Azeez. The said Sale deed is registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur Rahman vide. Mutation Register Extract No.7/78-79. The copies of the Sale deed dated 07/03/1979 and Mutation Register Extract No.7/78-79 could be evidenced from **Document Nos.34 and 35.**



28. The said Sri.Abdul Azeez died on 24/02/1986, his wife Smt.Faizunnisa died on 20/04/1985 and their daughter Smt.Rahamathunnisa died on 29/03/1985 (**Document Nos.11 to 13 as stated supra**).
29. On perusal of Genealogical tree of A.Abdul Azeez bears out that his wife name is Smt.Faizunnissa and their children are Smt.Khamarunnisa, Sri.Rahamath Unnisa, Dr.Hafeezur Rahman, Smt.Farhath Hayath @ Farhath Unnisa, Sri.Shafeequr Rahman and Sri.Najeebur Rahman. Further bears out that Smt.Rahamath Unnisa died leaving behind her children Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath (**Document No.14 as stated supra**).
30. On demise of A.Abdul Azeez, the Khatha of the land bearing Sy.No.3/2C measuring 1 Acre 23 Guntas along with other lands, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, were mutated in the names of Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman vide Mutation Register Extract No.16/2004-05 (**Document No.15 as stated supra**).
31. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 51/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Smt.Khamarunnisa and Smt.Farhath Hayath@ Farhath Unnisa both are daughters of Late.A.Abdul Aziz and Late.Faizunnisa have empowered their brother Sri.Najeebur Rahman, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s (**Document No.16 as stated supra**).
32. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 52/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Sri.Syed Sheraz @ Syed Sheraz Ahmed and Smt. Sayira Rafath both are children Late.Rahamathunnisa, have empowered their brother Sri. Syed Afroz @ Syed Afroz Ahmed, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s (**Document No.17 as stated supra**).

**FLOW OF TITLE OF SY.NO.17/2B MEASURING 11 ½ GUNTS OUT OF 26 ¾ GUNTAS**

33. By virtue of the Sale deed dated 16/04/2005, Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman S/o. late.A.Abdul Azeez, Smt.Khamarunnisa D/o. late.A.Abdul Azeez, Smt.Farhath Hayath @ Farhath Unnisa D/o. late.A.Abdul Azeez, along with children of late.Rahamath Unnisa D/o. late.A.Abdul Azeez namely Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed



Sheraz and Smt.Sayira Rafath, conveyed land bearing Sy.No.17/2B (Old Sy.No.17/2) measuring 11.227 Guntas (approximately 11 ½ Guntas) situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.V.Ranganath S/o. late.R.Varada Reddy. The said Sale deed is registered as Document No.KEN-1-03330/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 16/04/2005 could be evidenced from **Document No.36**

34. Subsequently land bearing Sy.No.17/2B measuring 11 ½ Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.ALN/(S) (K.H) SR/11/14-15 dated 09/01/2015 issued by Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 09/01/2015 along with intimation letter, fee paid challan, conversion sketch and Tahsildar report could be evidenced from **Document No.37**.
35. On perusal of Mutation Register Extract No.T7/2021-22 bears out that it was ordered to entry the details of Official Memorandum bearing No.ALN/(S) (K.H) SR/11/14-15 dated 09/01/2015 in the revenue records with respect to Land bearing Sy.No.17/2B measuring 11 ½ Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Mutation Register Extract No.T7/2021-22 could be evidenced from **Document No.38**.
36. On perusal of Endorsement No.BDA/SLOA/A5/PR/36/11-12 dated 22/10/2011 issued by Special Land Acquisition Officer, the Bangalore Development Authority bears out that, the land bearing Sy.No.3/2C measuring 1 Acre 09.867 Guntas of Ganakallu village along with another Sy.No17/2B measuring 11.227 Guntas, has been dropped from the final acquisition of Banashankari 6<sup>th</sup> Stage and it has issued No Objection Certificate on payment of betterment charges of Rs.19,95,941/- The copy of the said Endorsement dated 22/10/2011 along with betterment fee paid challan dated 09/02/2007 could be evidenced from **Document No.39**.
37. The Bangalore Development Authority registered the Khatha No.17/2B, 3/2C and issued Khatha Certificate dated 11/10/2012 in the name of Sri.V.Ranganath with respect to Residentially converted the land bearing Sy.No.3/2C measuring 1 Acre 09.867 Guntas and Sy.No17/2B measuring 11.227 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Khatha Certificate dated 11/10/2012 issued by the Bangalore Development Authority could be evidenced from **Document No.40**.



38. By virtue of the Sale deed dated 20/04/2015, Sri.V.Ranganath S/o. late.R.Varada Reddy, conveyed the Residentially converted the land bearing Sy.No.17/2B measuring 11  $\frac{1}{2}$  Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. Sri.D.P.Jain. The said Sale deed is registered as Document No.RRN-1-00279/2015-16, Stored in CD No.RRND155, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar). The copy of the Sale deed dated 20/04/2015 could be evidenced from **Document No.41**.
39. The Bangalore Development Authority registered the Khatha No.17/2B, 3/2C situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and issued Khatha Certificate dated 01/08/2015 in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain. The copy of the Khatha Certificate dated 01/08/2015 issued by the Bangalore Development Authority could be evidenced from **Document No.42**.

**FLOW OF TITLE OF SY.NO.17/2B MEASURING 11  $\frac{1}{4}$  GUNTAS OUT OF 26  $\frac{3}{4}$  GUNTAS**

40. By virtue of the Sale deed dated 16/04/2005, Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman S/o. late.A.Abdul Azeez, Smt.Khamarunnisa D/o. late.A.Abdul Azeez, Smt.Farhath Hayath @ Farhath Unnisa D/o. late.A.Abdul Azeez, along with children of late.Rahamath Unnisa D/o. late.A.Abdul Azeez namely Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath, conveyed land bearing Sy.No.17/2B (Old Sy.No.17/2) measuring 11.261 Guntas (approximately 11  $\frac{1}{4}$  Guntas) situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.K.Ganesh Babu S/o. late.Krishnamurthy Setty. The said Sale deed is registered as Document No.KEN-1-03336/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 16/04/2005 could be evidenced from **Document No.43**.
41. As there was mistake in the boundary of the Schedule of the Sale Deed dated 16/04/2005, the same was rectified by virtue of Rectification Deed dated 03/10/2015, registered as Document No.JPN-1-05696/2015-16, Stored in CD No.JPND320, in the office of Sub-registrar, Jayanagar (J.P.Nagar). The said Rectification Deed dated 16/04/2005 could be evidenced from **Document No.44**.
42. Subsequently land bearing Sy.No.17/2B measuring 11  $\frac{1}{4}$  Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.ALN/(S) (K.H) SR/12/14-15 dated 09/01/2015 issued by Deputy Commissioner,



Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 09/01/2015 along with intimation letter, fee paid challan, conversion sketch could be evidenced from **Document No.45**.

43. On perusal of Endorsement No.BDA/SLOA/A5/PR/40/11-12 dated 01/12/2011 issued by Special Land Acquisition Officer, the Bangalore Development Authority bears out that, the land bearing Sy.No17/2B measuring 11.261 Guntas of Ganakallu, has been dropped from the final acquisition of Banashankari 6<sup>th</sup> Stage and it has issued No Objection Certificate on payment of betterment charges of Rs.1,71,685/- The copy of the said Endorsement dated 01/12/2011 along with betterment fee paid challan dated 17/11/2011 could be evidenced from **Document No.46**.
44. The Bangalore Development Authority registered the Khatha No.17/2B and issued Khatha Certificate dated 01/10/2012 in the name of Sri.K.Ganesh Babu with respect to Residentially converted the land bearing Sy.No17/2B measuring 11.261 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Khatha Certificate dated 01/10/2012 issued by the Bangalore Development Authority could be evidenced from **Document No.47**.
45. By virtue of the Sale deed dated 20/04/2015, Sri.K.Ganesh Babu S/o. late. Krishnamurthy Setty, conveyed the Residentially converted the land bearing Sy.No.17/2B measuring 11 ¼ Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. Sri.D.P.Jain. The said Sale deed is registered as Document No.RRN-1-00283/2015-16, Stored in CD No.RRND155, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar). The copy of the Sale deed dated 20/04/2015 could be evidenced from **Document No.48**.
46. The Bangalore Development Authority registered the Khatha No.17/2B situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and issued Khatha Certificate dated 01/08/2015 in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain. The copy of the Khatha Certificate dated 01/08/2015 issued by the Bangalore Development Authority could be evidenced from **Document No.49**.

**FLOW OF TITLE OF SY.NO.17/2B MEASURING 4 GUNTAS OUT OF 26 ¼ GUNTAS AND SY.NO.17.1I2 MEASURING 1 ½ GUNTAS**

47. On perusal of Mysore Settlement Register Extract with respect to the land bearing Sy.No.17/1A to 17/1I totally measuring 10 Acres 26 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that the said land is belonging to Sri.Chikka Era S/o Chooda. The copy of the Mysore Settlement Register Extract could be evidenced from **Document No.50**.



48. There was a Partition deed dated 03/09/1957 effected between (1)Sri.Chikka Era S/o. Chooda and (2) Sri.Era alias Galeera S/o. late.Dodda Era (3)Eramma and Lakkamma both are daughters of late.Chikkamuniyappa with respect to land bearing Sy.No.17/1 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and other lands. In the said Partition deed, the Land bearing Sy.No.17/1 measuring 4 Acres 20 guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District allotted to the share of Sri.Chikk Era S/o Chooda; the land bearing Sy.No.17/1 (wrongly mentioned as Sy.No.17/2) measuring 4 Acres 24 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District allotted to the share of Sri.Era S/o. Dodda Era; and Land bearing Sy.No.17/1 measuring 1 Acre 22 guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District allotted jointly to the share of Smt.Eramma and Smt.Lakkamma. The said Partition deed is registered as Document No.2147/1957-58, Book-I, Volume 29, Pages 178 to 186, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Partition Deed could be evidence from **Document No.51**.

49. By virtue of the Rectification Deed dated 09/12/1969, (1)Sri.Chikka Era S/o. Chooda and (2) Sri.Era alias Galeera S/o. late.Dodda Era, rectified the land allotted to the share of Sri. Era alias Galeera as Land bearing Sy.No.17/1 measuring 4 Acres 24 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, instead of Sy.No.17/2. The said Rectification Deed is registered as Document No.4195/69-60, Book-I, Volume 795, Pages 1 to 2, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Rectification Deed dated 09/12/1969 could be evidenced from **Document No.52**.

50. By virtue of the Sale deed dated 04/12/1967, Sri.Chikk Erappa S/o. Chooda and children conveyed the Land bearing Sy.No.17/1 measuring 1 Acre 19 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Shakuntala Hegade and Smt.Madhura N.Bhat. The said Sale deed is registered as Document No.4228/1967-68, Book-I, Volume 675, Pages 144 to 147, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 04/12/1967 could be evidenced from **Document No.53**.

51. By virtue of the Sale deed dated 04/12/1967, Sri.Eraiah S/o. Dodda Era along with his children, conveyed the Land bearing Sy.No.17/1 measuring 30 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Shakuntala Hegade and Smt.Madhura N.Bhat. The said Sale deed is registered as Document No.4229/1967-68, Book-I, Volume 618, Pages 236 to 238, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 04/12/1967 could be evidenced from **Document No.54**.



52. By virtue of the Sale deed dated 03/09/1968, Smt.Shakuntala Hegade and Smt.Madhura N.Bhat conveyed the Land bearing Sy.No.17/1 measuring 1 Acre 19 Guntas and 30 Guntas, totally measuring 2 Acres 09 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. P.S.Bhat. The said Sale deed is registered as Document No.2739/68-69, Book-I, Volume 718, Pages 228 to 231, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land mutated in the name of Smt.Bharathi M.Bhat vide. Mutation Register Extract No.13/68-69. The copies of the Sale deed dated 03/09/1968 and Mutation Register Extract No.13/68-69 could be evidenced from **Document Nos.55 and 56.**

53. By virtue of the Sale deed dated 22/08/1968, Sri.Eraiah S/o. Doddha Era along with his children, conveyed the Land bearing Sy.No.17/1 measuring 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. P.S.Bhat. The said Sale deed is registered as Document No.2565/68-69, Book-I, Volume 719, Pages 130 to 132, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Bharathi P.Bhat vide. Mutation Register Extract No.10/68-69. The copy of the Sale deed dated 22/08/1968 could be evidenced from **Document No.57.**

54. By virtue of the Sale deed dated 22/08/1968, Sri.Chikk Erappa S/o. Chooda and children conveyed the Land bearing Sy.No.17/1 measuring 14 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. P.S.Bhat. The said Sale deed is registered as Document No.2564/68-69, Book-I, Volume 720, Pages 93 to 94, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the name of Smt.Bharathi P.Bhat vide. Mutation Register Extract No.9/68-69. The copies of the Sale deed dated 22/08/1968, Mutation Register Extract No.9 and 10/68-69 could be evidenced from **Document Nos.58 and 59.**

55. By virtue of the Sale deed dated 04/12/1967, Sri.Eraiah S/o. Doddha Era along with his children, conveyed the Land bearing Sy.No.17/1 measuring 10 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.K.Narayana Bhat S/o. Venkappa Bhat. The said Sale deed is registered as Document No.4230/67-68, Book-I, Volume 672, Pages 205 to 206, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 04/12/1967 could be evidenced from **Document No.60.**

56. By virtue of the Sale deed dated 03/09/1968, Sri.K.Narayana Bhat S/o. Venkappa Bhat, conveyed the Land bearing Sy.No.17/1 measuring 10 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. P.S.Bhat.



The said Sale deed is registered as Document No.2740/68-69, Book-I, Pages 160 to 162, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 03/09/1968 could be evidenced from **Document No.61.**

57. By virtue of the Sale deed dated 24/12/1967, Sri.Eraiah S/o. Doddha Era along with his children, conveyed the Land bearing Sy.No.17/1 measuring 1 Acre 05 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.P.S.Bhat S/o. Subbarayappa. The said Sale deed is registered as Document No.6617/1971-72, Book-I, Volume 916, Pages 248 to 249, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 24/12/1967 could be evidenced from **Document No.62.**
58. By virtue of the Sale deed dated 13/06/1969, Sri.Eraiah S/o. Doddha Era along with his children, conveyed the Land bearing Sy.No.17/1 measuring 06 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. P.S.Bhat. The said Sale deed is registered as Document No.2631/1969-70, Book-I, Volume 779, Pages 94 to 95, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 13/06/1969 could be evidenced from **Document No.63.**
59. Subsequently Smt.Narayananamma W/o. H.R.Gaviappa purchased the Land bearing Sy.No.17/1 measuring 7 Acres 14 Gutnas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, from Bharathi.P.Bhat, Sri.N.S.Bhat and Sri.Raghavendrachar Jahagirdhar in the following manner:-
  - a) Sale deed dated 16/11/1977, registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk.
  - b) Sale deed dated 17/11/1977, registered as Document No.3608/1977-78, Book-I, Volume 1268, Pages 236 to 241, in the office of Sub-registrar, Bangalore South Taluk.
  - c) Sale deed dated 17/11/1977, registered as Document No.3609/1977-78, Book-I, Volume 1271, Pages 154 to 160, in the office of Sub-registrar, Bangalore South Taluk.

The copies of aforesaid Sale deeds could be evidenced from **Document Nos.64, 65 and 66 respectively.**

60. By virtue of the Sale deed dated 07/03/1979, Smt.Narayananamma W/o. H.R.Gaviappa, conveyed land bearing Sy.No.17/1 measuring 7 Acres 14 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.A.Abdul Azeez S/o. late.Mohammed Ibrahim, Smt.Faizunnisa W/o. A.Abdul Azeez, Dr.Hafeezur



Rahman S/o. A.Abdul Azeez, Sri.Shafeequr Rahman S/o. A.Abdul Azeez, Sri.Najeebur Rahman S/o. A.Abdul Azeez. The said Sale deed is registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur Rahman vide. Mutation Register Extract No.7/78-79. The copies of the Sale deed dated 07/03/1979 and Mutation Register Extract No.7/78-79 could be evidenced from **Document Nos.67 and 68.**

61. On perusal of Record of rights No.225 it is observed that land bearing Sy.No.17/11 along with other lands, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, were mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur Rahman. The copy of the Record of Rights No.225 could be evidenced from **Document No.69.**
62. The said Sri.Abdul Azeez died on 24/02/1986, his wife Smt.Faizunnisa died on 20/04/1985 and their daughter Smt.Rahamathunnisa died on 29/03/1985 (**Document Nos.11 to 13 as stated supra**).
63. On perusal of Genealogical tree of A.Abdul Azeez bears out that his wife name is Smt.Faizunnissa and their children are Smt.Khamarunnisa, Sri.Rahamath Unnisa, Dr.Hafeezur Rahman, Smt.Farhath Hayath @ Farhath Unnisa, Sri.Shafeequr Rahman and Sri.Najeebur Rahman. Further bears out that Smt.Rahamath Unnisa died leaving behind her children Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath (**Document No.14 as stated supra**).
64. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 51/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Smt.Khamarunnisa and Smt.Farhath Hayath@ Farhath Unnisa both are daughters of Late.A.Abdul Aziz and Late.Faizunnisa have empowered their brother Sri.Najeebur Rahman, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s (**Document No.16 as stated supra**).
65. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 52/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Sri.Syed Sheraz @ Syed Sheraz Ahmed and Smt. Sayira Rafath both are children Late.Rahamathunnisa, have empowered their brother Sri. Syed Afroz @ Syed Afroz Ahmed, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s (**Document No.17 as stated supra**).



66. By virtue of the Exchange deed dated 01/10/2015, Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman S/o. late.A.Abdul Azeez, Smt.Khamarunnisa D/o. late.A.Abdul Azeez, Smt.Farhath Hayath @ Farhath Unnisa D/o. late.A.Abdul Azeez, along with children of late.Rahamath Unnisa D/o. late.A.Abdul Azeez namely Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath, conveyed land bearing Sy.No.17/2B measuring 04 Guntas and Sy.No.17/1I2 measuring 1.44 guntas, (approximately 1 ½ Guntas) situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, by way of exchange in favour of Sri.K.Ganesh Babu S/o. late.Krishnamurthy Setty in lieu of exchange of land bearing Site No.2, carved out of Sy.No.17/2A of Ganakallu Village. The said Exchange deed is registered as Document No.JPN-1-05698/2015-16, Stored in CD No.JPND320, in the office of Sub-registrar, Jayanagar (J.P.Nagar). The copy of the Sale deed dated 01/10/2015 could be evidenced from **Document No.70**.

67. Pursuant to said Sale deed, the khathe of the land bearing Sy.No.17/2B measuring 04 Guntas and Sy.No.17/1I2 measuring 1 ½ Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was mutated in the name of Sri.K.Ganesh Babu vide. Mutation Register Extract No.H3/2016-17. The copy of the Mutation Register Extract No.H3/2016-17 could be evidenced from **Document No.71**.

68. On perusal of Endorsement No.BDA/SLOA/A5/PR/40/15-16 dated 24/03/2016 issued by Special Land Acquisition Officer, the Bangalore Development Authority bears out that, the land bearing Sy.No.17/2B measuring 04 Guntas of Ganakallu, has been dropped from the final acquisition of Banashankari 6<sup>th</sup> Stage and it has issued No Objection Certificate on payment of betterment charges of Rs.60,984/- The copy of the said Endorsement dated 24/03/2016 along with betterment fee paid challan dated 19/03/2016 could be evidenced from **Document No.72**.

69. The Bangalore Development Authority registered the Khatha No.17/2B,17/1I2 and issued Khatha Certificate dated 02/04/2016 in the name of Sri.K.Ganesh Babu with respect to the land bearing Sy.No.17/2B measuring 04 Guntas and Sy.No.17/1I2 measuring 1 ½ Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Khatha Certificate dated 02/04/2016 issued by the Bangalore Development Authority could be evidenced from **Document No.73**.

70. Subsequently land bearing Sy.No.17/2B measuring 04 Guntas and Sy.No.17/1I2 measuring 1 ½ Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.ALN/(S) (K.H-3) SR/12/17-18 dated 28/03/2018



issued by Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 28/03/2018 along with intimation letter, fee paid challan, could be evidenced from **Document No.74**.

71. By virtue of the Sale deed dated 18/05/2018, Sri.K.Ganesh Babu S/o. late. Krishnamurthy Setty, conveyed the Residentially converted the land bearing Sy.No.17/2B measuring 04 Guntas and Sy.No.17/1I2 measuring 1  $\frac{1}{2}$  Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. Sri.D.P.Jain. The said Sale deed is registered as Document No.RRN-1-01038/2018-19, Stored in CD No.RRND201, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar). The copy of the Sale deed dated 20/04/2015 could be evidenced from **Document No.75**.

**FLOW OF TITLE OF SY.NO.17.1I2 MEASURING 1  $\frac{1}{4}$  GUNTAS**

72. By virtue of the Sale deed dated 16/04/2005, Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman S/o. late.A.Abdul Azeez, Smt.Khamarunnisa D/o. late.A.Abdul Azeez, Smt.Farhath Hayath @ Farhath Unnisa D/o. late.A.Abdul Azeez, along with children of late.Rahamath Unnisa D/o. late.A.Abdul Azeez namely Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath, conveyed land bearing Sy.No.17/1I2 measuring 01.867 Guntas (approximately 1  $\frac{1}{4}$  Guntas) situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.K.Ganesh Babu S/o. late.Krishnamurthy Setty. The said Sale deed is registered as Document No.KEN-1-03336/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri (**Document No.43 as stated supra**).
73. As there was mistake in the boundary of the Schedule of the Sale Deed dated 16/04/2005, the same was rectified by virtue of Rectification Deed dated 03/10/2015, registered as Document No.JPN-1-05696/2015-16, Stored in CD No.JPND320, in the office of Sub-registrar, Jayanagar (J.P.Nagar) (**Document No.44 as stated supra**).
74. Subsequently land bearing Sy.No.17/1I2 measuring 1  $\frac{1}{4}$  Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.ALN/(S) (K.H-3) SR/24/15-16 dated 25/04/2016 issued by Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 25/04/2016 along with intimation letter, could be evidenced from **Document No.76**.



75. The letter dated 23/03/2016 issued by Special Land Acquisition Officer, Bangalore Development Authority, it is observed that the land bearing Sy.No.17/1I2 measuring 1  $\frac{3}{4}$  Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, states that the said land is not subject matter of its acquisition. The copy of the Letter dated 23/03/2016 could be evidenced from **Document No.77**.

76. By virtue of the Sale deed dated 01/07/2016, Sri.K.Ganesh Babu S/o. late. Krishnamurthy Setty, conveyed the Residentially converted the land bearing Sy.No.17/1I2 measuring 1  $\frac{3}{4}$  Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. Sri.D.P.Jain. The said Sale deed is registered as Document No.RRN-1-01723/2016-17, Stored in CD No.RRND174, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar). The copy of the Sale deed dated 01/07/2016 could be evidenced from **Document No.78**.

77. RTC extracts for the period 1969-70 to 1988-89, 1994-95 to 2019-20, 2022-23, in respect of land bearing Sy.No.17/2, New Sy.No.17/2B situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it measures 1 Acre 13 Guntas including 2 Guntas of Kharab. RTC for the period of 1969-70 to 1978-79 bears out the name of Smt.Bharathi.P.Bhat as the owner in column no.9. RTC for the period 1987-88 to 1988-89, 1994-95 to 2003-04 bears out the Sri.A.Abdul Azeez as the owner in column no.9. RTC for the period 2004-05 to 2015-17 bears out the names of Dr.Hafeezur Rahman and brothers as the owners in column No.9. RTC for the period 2016-17 to 2019-20, 2022-23 bears out the names of Dr.Hafeezr Rahman and his brothers, V.Ranganath and K.Ganesh Babu as the owners in column no.9. The copies of RTC extracts of Sy.No.17/2B could be evidenced from **Document No.79**.

78. RTC extracts for the period 2013-14 to 2019-20, 2022-23, in respect of land bearing Sy.No.17/1I2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 30 guntas. RTC for the period 2013-14 to 2014-15 bears out the name of BDA as the owners in column No.9. RTC for the period 2015-16 to 2019-20, 2022-23 bears out the names of Dr.Hafeezr Rahman and his brothers and K.Ganesh Babu and BDA as the owners in column no.9. The copies of RTC extracts of Sy.No.17/1I2 could be evidenced from **Document No.80**.

**FLOW OF TITLE OF SY.NO.3/3A2 MEASURING 14 GUNTAS AND SY.NO.3/3C2 MEASURNG 6 GUNTAS**

79. A Partition deed dated 03/09/1957 effected between (1)Sri.Chikka Era S/o. Chooda and (2) Sri.Era alias Galeera S/o. late.Dodda Era (3)Eramma and Lakkamma both are daughters of late.Chikkamuniyappa with respect to



land bearing Sy.No.3/3 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and other lands. In the said Partition deed, the Land bearing Sy.No.3/3 measuring 1 Acre 24 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District allotted to the share of Sri.Chikk Era S/o Chooda; the remaining portion of land bearing Sy.No.3/3 measuring 1 Acre 23 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District allotted to the share of Sri.Era S/o. Doddha Era. The said Partition deed is registered as Document No.2147/1957-58, Book-I, Volume 29, Pages 178 to 186, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Partition Deed could be evidence from **Document No.81**.

80. By virtue of the Sale deed dated 22/08/1968, Sri.Chikk Erappa S/o. Chooda and his children conveyed the Land bearing Sy.No.3/3 measuring 34 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. Sri.P.S.Bhat. The said Sale deed is registered as Document No.2567/1968-69, Book-I, Volume 718, Pages 156 to 157, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 22/08/1968 could be evidenced from **Document No.82**.
81. By virtue of the Sale deed dated 21/03/1969, Sri.Chikk Erappa S/o. Chooda and his children conveyed the Land bearing Sy.No.3/3 measuring 6 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. Sri.P.S.Bhat. The said Sale deed is registered as Document No.5853/1968-69, Book-I, Volume 748, Pages 140 to 142, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 21/03/1969 could be evidenced from **Document No.83**.
82. By virtue of the Sale deed dated 21/09/1967, Sri.Eraiah S/o. Doddha Era, conveyed the Land bearing Sy.No.3/3A measuring 26 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Sampaiah S/o. Erappa. The said Sale deed is registered as Document No.2970/1967-68, Book-I, Volume 662, Pages 189 to 191, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 21/09/1967 could be evidenced from **Document No.84**.
83. By virtue of the Sale deed dated 21/03/1969, Sri.Sampaiah S/o. Erappa, conveyed the Land bearing Sy.No.3/3A measuring 04 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Bharathi P.Bhat W/o. P.S.Bhat. The said Sale deed is registered as Document No.5852/68-69, Book-I, Volume 752, Pages 180 to 182, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 21/03/1969 could be evidenced from **Document No.85**.



84. By virtue of the Sale deed dated 01/10/1966, Sri.Erappa S/o. Doddha Era, conveyed the Land bearing Sy.No.3/3 measuring East to West 70 feet and North to south 300 feet, approximately 15 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Revanna S/o. Kempaiah. The said Sale deed is registered as Document No.3757/66-67, Book-I, Volume 613, Pages 64 to 65, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 01/10/1966 could be evidenced from **Document No.86**.

85. By virtue of the Sale deed dated 21/03/1969, Sri.Revanna S/o. Kempaiah, conveyed the Land bearing Sy.No.3/3 measuring East to West 70 feet and North to south 300 feet, approximately 15 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.P.S.Bhat S/o. Subbarayappa. The said Sale deed is registered as Document No.5845/68-69, Book-I, Volume 748, Pages 136 to 138, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 21/03/1969 could be evidenced from **Document No.87**.

86. By virtue of the Sale deed dated 16/11/1977, Smt.Bharathi P.Bhat W/o. P.S.Bhat, conveyed the Land bearing Sy.No.3/3 measuring 1 Acre 04 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Narayananamma S/o. H.R.Gaviyappa. The said Sale deed is registered as Document No.3607/1977-78, Book-I, Volume 1271, Pages 146 to 153, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 16/11/1977 could be evidenced from **Document No.88**.

87. By virtue of the Sale deed dated 17/11/1977, Sri.P.S.Bhat S/o. Subbaryappa, conveyed the Land bearing Sy.No.3/3 measuring 15 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Smt.Narayananamma S/o. H.R.Gaviyappa. The said Sale deed is registered as Document No.3608/1977-78, Book-I, Volume 1268, Pages 236 to 241, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale deed dated 17/11/1977 could be evidenced from **Document No.89**.

88. By virtue of the Sale deed dated 07/03/1979, Smt.Narayananamma W/o. H.R.Gaviyappa, conveyed land bearing Sy.No.3/3 measuring 1 Acres 19 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.A.Abdul Azeez S/o. late.Mohammed Ibrahim, Smt.Faizunnisa W/o. A.Abdul Azeez, Dr.Hafeezur Rahman S/o. A.Abdul Azeez, Sri.Shafeequr Rahman S/o. A.Abdul Azeez, Sri.Najeebur Rahman S/o. A.Abdul Azeez. The said Sale deed is registered as Document No.7513/1978-79, Book-I, Volume 1379, Pages 45 to 49, in the office of Sub-registrar, Bangalore South Taluk. Pursuant to said Sale deed, the khatha of the said land was mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur



Rahman vide. Mutation Register Extract No.7/78-79. The copies of the Sale deed dated 07/03/1979 and Mutation Register Extract No.7/78-79 could be evidenced from **Document Nos.90 and 91**

89. On perusal of Record of rights No.225 it is observed that land bearing Sy.Nos.3/3A2 and 3/3C2 along with other lands, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, were mutated in the names of Sri.A.Abdul Azeez, Smt.Faizunnisa, Dr.Hafeezur Rahman, Sri.Shafeequr Rahman, Sri.Najeebur Rahman. The copy of the Record of Rights No.225 could be evidenced from **Document No.92**.
90. The said Sri.Abdul Azeez died on 24/02/1986, his wife Smt.Faizunnisa died on 20/04/1985 and their daughter Smt.Rahamathunnisa died on 29/03/1985 (**Document Nos.11 to 13 as stated supra**).
91. On perusal of Genealogical tree of A.Abdul Azeez bears out that his wife name is Smt.Faizunnisa and their children are Smt.Khamarunnisa, Sri.Rahamath Unnisa, Dr.Hafeezur Rahman, Smt.Farhath Hayath @ Farhath Unnisa, Sri.Shafeequr Rahman and Sri.Najeebur Rahman. Further bears out that Smt.Rahamath Unnisa died leaving behind her children Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed Sheraz and Smt.Sayira Rafath (**Document No.14 as stated supra**).
92. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 51/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Smt.Khamarunnisa and Smt.Farhath Hayath@ Farhath Unnisa both are daughters of Late.A.Abdul Aziz and Late.Faizunnisa have empowered their brother Sri.Najeebur Rahman, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s (**Document No.16 as stated supra**).
93. By virtue of the General Power of Attorney dated 17/02/2005, registered as Document No. 52/04-05, Book-IV, stored in the C.D.No. HSND21, in the office of the Sub-registrar Hassan, Sri.Syed Sheraz @ Syed Sheraz Ahmed and Smt. Sayira Rafath both are children Late.Rahamathunnisa, have empowered their brother Sri. Syed Afroz @ Syed Afroz Ahmed, to Sell the Land bearing Survey.No.3/2C measuring 1 Acre 23 guntas situated at Ganakallu Village along with other lands to the prospective purchaser/s (**Document No.17 as stated supra**).
94. By virtue of the Sale deed dated 16/04/2005, Dr.Hafeezur Rahman S/o. late.A.Abdul Azeez, Sri.Shafeequr Rahman S/o. late.A.Abdul Azeez, Sri.Najeebur Rahman S/o. late.A.Abdul Azeez, Smt.Khamarunnisa D/o. late.A.Abdul Azeez, Smt.Farhath Hayath @ Farhath Unnisa D/o. late.A.Abdul Azeez, along with children of late.Rahamath Unnisa D/o. late.A.Abdul Azeez namely Sri.Syed Afroz @ Syed Afroz Ahmed, Sri.Syed



Sheraz and Smt.Sayira Rafath, conveyed land bearing Sy.No.3/3C2 measuring 6 Guntas and Sy.No.3/3A2 measuring 18 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.V.Ranganath S/o. late.R.Varada Reddy. The said Sale deed is registered as Document No.KEN-1-03330/2005-06, Stored in CD No.KEND205, in the office of Sub-registrar, Kengeri. The copy of the Sale deed dated 16/04/2005 could be evidenced from **Document No.93**.

95. On perusal of Mutation Register Extract No.23/2004-05, it is observed that the Land bearing Sy.No.3/3A2 measuring 18 Guntas and Sy.No.3/3C2 measuring 06 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District has been acquired by the Bangalore Development Authority for formation of Banashankari 6<sup>th</sup> Stage, Layout as per Final Notification dated 21/08/2001. The copies of Mutation Register Extract No.23/2004-05, and Final Notification dated 21/08/2001 could be evidenced from **Document Nos.94 and 95**.

96. Dr.Hafeezur Rahman preferred Writ Petition No.16590/2004 challenging the acquisition of the Land bearing Sy.No.3/3A2 measuring 18 Guntas and Sy.No.3/3C2 measuring 06 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, against the Bangalore Development Authority, on the file of Hon'ble High Court of Karnataka. The Hon'ble High Court of Karnataka allowed the said writ petition and quashed the impugned notification with respect to aforesaid land. The copy of the Order passed in Writ Petition No.16590/2004 dated 19/11/2013, on the file of Hon'ble High Court of Karnataka could be evidenced from **Document No.96**.

97. On perusal of Endorsement No.BDA/SLOA/A5/PR/119/13-14 dated 10/09/2013 issued by Deputy Commissioner, the Bangalore Development Authority bears out that, as per Order passed in Writ Petition No.16590/2004, the said authority has issued No Objection Certificate on payment of betterment charges with respect to land bearing Sy.No.3/3C2 and Sy.No.3/3A2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Endorsement dated 10/09/2013 could be evidenced from **Document No.97**.

98. Subsequently the khatha of the land bearing Sy.No.3/3C2 and Sy.No.3/3A2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was mutated in the name of Sri.V.Ranganath vide. Mutation Register Extract No.H2/2015-16. The copy of the Mutation Register Extract No.H2/2015-16 could be evidenced from **Document No.98**.

99. Subsequently land bearing Sy.No.3/3C2 measuring 6 Guntas and Sy.No.3/3A2 measuring 14 Guntas situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official



Memorandum bearing No.ALN/(S) (K.H-3) SR/23/15-16 dated 25/04/2016 issued by Deputy Commissioner, Bangalore District. The copy of the Official Memorandum/Conversion Certificate dated 25/04/2016 along with intimation letter and NOC letter issued by Special Land Acquisition Officer, Bangalore Development Authority could be evidenced from **Document No.99.**

100. By virtue of the Sale deed dated 20/04/2015, Sri.V.Ranganath S/o. late.R.Varada Reddy, conveyed the Residentially converted the land bearing Sy.No.3/3C2 measuring 6 Guntas and Sy.No.3/3A2 measuring 14 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. Sri.D.P.Jain. The said Sale deed is registered as Document No.RRN-1-06333/2016-17, Stored in CD No.RRND183, in the office of Sub-registrar, Jayanagar (Rajarajeshwarinagar). The copy of the Sale deed dated 20/04/2015 could be evidenced from **Document No.100.**
101. Pursuant to said Sale deed, the Khatha of the Residentially converted the land bearing Sy.No.3/3C2 measuring 6 Guntas and Sy.No.3/3A2 measuring 14 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was mutated in the names of Sri.D.Kantha and Sri.Dinesh Kumar Jain vide. Mutation Register Extract No.H4/2016-17. The copy of the Mutation Register Extract No.H4/2016-17 could be evidenced from **Document No.101.**
102. RTC extracts for the period 1969-70 to 1988-89, 1994-95 to 2019-20, 2022-23 in respect of land bearing Sy.No.3/3A2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 18 Guntas. RTC for the period of 1969-70 to 1978-79 bears out the name of P.S.Bhat as the owner in column no.9. RTC for the period 1979-80 to 1983-84, bears out the names of A.Abdul Azeez and others as the owner in column no.9. RTC for the period 1984-85 to 1988-89, 1994-95 to 2003-04 bears out the Sri.A.Abdul Azeez as the owner in column no.9. RTC for the period 2004-05 bears out the names of Dr.Hafeezur Rahman and others as the owners in column No.9. RTC for the period 2005-06 to 2015-16 bears out the name of BDA. RTC for the period 2015-16 to 2019-20, 2022-23 bears out the name of V.Ranganath as the owner in column no.9. The copies of RTC extracts of Sy.No.3/3A2 could be evidenced from **Document No.102.**
103. RTC extracts for the period 1979-80 to 1988-89, 1994-95 to 2019-20, 2022-23 in respect of land bearing Sy.No.3/3C2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bears out that it totally measures 6 Guntas. RTC for the period 1979-80 to 1983-84, bears out the names of A.Abdul Azeez and others as the owner in column no.9. RTC for the period 1984-85 to 1988-89, 1994-95 to 2003-04 bears out the Sri.A.Abdul Azeez as the owner in column no.9. RTC for the period 2004-05



bears out the names of Dr.Hafeezur Rahman and others as the owners in column No.9. RTC for the period 2005-06 to 2015-16 bears out the name of BDA. RTC for the period 2015-16 to 2019-20, 2022-23 bears out the name of V.Ranganath as the owner in column no.9. The copies of RTC extracts of Sy.No.3/3A2 could be evidenced from **Document No.103**.

#### **COMMON DOCUMENTS**

104. On perusal of Receipt No.RE-ifms015-BC/000071 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.D.Kantha and Sri.Dinesh Kumar Jain, had paid an amount of Rs.2,84,700/- towards improvement charges /betterment charges with respect to Residentially Converted Land bearing Sy.No.17/2B measuring 11  $\frac{1}{4}$  guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 13/10/2021 could be evidenced from **Document No.104**.
105. On perusal of Receipt No.RE-ifms015-BC/000072 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.D.Kantha and Sri.Dinesh Kumar Jain, had paid an amount of Rs.15,43,500/- towards improvement charges /betterment charges with respect to Residentially Converted Land bearing Sy.No.3/2B and Sy.No.17/2B, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 13/10/2021 could be evidenced from **Document No.105**.
106. On perusal of Receipt No.RE-ifms015-BC/000073 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.D.Kantha and Sri.Dinesh Kumar Jain, had paid an amount of Rs.44,280/- towards improvement charges /betterment charges with respect to Residentially Converted Land bearing Sy.No.17/2I2 measuring 1  $\frac{3}{4}$  guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 13/10/2021 could be evidenced from **Document No.106**.
107. On perusal of Receipt No.RE-ifms015-BC/000074 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.D.Kantha and Sri.Dinesh Kumar Jain, had paid an amount of Rs.5,06,100/- towards improvement charges /betterment charges with respect to Residentially Converted Land bearing Sy.No.3/3A2 and 3/3C2, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 13/10/2021 could be evidenced from **Document No.107**.
108. On perusal of Receipt No.RE-ifms015-BC/000075 dated 13/10/2021 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.D.Kantha and Sri.Dinesh Kumar Jain, had paid an amount of Rs.1,41,650/- towards



improvement charges /betterment charges with respect to Residentially Converted Land bearing Sy.No.17/2B and 17/1I2, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 13/10/2021 could be evidenced from **Document No.108.**

109. The said Sri.Kantha and Dinesh Kumar Jain had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 with regard to the land bearing Sy.No.3/2C and 17/2B, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.109.**
110. The said Sri.Kantha and Dinesh Kumar Jain had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 with regard to the land bearing Sy.No.17/2B, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.110.**
111. The said Sri.Kantha and Dinesh Kumar Jain had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 with regard to the land bearing Sy.No.17/2B and 17/1 I2, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.111.**
112. The said Sri.Kantha and Dinesh Kumar Jain had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 with regard to the land bearing Sy.No.17/1 I2, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.112.**
113. The said Sri.Kantha and Dinesh Kumar Jain had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period of 2022-23 with regard to the land bearing Sy.No.3/3A2 and 3/3C2, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.113.**
114. The Khatha certificate and Khatha Extract, both dated 09/05/2022 bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B measuring 1,08,900 sq.ft has been assigned to Residentially Converted Vacant Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26  $\frac{3}{4}$  Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3  $\frac{1}{4}$  Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and further bears out the name of Sri.D.Kantha and Sri.Dinesh Kumar Jain as kathedars. The copy of the said Khatha Certificate and Khatha Extract, both dated 09/05/2022 and 12/09/2019 could be evidenced from **Document No.114 and 115.**



115. Sri.D.Kanatha and Dinesh Kumar Jain have applied and procured the following Statutory Permits/NOCs/Consent etc., from the relevant competent authorities by remitting the requisite statutory fee and other charges to develop the Schedule Property and the particulars Permits/NOCs/Consent etc., are as follows:

- a) No Objection Certificate dated 16/11/2020 No.DE/SAN/BG/NOCHRB(S-11)/2020-21/76, issued by the Divisional Engineer, Bharat Sanchar Nigam Limited.
- b) No Objection Certificate for Height Clearance dated 09/02/2022 No.HOSU/SOUTH/B/010622/646641, issued by the Airports Authority of India.
- c) No Objection Certificate dated 17/03/2022 No.SE(E)/BWC/EEE(O)/AEE/AE/2021-22/7420-22 issued by the Bangalore Electricity Supply Company Limited.
- d) Environment Clearance Certificate No.EC22B038KA110801/ SEIAA 10 CON 2022 dated 07/04/2022 issued by Government of India, Ministry of Environment, Forest and Climate Change.
- e) No Objection Certificate dated 10/06/2022 No.BGC(1)104/2022 issued by the Office of the Director General of Police, Karnataka State Fire and Emergency Services.
- f) No Objection Certificate dated 18/10/2022 No.BWSSB-NOC-2022-2-1186-022410081053 issued by the Chief Engineer (South), Bangalore Water Supply and Sewerage Board.
- g) Consent To Establishment to construct residential apartment vide Consent Order No.CTE-333265 dated 15/09/2022 issued by the Karnataka State Pollution Control Board.

The copies of the aforesaid NOCs/Permits/Clearances could be evidenced from **Document Nos.116 to 122.**

116. The Joint Director (Town Planning-South), BBMP approved the building plan for construction of residential apartment of 2 Basement, 1 Ground and 12 Upper floors, on Residentially Converted Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26  $\frac{3}{4}$  Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3  $\frac{1}{4}$  Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, now comes within the jurisdiction of Bruhat Bengaluru Mahanagara Palike, bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B, vide. L.P.No. BBMP/Addl.Dir/JD-South/0007/2022-23 dated 13/01/2023. The copy of License Plan along with building plan could be evidenced from **Document No.123 and 124.**



117. By virtue of Sale deed dated 03/10/2022 Sri.D.Kantha S/o. late.Dasa Setty and Sri.Dinesh Kumar Jain S/o. D.P.Jain. conveyed the Residentially Converted Vacant Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26 ¾ Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3 ¼ Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B, in favour of M/s.Elegant Builders and Developers, A Partnership Firm. The said Sale deed is registered as Document No.JAY-1-05462/2022-23, Stored in CD No.JAYD1340 in the Office of Sub-registrar Jayanagar, Bangalore. The said Sale deed dated 03/10/2022 could be evidenced from **Document No.125**.
118. The Special Notice/Uttara patra dated 29/11/2022 issued by Revenue Officer, BBMP, bears out that BBMP Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B in respect of Residentially Converted Vacant Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26 ¾ Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3 ¼ Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District transferred in the name of 'M/s.Elegant Builders and Developers' as the khatedar. The copy of the said Special Notice/Uttara patra dated 29/11/2022 could be evidenced from **Document No.126**.
119. The Khatha Certificate and Khatha Extract both dated 29/11/2022 bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the name of 'M/s.Elegant Builders and Developers' as kathedar. The copy of the said Khatha certificate and Khatha Extract could be evidenced from **Document No.127 and 128**.

#### **ENCUMBRANCE CERTIFICATES**

120. The Encumbrance Certificate for the period 01/04/1978 to 31/05/1989 bears out the registration of Sale deed dated 07/03/1979 by Smt.Narayananamma to Abdul Azeez and others with respect to Land bearing Sy.Nos.17/1, 17/2, 3/2 and 3/3, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.129**.
121. The Encumbrance Certificate for the period 01/06/1989 to 31/03/2004 bears out Nil encumbrances with respect to Land bearing Sy.Nos.17/1, 17/2, 3/2 and 3/3 situated at Ganakallu Village, Kengeri Hobli, Bangalore



South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.130.**

122. The Encumbrance certificate for the period 01/04/2004 to 20/06/2013 bears out the registration of Sale deed dated 18/04/2005 by Dr.Hafeezur Rahman and others to V.Ranganath with respect to Land bearing Sy.Nos.17/2B, 3/2C, 3/3C2 and 3/3A2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.131**
123. The Encumbrance certificate for the period 01/04/2004 to 05/09/2013 bears out the registration of Sale deed dated 18/04/2005 by Dr.Hafeezur Rahman and others to Ganesh Babu with respect to Land bearing Sy.Nos.17/2A, 17/2B, 17/1I2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.132**
124. The Encumbrance certificate for the period 01/04/2004 to 23/05/2017 bears out the registration of Exchange deed dated 03/10/2015 by Dr.Hafeezur Rahman and others to K.Ganesh Babuu with respect to Land bearing Sy.Nos.17/2B situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.133**
125. The Encumbrance certificate for the period 01/04/2015 to 02/12/2021 bears out the registrations of (a) Sale deed dated 20/04/2015 by K.Ganesh Babu to D.Kantha (b) Sale deed dated 01/07/2016 by K.Ganesh Babu to D.Kantha and (c) Sale deed dated 18/05/2018 by K.Ganesh Babu to D.Kantha with respect to Land bearing Sy.Nos.17/2B and 17/2I2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.134.**
126. The Encumbrance certificate for the period 01/04/2004 to 20/07/2013 bears out the registration of Sale deed dated 18/04/2005 by Dr.Hafeezur Rahman and others to V.Ranganath with respect to Land bearing Sy.Nos.17/2B, 3/2C, 3/3C2, 3/3A2, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.135.**
127. The Encumbrance certificate for the period 01/04/2015 to 02/12/2021 bears out the registrations of Sale deed dated 20/04/2015 by V.Ranganath to D.Kantha (b) Partition deed dated 08/04/2018 between Hafeequr Rahman and others with respect to Land bearing Sy.Nos.3/2C, 3/3A2, 3/3C2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Encumbrance Certificate could be evidenced from **Document No.136.**



128. The Encumbrance Certificate for the period 01/04/2021 to 20/04/2023, bears out the registration of the Sale deed dated 03/10/2022 by D.Kantha and Dinesh Kumar Jain to M/s.Elegant Builders and Developers, with respect to Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26  $\frac{3}{4}$  Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3  $\frac{1}{4}$  Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Encumbrance Certificate could be evidenced from **Document No.137**.
129. The Endorsement dated 05/11/2013, issued by Tahsildar, Bangalore South Taluk, Bangalore District, bears out that non-availability of records of the Index of Lands and Record of Rights with respect to the Land bearing Sy.Nos.3/2 and 17/2 situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 05/11/2013, issued by Tahsildar, Bangalore South Taluk, Bangalore District could be evidenced from **Document No.138**.
130. The Akarbandh bears out the that (a) land bearing Sy.No.17/2B of Ganakallu Village totally measures 1 Acre 13 guntas including 2 guntas of 'A' Kharab (b) land bearing Sy.No.17/1I2 of Ganakallu Village totally measures 30 guntas (c) land bearing Sy.No.3/3A2 of Ganakallu Village totally measures 18 guntas and (d) land bearing Sy.No.3/3C2 of Pattanagere Village totally measures 6 guntas. The copy of Akharbandh could be evidenced from **Document No.139**.
131. On perusal of the Survey Sketch and Tippanny issued by the Village Accountant, it is observed that land in Survey Nos.3 and 17 bifurcated and phodied. The copy of Survey documents could be evidenced from **Document No.140**.

#### **SCHEDULE PROPERTY**

All that piece and parcel of the Residentially Converted Vacant Land bearing Sy.No.3/2C measuring 1 Acre 10 Guntas, Sy.No.17/2B measuring 26  $\frac{3}{4}$  Guntas, Sy.No.3/3A2 measuring 14 Guntas, Sy.No.3/3C2 measuring 6 Guntas and Sy.No.17/1I2 measuring 3  $\frac{1}{4}$  Guntas, totally measuring 2 Acres 20 Guntas, situated at Ganakallu Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, now comes within the jurisdiction of Bruhat Bengaluru Mahanagara Palike, bearing Khatha No.368/Sy.No.3/2C & 17/2B/17/1I2/3/3A2 & 3/3C2/17/2B & 17/1I2/17/2B, BBMP Ward No.198-Hemmigepura, and bounded on:

East by : Halla and Land bearing Sy.No.3/3B;  
West by : Road & Remaining portion of land bearing Sy.No.17/2B;  
North by : Remaining portion of land bearing Sy.No.17/2B and 3/2C;  
South by : Land bearing Sy.No.17/2A, 3/2B, 3/3C1 and 3/3A1.



**CERTIFICATE**

*I hereby certify that on perusal of the documents furnished to me, it is observed that M/s. Elegant Builders and Developers, the Partnership Firm, is the absolute owner of the Schedule Property, having a valid and marketable title to the Schedule Property.*

**G.V. Sudhakar**

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