



N.KUSHAL KUMARI, B.A., L.L.B,
Advocate
DSR TECHNO CUBE, 4th Floor, Block C,
BBMP Khatha No.639/6456/1, Survey
No.68 (P), Thubarahalli Village, Varthur
Main Road, Bengaluru - 560 066

LEGAL SCRUTINY REPORT

To,
M/s. DSR Infra Projects,
Thubarahalli Village, Varthur Main Road,
Bengaluru

Dear Sir/Madam

SUB; Legal Scrutiny Report in respect of the Residentially converted land bearing Sy No's. 66/1 measuring 35 guntas, Sy no. 66/2 measuring 36 guntas, Sy no. 66/3 measuring 35 guntas, Sy no. 66/4 measuring 35 guntas, Sy no. 66/5 measuring 21 guntas, Sy no. 65/3 measuring 14 guntas, Sy no. 69/1 measuring 5 acres, Sy no. 113/5 measuring 17 guntas, Sy no. 113/6 measuring 0.07.12 guntas, Sy no. 113/7 measuring 30 guntas, Sy no. 114/11 measuring 2 acres, Sy no. 114/7 measuring 4 guntas, Sy no. 114/10 measuring 0-28 ½ guntas, totally ad measuring 13 Acres 23.25 Guntas situated at thigalachodadenahalli village, sarjapura hobli, anekal taluk, bengaluru urban district.

BUILDER/DEVELOPER NAME	M/S DSR INFRA PROJECTS
PRESENT OWNERS NAME'S	Sri D M Mohan @ Mohan Babu, Sri M Nagaraju @ Nagaraju D M, Sri M Shashi kumar, Sri M AShoka @ Ashok, Sri M Vasu, Sri V Ramachenga Reddy, Smt Akshitha V S, Sri Sahith Reddy Pellakuru, Smt Devi Reddy Amulya , Smt K Naga Durgeshwari, Sri Vamsi Krishna Mannam, Smt C Divyasree
PROJECT NAME	DSR THE ADDRESS
PROJECT DETAILS	Sy No's. 66/1 measuring 35 guntassy no. 66/2 measuring 36 guntassy no. 66/3 measuring 35 guntassy no. 66/4 measuring 35 guntassy no. 66/5 measuring 21 guntasy no. 65/3 measuring 14 guntassy no. 69/1



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	measuring 5 acres sy no. 113/5 measuring 17 guntassy no. 113/6 measuring 0.07.12 guntassy no. 113/7 measuring 30 guntassy no. 114/11 measuring 2 acresy no. 114/7 measuring 4 guntassy no. 114/10 measuring 0-28 ½ guntas,
PROJECT EXTENT	13 Acres 23.25 Guntas

1. DESCRIPTION OF THE SCHEDULE PROPERTY :

ITEM NO. 1;

All the part and parcel of the Residentially converted land bearing New Survey No; 66/1 (Old Survey No; 66), measuring 35 guntas, converted vide Official memorandum bearing No. 499698, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 66/2;
WEST BY;	Land in Sy No; 112;
NORTH BY;	Land in Sy No; 113/5;
SOUTH BY;	Land in Sy No; 114/7.

ITEM NO. 2;

All the part and parcel of the Residentially converted land bearing New Survey No; 66/2 (Old Survey No; 66), measuring 36 guntas, converted vide Official memorandum bearing No. 499699, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 66/3
WEST BY;	Land in Sy No; 66/1
NORTH BY;	Land in Sy No; 113/5
SOUTH BY;	Land in Sy No; 114/7 and 114/1.

ITEM NO. 3;

All the part and parcel of the Residentially converted land bearing New Survey No; 66/3 (Old Survey No; 66), measuring 35 guntas, converted vide Official memorandum bearing No. 499703, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;



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EAST BY;	Land in Sy No; 66/4
WEST BY;	Land in Sy No; 66/2
NORTH BY;	Land in Sy No; 113/5
SOUTH BY;	Land in Sy No; 114/1.

ITEM NO. 4;

All the part and parcel of the Residentially converted land bearing New Survey No; 66/4 (Old Survey No; 66), measuring 35 guntas, converted vide Official memorandum bearing No. 499704, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 66/5
WEST BY;	Land in Sy No; 66/3
NORTH BY;	Land in Sy No; 113/5
SOUTH BY;	Land in Sy No; 114/1.

ITEM NO. 5;

All the part and parcel of the Residentially converted land bearing New Survey No; 66/5 (Old Survey No; 66), measuring 21 guntas, converted vide Official memorandum bearing No. 499705, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 65/3
WEST BY;	Land in Sy No; 66/4
NORTH BY;	Land in Sy No; 113/5
SOUTH BY;	Land in Sy No; 114/ and 114/2.

ITEM NO. 6;

All the part and parcel of the Residentially converted land bearing New Survey No; 65/3 (Old Survey No; 65), measuring 14 guntas, converted vide Official memorandum bearing No. 499697, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 65/1,2
WEST BY;	Land in Sy No; 66/5
NORTH BY;	Land in Sy No; 113/1
SOUTH BY;	Land in Sy No; 114/2.



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ITEM NO.7;

All the part and parcel of the Residentially converted land bearing Survey No; 69/1, measuring 5 acres out of 6 acres 32 guntas, converted vide Official memorandum bearing No. 499381, dated 12/06/2023, issued by the Deputy Commissioner, (Revenue) Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 114/1 and 114/7
WEST BY;	Dommasandra Village Boundary
NORTH BY;	Land in Sy No; 112
SOUTH BY;	Remaining portion of the land in sy no. 69/1 measuring 1 acre 32 guntas and sy no. 69/7.

ITEM NO.8 ;

All the part and parcel of the Residentially converted land bearing New Survey No; 113/5 (Old Sy No.113/1), measuring 17 guntas, converted vide Official memorandum bearing No. 499707, dated 12/06/2023, issued by the Deputy Commissioner (Revenue) , Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	The remaining portion of the Sy No; 113/1 belonging to Mr C Ashwin.
WEST BY;	Land in Sy No; 112
NORTH BY;	Chikkavaderapura village Boundary
SOUTH BY;	Land in Sy No; 65/3, 66/5,66/4,66/3,66/2 and 66/1.

ITEM NO.9;

All the part and parcel of the Residentially converted land bearing New Survey No; 113/6 (Old Sy No.113/1), measuring 0.07.12 guntas, converted vide Official memorandum bearing No. 536749, dated 27/09/2023, issued by the Deputy Commissioner (Revenue) , Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Dommasandra- gunjur main road
WEST BY;	Land in Sy No; 113/5
NORTH BY;	Property belonging to Sahith reddy and others
SOUTH BY;	Remaining portion in Land bearing Sy No; 113/1 belonging to Mr C Ashwin.



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ITEM NO.10;

All the part and parcel of the Residentially converted land bearing New Survey No; 113/7 (Old Sy No.113), measuring 30 guntas excluding 1 guntas 'kharab' land, converted vide Official memorandum bearing No. 536755, dated 27/09/2023, issued by the Deputy Commissioner (Revenue) , Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Dommasandra- Gunjur main road.
WEST BY;	Land in Sy No; 113/5
NORTH BY;	Chikkavaderapura village Boundary
SOUTH BY;	Land in Sy No; 113/1 in Block I belonging to Mr C Ashwin.

ITEM NO.11;

All the part and parcel of the Residentially converted land bearing New Survey No; 114/11 (Old Sy No.114 earlier Sy No. 114/1), measuring 2 acres converted vide Official memorandum bearing No. 536754, dated 27/09/2023, issued by the Deputy Commissioner (Revenue) , Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Property bearing Sy No; 114/2
WEST BY;	Property bearing Sy No; 69/1 and 114/7
NORTH BY;	Property bearing Sy No; 114/7 and 66
SOUTH BY;	Remaining portion of 20 guntas in same survey number(114/1)

ITEM NO.12;

All the part and parcel of the Residentially converted land bearing New Survey No; 114/7 measuring 4 guntas converted vide Official memorandum bearing No. 499709, dated 12/06/2023, issued by the Deputy Commissioner (Revenue) , Bengaluru District, Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land bearing Sy No; 114/11
WEST BY;	Land bearing Sy No; 69/1
NORTH BY;	Land bearing Sy No; 66/1
SOUTH BY;	Land bearing Sy No 114/11.

ITEM NO.13;

All the part and parcel of the Residentially converted land bearing New Survey No; 114/10 measuring 0-28 ½ guntas and 01 ½ guntas of kharab out of 1 acre 12 ½ guntas converted vide Official memorandum bearing No. 536752, dated 12/06/2023, issued by the Deputy Commissioner (Revenue) , Bengaluru District,



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Bengaluru, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru and bounded on;

EAST BY;	Land in Sy No; 114/3
WEST BY;	Land bearing Sy No; 114/1
NORTH BY;	The remaining portion of the same survey number belonging to DV Murali
SOUTH BY;	Land in Sy No.69/7

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the undeveloped converted Land in Sy.Nos. 66/1, measuring 0-35 guntas, Sy.No. 66/2, measuring 0-36 guntas, Sy.No. 66/3, measuring 0-35 guntas, Sy.No. 66/4 measuring 0-35 guntas, Sy.No. 66/5 measuring 0-21 guntas, Sy.No. 65/3 measuring 0-14 guntas, Sy.No. 69/1 measuring 5 acres, Sy.No. 113/5 measuring 0-17 guntas, Sy.No. 113/6 measuring 0-8 guntas, Sy.No. 113/7 measuring 0-31 guntas, Sy.No. 114/7 measuring 0-04 guntas, Sy.No. 114/10 measuring 0-28 ½ guntas, Sy.No. 114/11 measuring 2 acres, totally ad-measuring 13 Acres 23.25 guntas (54,961.43 Sq.mtrs), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded as follows;

East by : Road & Sy Nos. 65/1, 65/2, 114/2, 114/3;
West by : Dommasandra Village Boundary & Sy.No.112;
North by : Chikkavaderapura Village Boundary;
South by : Sy Nos. 69/1(P) & 69/2.

II. LIST OF DOCUMENTS SCRUTINISED BY ME IN RESPECT OF SURVEY

NO.66/1, 66/2,66/3,66/4,66/5 AND 65/3 ;

SL NO.	DATE	DESCRIPTION OF THE DOCUMENT	CERTIFIED COPY/ORIGINAL COPY
1.	16.02.1951	Partition Deed executed between Abdul Ragib Sab, Abdul Reqeeb & Abdul Gaffar Sabi S/o Abdul Wahab Sabi with respect to property bearing Sy No.65 and Sy No. 66 measuring 15 Acres 31 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru	CERTIFIED COPY.



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		registered as document no. 2324/1951-1952.	
2.	23.09.1958	Sale Deed executed by Sri Abdul gaffar Sabi S/o Abdul Wahab in favour of Sri Nanjundappa S/o Arenuru Munishamappa with respect to property bearing Sy No.65 measuring 5 Acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no. 2038/1958-1959.	CERTIFIED COPY.
3.	20.04.1959	Sale Deed executed by Sri Abdul gaffar Sabi S/o Abdul Wahab in favour of Sri Venkataswamy Reddy S/o Sri Arenuru Nanjundappa with respect to property bearing Sy No.66 measuring 5 Acres situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no. 155/1959-1960.	CERTIFIED COPY.
4.	27.06.1970	Partition Deed entered into between (1) Sri Venkataswamy Reddy, (2) Sri N Muniswamy Reddy and (3) Sri N Veerappa all are sons of Sri Nanjundappa, As per Item 3 of the Schedule 'B' Property Sy No. 65 measuring 14 guntas and 4 acres 2 guntas in Sy No.66 measuring 4 acres 2 guntas were allotted to the share of Sri N Muniswamy Reddy along with many other Survey Nos situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru.	PHOTOCOPY
5.	08.08.1996	Partition Deed entered into between (1) Sri M Vasu, (2) Sri Ashoka (3) Sri M Shashi Kumar (4) Smt M Nagaraju and (5) Sri M Mohan Babu all are sons of Sri N Muniswamy Reddy, Wherein Sri Vasu is allotted with the share of 35 guntas in Sy No. 66/P and in Sy No.65 measuring 14 guntas along with one more item of property under Schedule 'A' Property, under Schedule 'B' Property Sri M Ashok is allotted the share of 35 guntas in Sy No. 66/P along with one more item of property, under Schedule 'C' Property Sri M Shashi	PHOTOCOPY



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		Kumar is allotted with the share of 35 guntas in Sy No. 66/P along with one more item of property, under Schedule 'D' Property, Sri M Nagaraju is allotted with the share of 36 guntas in Sy No. 66/P along with one more item of property and under Schedule 'E' Property Sri M Mohan is allotted with the share of 35 guntas in Sy No. 66/P along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru.	
6.		Mutation order bearing MR No. 1/1996-97 mutating khatha of Sy No.65 and 66 on the basis of Partition Deed dtd 08.08.1996 in the names of Legal Hiers of Sri N Muniswamy Reddy.	CERTIFIED COPY
7.	15.04.2019	Mutation order: MR No. T12/2018-19 mutating khatha of Sy No.65/3 on the basis of Partition Deed dtd 08.08.1996 in the names of Legal Hiers of Sri M Vasu.	ORIGINAL COPY
8.	26.02.2020	Notarized Affidavit sworn Family tree of Sri Nanjundappa sworn by Sri Mohan Babu S/o late Sri Muniswamy reddy shows that (1) Sri Venkataswamy Reddy (2) Sri N Muniswamy Reddy (3) Sri N Veerappa are the legal hiers.	PHOTOCOPY
9.	25.02.2020	Family Tree of Sri N Muniswamy issued by the Tahsildar office.	PHOTOCOPY
10.		Mutation order: MR No. T16/2018-19 mutating khatha for sy nos. 66/1, 66/2, 66/3 ,66/4 ,66/5 in the names of Sri M Mohan, Sri M Nagaraj, Sri M Shashikumar, Sri M Ashok and Sri M Vasu.	ORIGINAL COPY
11.	27.10.2022	Joint Development Agreement executed by Sri D M Mohan @ Mohan Babu S/o Sri N Muniswamy Reddy, Smt Radha S W/o Sri D M Mohan @Mohan Babu and Kumari Inchara D/o Sri M Mohan Babu since sl no.3 is a minor she is represented by her father and natural guardian Sri D M Mohan Babu in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/1 (old Sy No. 66) measuring 35 guntas situated	ORIGINAL COPY



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		at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1-06116/2022-23, Book no.1, stored in CD No. SRJD1235 before the Senior Sub Registrar Sarjapura, Basavanagudi.	
12.	27.10.2022	General Power of Attorney executed by Sri D M Mohan @ Mohan Babu S/o Sri N Muniswamy Reddy, Smt Radha S W/o Sri D M Mohan @Mohan Babu and Kumari Inchara D/o Sri M Mohan Babu since sl no.3 is a minor she is represented by her father and natural guardian Sri D M Mohan Babu in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/1 (old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru. registered as Document No. SRJ-4-00366/2022-23, Book no.4, Stored in CD No.SRJD 1235 before the Senior Sub Registrar Sarjapura, Basavanagudi.	ORIGINAL COPY
13	11.11.2019	Release Deed executed by Kumari Moulya D/o Sri Nagaraju M in favour of Sri M Nagaraju S/o Late N Muniswamy Reddy with respect to property bearing Sy No. 66/2 measuring 36 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Doc No. SRJ-1-04139/2019-20, Book No.1, Stored in CD no.SRJD490 before the Senior Sub Registrar Sarjapura, , Bavanagudi	PHOTOCOPY
14.	27.10.2022	Joint Development Agreement executed by Sri M Nagaraju @ Nagaraju D M S/o Sri N Muniswamy Reddy and Smt Padma W/o Sri M Nagaraju @ Nagaraju D M in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/2(old Sy No. 66) measuring	ORIGINAL COPY



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		36 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. 06117/2022-23, Book no.1, Stored in CD no.SRJD1235 before the Senior Sub Registrar Sarjapura, Bavanagudi.	
15.	27.10.2022	General Power of Attorney executed by Sri M Nagaraju @ Nagaraju D M S/o Mr N Muniswamy Reddy and others in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy for Sy No. 66/2(old Sy No. 66) measuring 36 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. 00367/2022-23, Book no.4, Stored in CD no.4 before the Senior Sub Registrar Sarjapura, , Bavanagudi	ORIGINAL COPY
16.	27.10.2022	Joint Development Agreement executed by Sri M Shashi Kumar S/o Sri N Muniswamy Reddy, Smt Kala W/o Sri M Shashi Kumar, Sri Charan Kumar S S/o Sri M Shashi Kumar in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/3(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1-06120/2022-23, Book no.1, Stored in CD no. SRJD1235 before the Senior Sub Registrar Sarjapura, Bavanagudi.	ORIGINAL COPY
17.	27.10.2022	General Power of Attorney executed by Sri M Shashi Kumar S/o Sri N Muniswamy Reddy, Smt Kala W/o Sri M Shashi Kumar, Sri Charan Kumar S S/o Sri M Shashi Kumar in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to Property bearing Sy No. 66/3(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village,	ORIGINAL COPY



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		Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-4-00370-/2022-23, Book no. 4, Stored in CD no. SRJD1235 before the Senior Sub Registrar Sarjapura, Bavanagudi.	
18.	17.02.2023	Joint Development Agreement executed by Sri Ashoka M @ Ashok M S/o Mr N Muniswamy Reddy, Smt Vimala N W/o Sri M Ashok, Smt Sandhya Kiran W/o Sri Kiran R S in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to Property bearing Sy No. 66/4(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1-09625/2022-23, Book no.1, Stored in CD no. SRJD 1322 before the Senior Sub Registrar Sarjapura, Basavanagudi.	ORIGINAL COPY
19.	17.02.2023	General Power of Attorney executed by Sri Ashoka M @ Ashok M S/o Mr N Muniswamy Reddy, Smt Vimala W/o Sri M Ashok, Smt Sandhya Kiran W/o Sri Kiran R S in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/4(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru. registered as Document No. SRJ-4-00594/2022-23, stored in CD no. SRJD1322 before the Senior Sub Registrar Sarjapura	ORIGINAL COPY
20.	27.10.2022	Joint Development Agreement executed by Sri M Vasu S/o Sri N Muniswamy Reddy, Smt Mangala W/o Sri M Vasu, Sri Ajay V S/o Sri M Vasu and (A) Teshvika D/o Sri Ajay since sl no.4 is a minor she is been represented by her natural guardian and father Sri M Vasu in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana	ORIGINAL COPY



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		Reddy with respect to property bearing Sy No. 66/5(old Sy No. 66) measuring 21 guntas and Sy No. 65/3(old Sy No. 65) measuring 14 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1-06119/2022-23, Book no.1,Stored in CD no.SRJD1235 before the Senior Sub Registrar Sarjapura,Basavanagudi.	
21	27.10.2022	General Power of Attorney executed by Sri M Vasu S/o Sri N Muniswamy Reddy, Smt Mangala W/o Sri M Vasu, Sri Ajay V S/o Sri M Vasu and (A) Teshvika D/o Sri Ajay since sl no.4 is a minor she is been represented by her natural guardian and father Sri M Vasu in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/5(old Sy No. 66) measuring 21 guntas and Sy No. 65/3(old Sy No. 65) measuring 14 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-4-00368/2022-23, Book no.1,Stored in CD no.SRJD1235 before the Senior Sub Registrar Sarjapura, Basavanagdi.	ORIGINAL COPY
22.		The Preliminary records for the year 1961-62 AND 1962-1963 for Sy No. 65 and Sy No.66 in the name of Abdul Gaffar Sabi S/o Abdul Wahab Sabi.	PHOTOCOPY
23.		The Preliminary records for the year 1963-1964 for Sy No. 65 and Sy No.66 in the name of Abdul Gaffar Sabi S/o Abdul Wahab Sabi.	PHOTOCOPY
24.		The Preliminary records for the year 1965-1966 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa	PHOTOCOPY
25.		The Preliminary records for the year 1966-1967 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa	PHOTOCOPY
26.		The Preliminary records for the year 1967-1968 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa	PHOTOCOPY



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27.		The Preliminary records for the year 1968-1969 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa	PHOTOCOPY
28.		RTC for the period of 1969-70 to 1976-77 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri Nanjundappa S/o Arenuru Munishamappa as per 'Kraya'	CERTIFIED COPY
29.		RTC for the period of 1989-1990 to 1993-1994 for Sy no.65 measuring 3 acres 31 guntas in the name joint name of Sri N Venkataswamy Reddy and Sri Munishammy Reddy	CERTIFIED COPY
30.		RTC for the period of 1994-95 to 1996-1997 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri Venkataswamy Reddy for 3 acres 17 guntas and 14 guntas in the name of Sri M Vasu.	CERTIFIED COPY
31.		RTC for the period of 1997-98 to 2001-02 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri N Venkataswamy Reddy for 3 acres 17 guntas and 14 guntas in name of Sri M Vasu.	CERTIFIED COPY
32.		RTC for the period of 2000-2001 to 2012-13 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri N Venkataswamy Reddy for 3 acres 17 guntas and in the name of Sri M Vasu for 14 guntas as per MR No. 1/96-97.	CERTIFIED COPY
33.		RTC for the period of 2013-14 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri N Venkataswamy Reddy for 3 acres 17 guntas, in the name of Sri M Vasu for 14 guntas as per MR No. 1/96-97 and in the name of Sri D V Cheluvaraj for 1 acres 28 guntas as per MR No.H51/2013-14	ORIGINAL COPY
34.		RTC for the period of 2014-15 to 2018-19 for Sy no.65 in the name of Sri M Vasu measuring 14 guntas as per MR No. 1/96-97 ,in the name of Sri D V Cheluvaraj for 1 acres 28 guntas as per MR No.H51/2013-14 and in the name of Sri Murali measuring 1 acre 28 guntas as per MR No. H81/2014-15.	ORIGINAL COPY
35.		RTC for the year 2019-20 to 2023-24 for Sy No. 65/3 measuring 14 guntas in the	ORIGINAL COPY



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		name of Sri M Vasu as per MR No. T12/2018-19.	
36.		RTC for the period of 1969-1970 to 1975-1976 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Nanjundappa S/o Arenuru Munishamappa as per 'Kraya'.	CERTIFIED COPY
37.		RTC for the period of 1979-1980 to 1988-89 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Nanjundappa S/o Arenuru Munishamappa as per 'Kraya'.	CERTIFIED COPY
38.		RTC for the period of 1989-1990 to 1993-1994 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Nanjundappa.	CERTIFIED COPY
39.		RTC for the period of 1994-95 to 2001-02 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Muniswamy reddy.	CERTIFIED COPY
40.		RTC for the period of 2001-02 to 2017-18 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri M Vasu and others as per MR No.1/96-97.	CERTIFIED COPY
41.		RTC for the period of 2018-19 to 2023-24 for Sy no.66/1 measuring 35 guntas in the name of Sri M Mohan as per MR No.T16/2018-19.	ORIGINAL COPY
42.		RTC for the period of 2018-19 to 2023-24 for Sy no.66/2 measuring 36 guntas in the name of Sri M Nagaraj as per MR No.T16/2018-19.	ORIGINAL COPY
43.		RTC for the period of 2018-19 to 2023-24 for Sy no.66/3 measuring 36 guntas in the name of Sri M Shashi Kumar as per MR No.T16/2018-19.	ORIGINAL COPY
44.		RTC for the period of 2018-19 to 2023-24 for Sy no.66/4 measuring 35 guntas in the name of Sri M Ashoka as per MR No.T16/2018-19.	ORIGINAL COPY
45.		RTC for the period of 2018-19 to 2023-24 for Sy no.66/5 measuring 35 guntas in the name of Sri M Vasu as per MR No.T16/2018-19.	ORIGINAL COPY
46.	12.06.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 65/3 measuring 14 guntas for residential	ORIGINAL COPY



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		apartment purpose bearing vide no.499697.	
47.	12.06.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/1 measuring 35 guntas for residential apartment purpose bearing vide no.499698	ORIGINAL COPY
48.	12.06.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/2 measuring 36 guntas for residential apartment purpose bearing vide no.499699	ORIGINAL COPY
49.	12.06.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/3 measuring 35 guntas for residential apartment purpose bearing vide no.499703	ORIGINAL COPY
50.	12.06.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/4 measuring 35 guntas for residential apartment purpose bearing vide no.499704	ORIGINAL COPY
51.	12.06.2023	Official Memorandum issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/5 measuring 21 guntas for residential apartment purpose bearing vide no.499705	ORIGINAL COPY
52.		Haddu basthu for Sy no.65/3	PHOTOCOPY
53.		Tippani for for Sy no.65	PHOTOCOPY
54.		RR Pakka book for Sy no.65	PHOTOCOPY
55.		Index of land for Sy No. 65 and 66	PHOTOCOPY
56.		Hissa Survey Babhathu for Sy No. 65	PHOTOCOPY
57.		Moola survey tippani for Sy No. 66	CERTIFIED COPY



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58.		Atlas for Sy no.65/1,2,3	CERTIFIED COPY
59.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.65/3 measuring 14 guntas	ORIGINAL COPY
60.		Atlas for Sy no.66 goes to show that it is sub divided into 5 portions M Mohan is the Hissadar of Sy No. 66/1, M Nagaraj is the Hissadar of Sy No. 66/2, M Shashi Kumar is the Hissadar of Sy No. 66/3, M Ashok is the Hissadar of Sy No. 66/4 and M Vasu is the Hissadar of Sy No.66/5.	CERTIFIED COPY
61.		Index of land for Sy No.66	CERTIFIED COPY
62.		Moola Survey Tippani Book for Sy No.66	CERTIFIED COPY
63.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/1 measuring 35 guntas	ORIGINAL COPY
64.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/2 measuring 36 guntas	ORIGINAL COPY
65.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/3 measuring 35 guntas	ORIGINAL COPY
66.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/4 measuring 35 guntas	ORIGINAL COPY
67.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/5 measuring 21 guntas	ORIGINAL COPY
68.		Joint Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/1,2,3,4,5	ORIGINAL COPY
69.		Thigalachowdadenahalli Village Map.	CERTIFIED COPY



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70.		Encumbrance Certificate from 01.04.1950 to 31.03.2004 for the Sy No. 65 and 66	CERTIFIED COPY
71.		Nil EC for the period from 01.04.2004 to 03.01.2024 for Sy No. 65	ORIGINAL COPY
72.		Nil EC for the period from 01/04/2004 to 03/01/2024 for Sy No. 66	ORIGINAL COPY

LIST OF DOCUMENTS SCRUTINISED BY ME IN RESPECT OF SURVEY NO SY NO. 69/1 MEASURING 5 ACRES.

SL NO	DATE	DISCRIPTION OF THE DOCUMENTS	CERTIFIED COPY/ORIGINAL COPY
1.	05.05.1951	Partition Deed executed between (1) Sri Papaiah S/o Sri Venkatasami (2) Sri Muniyappa S/o Sri S Papa Reddy (3) Sri Shivappa S/o Sri Thimaiah and (4) Sri Venkatasami S/o Sri Kondappa. As per the Partition Sri Shivappa was allotted with the Sy No.69/1 registered as Document no. 395/1951-52	PHOTOCOPY
2.		IHC No.16/94-95	PHOTOCOPY
3.	30.10.1995	Sale Deed executed by Sri Shivappa S/o late Thimma Reddy in favour of Sri G Y Prakash S/o late Gujarati Yellappa, Smt K S Gayatri W/o Sri G Y Prakash, Kumari Seema and Master Sagar P both are children of Sri G Y Prakash with respect to property bearing Sy no.69/1 measuring 6 acres 32 guntas of hyne land and 16 guntas of kharab land totally measuring 7 acres 08 guntas situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document no. 4889/95-96	CERTIFIED COPY
4.		Mutation Registrar; MR No.96/95-96 in the name of Sri G Y Prakash on the basis of sale deed No.4889/95-96 for Sy No. 69/1 measuring 7 acres 8 guntas.	CERTIFIED COPY
5.		Family Tree of Sri G Y Prakash sworn through a Declaration showing his legal hiers, ie Smt K S Gayathri is the wife of Sri G Y Prakash, Kum P Seema is the daughter and P Sagar is the son.	PHOTOCOPY
6.	15.12.2003	Sale Deed executed by Sri G Y Prakash S/o late Gujarati Yellappa, Smt K S	CERTIFIED COPY



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		Gayatri W/o Sri G Y Prakash, Kumari Seema and Master Sagar P both are children of Sri G Y Prakash and rep by their natural guardian and father Mr G Y Prakash in favour of Sri V Siddarami Reddy S/o late V Chinga Reddy with respect to property bearing Sy no.69/1 measuring 6 acres 32 guntas excluding 16 guntas of phut karab situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No. 11010/2003-04	
7.	15.12.2003	Mutation Registrar; MR No.110/2004-05 in the name of Sri V Siddarami Reddy	ORIGINAL COPY
8.	09.03.2020	Family Partition Deed executed between Sri V Sidda Rami Reddy S/o late Chenga Reddy, Sri V Siva Prasada Reddy, Sri Vijaya Bhaskar Reddy and Sri V Ramachenga Reddy all are children of Sri V Sidda Rami Reddy with respect to property bearing Sy no.69/1 along with other Sy nos, wherein as per Item no.3 of Schedule 'D' Property Sri V Ramachenga Reddy is allotted with share of 6 acres 32 guntas in Sy no.69/1 situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, along with other properties Bangalore Urban District registered as Document No. SRJ-1-0047/2022-23, Book no. 1 stored in CD no. SRJD1093 registered on 19.04.2022.	ORIGINAL COPY
9.	19.04.2022	MR No.H58/2021-22 in the name of Sri V Ramachenga Reddy	ORIGINAL COPY
10.	27.02.2024	Mutation Registrar; MR No.T132/2022-23 in the name of Sri V Ramachenga Reddy	COMPUTARIZED COPY
11.	29.12.2022	Power of Attorney executed by Miss Saumya Reddy Valasareddi D/o Sri V Ramachandra Reddy in favour of Sri V Ramachandra Reddy before the department of State of Newyork.	ORIGINAL COPY
12.	29.12.2022	Power of Attorney executed by Sri Aditya reddy valareddy S/o Sri V Ramachandra Reddy in favour of Sri V Ramachandra Reddy before the department of State of Newyork.	ORIGINAL COPY



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13.	03.02.2023	Joint Development Agreement executed by Sri V Ramachandra Reddy S/o Sri V Sidda Rami Reddy, Smt Saumya Reddy Valasaredu W/o Sri V Ramachandra Reddy, Sri M P Aditya Reddy Valasareddy S/o Sri V Ramachandra Reddy in favour of M/S DSR Infra Structure rep by its partner/authorized signatory Sri K S Sathynarayana Reddy with respect to property bearing Sy no.69/ 1 measuring 5 acres out of 6 acres 32 guntas situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No.ABL-1-10769/22-23, Book no.1 stored in CD No. ABLD1370 before the office sub registrar Basavanagudi(Attibele)	ORIGINAL COPY
14.	03.02.2023	General Power Of Attorney executed by Sri V Ramachandra Reddy S/o Sri V Sidda Rami Reddy, Smt Saumya Reddy Valasaredu W/o Sri V Ramachandra Reddy, Sri M P Aditya Reddy Valasareddy S/o Sri V Ramachandra Reddy in favour of M/S DSR Infra Structure rep by its partner/authorized signatory Sri K S Sathynarayana Reddy with respect to property bearing Sy no.69/ 1 measuring 5 acres out of 6 acres 32 guntas situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No.ABL-4-00289/22-23 Book no.4 stored in CD No. ABLD1370 before the office sub registrar Basavanagudi(Attibele)	ORIGINAL COPY
15.	13.01.2023	Khethuwar extract for Sy No. 69 measuring 21 guntas 26 guntas in the name of Sri Konda reddy S/o Kari Kondaiah.	PHOTOCOPY
16.		Hissa Tippiani of Sy No. 69 goes to show that this survey number is sub divided into 9 portions and Sy No.69/1 is in possession of Sri Papaiah S/o Veerappa.	CERTIFIED COPY
17.		RTC for sy no.69/1 for the period of 1969-70 to 1973-1974 for Sy no. 69/1	CERTIFIED COPY



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		measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa.	
18.		RTC for sy no.69/1 for the period of 1974-1975 to 1978-1979 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa.	CERTIFIED COPY
19.		RTC for sy no.69/1 for the period of 1984-1985 to 1988-1989 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa.	CERTIFIED COPY
20.		RTC for sy no.69/1 for the period of 1989-90 to 1993-1994 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa.	CERTIFIED COPY
21.		RTC for sy no.69/1 for the period of 1994-1995 to 1996-1997 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri G Y Prakash and others.	CERTIFIED COPY
22.		RTC for sy no.69/1 for the period of 1997-1998 to 2002-2003 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Sagar and others as per MR No.96/95-96 in the names of Sri G P Prakash and others	CERTIFIED COPY
23.		RTC for sy no.69/1 for the period of 2000-01 to 2004-05 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the joint names of Sri Prakash and others as per MR No.6/95-96	CERTIFIED COPY
24.		RTC for sy no.69/1 for the period of 2005-06 to 2021-22 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the names of Sri Sidda Rami Reddy as per MR No.110/2004-05.	CERTIFIED COPY
25.		RTC for sy no.69/1 for the period of 2022-23 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the names of Sri	CERTIFIED COPY



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		Ramachenga Reddy as per MR No.132/2022-23.	
26.		RTC for sy no.69/1 for the period of 2023-2024 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the names of Sri Ramachenga Reddy as per MR No.132/2022-23	ORIGINAL COPY
27.	12.06.2023	Official Memorandum bearing no.499381 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion with respect to property bearing Sy no. 69/1 measuring 7.08 guntas for residential purpose	ORIGINAL COPY
28.		Akarbandh for Sy No.69/1	ORIGINAL COPY
29.		Atlas	ORIGINAL COPY
30.		Nil Tenancy Endorsement for Sy No.69/1 measuring 6 acres 32 guntas	ORIGINAL COPY
31.		Hissa Survey Pakka Book for Sy No.69/1	ORIGINAL COPY
32.		Hissa Survey Tippani Book for Sy No.69/1	ORIGINAL COPY
33.		Second reclassification for Sy No.69/1	ORIGINAL COPY
34.		Index of land	CERTIFIED COPY
35.		Thigalachowdenahalli Village Map	CERTIFIED COPY
36.		EC for sy no. 69/1 for the year 01/04/1950 to 31/03/2004	ORIGINAL COPY
37.		EC for sy no. 69/1 for the year 01/04/1974 to 01/10/2003,	ORIGINAL COPY
38.		EC for sy no. 69/1 for the year 01/04/2004 to 24/11/2023	ORIGINAL COPY

LIST OF DOCUMENTS SCRUTINISED BY ME IN RESPECT OF SURVEY NO FOR SY NO. 113/5 (OLD SY NO.113) MEASURING 17 GUNTAS, 113/6 (OLD SY NO.113) MEASURING 8 GUNTAS,113/7 (OLD SY NO.113) MEASURING 31 GUNTAS;

Sl no.	DATE	DOCUMENTS	CERTIFIED COPY/ORIGINAL COPY
1.	29.07.1937	RR Bearing No. 212 for Sy No. 113 measuring 7 acres 23 guntas in the name of Smt Ramijabi W/o Abdul Wahab Sabi goes to show that purchased in auction during the year 1936-1937 vide order No. 304/36-37 dated 29/07/1937.	PHOTOCOPY



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2.	04.06.1954	Sale Deed executed by Smt Ramijabi W/o Abdul Wahab Sabi in favour of Sri Errappa S/o Sri Kondappa with respect to property bearing Sy no.113 measuring 7 acres 23 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District guntas registered as Document no. 1230/54-55	CERTIFIED COPY
3.	28.06.1958	Sale Deed executed by Sri Errappa S/o Sri Kondappa in favour of Sri Nanjundappa S/o Sri Munishamappa with respect to property bearing Sy no.113 measuring 7 acres 23 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District guntas registered as Document no. 1315/58-59.	CERTIFIED COPY
4.	30.06.1970	Partition Deed entered between legal heirs of Nanjundappa by the names (1) Sri Venkataswamy Reddy (2) Sri N Muniswamy Reddy, (3) Sri D N Veerappa as per Item No.3 of Schedule 'A' Property under the Partition Deed, Sri N Venkataswamy was allotted Sy No.113 measuring 7 acres 23 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.	CERTIFIED COPY
5.	07.08.1989	Order passed in RA.61/1989 by the Sub divisional officer stating MR.6/84-85 in respect of Sy No. 113 is set aside, As respondent No.2 purchased Sy No.111/3 measuring 1 acre 32 guntas in Sy No.111/3 and Survey No.113 was never poded at all.	PHOTOCOPY
6.	08.08.1974	Sale Deed executed by Smt Shanthamma W/o Sri Muniswamy in favour of Sri Patel N Ramaiah S/o Sri Patel Nanjappa with respect to property bearing Sy no.111/3 measuring 1 acre 32 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. 1618/74-75.	CERTIFIED COPY
7.	04.11.1989	Mutation Order bearing No. 6/84-85 mutation khatha of Sy NO. 113/3 measuring 1 acre 32 guntas in name of Sri Patel N Ramaiah S/o Patel Nanjappa as per Sale Deed No.1618/74-75.	PHOTOCOPY
8.	29.06.2011	Mutation Order bearing No. 5/88-89 mutation khatha of Sy NO. 113 measuring 7 acre 23 guntas and many other properties in name of Sri Venkataswamy as per the settlement deed signed by Sri D N Veerappa and his brother N	PHOTOCOPY



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		Venkataswamy in case No.RRT.CR.107/89-90 dated 26.04.1990.	
9.	12.06.1991	Mortgage Deed executed by Sri Venkataswamy S/o Sri Nanjundappa in favour of Prathamika Sahakari Krushi mathu Gramina Abhiruddi Bank Ltd Anekal Taluk with respect to property bearing Sy no. 113 measuring 7 acres 23 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District before the office of sub registrar Anekal District bearing Document no.35/91-92	CERTIFIED COPY
10.	23.06.1998	Discharge Deed executed by Prathamika Sahakari Krushi mathu Gramina Abhiruddi Bank Ltd Anekal Taluk in favour of Sri N Venkataswamy S/o Sri Nanjundappa with respect to property bearing Sy no. 113 measuring 7 acres 23 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. BNG(U)ANKL/708/98-99.	CERTIFIED COPY
11.		Family Tree of Sri N Venkataswamy Reddy goes to show that (1) Smt Kanthamma, (2) Smt Vijaya (3) Smt Prabhavathi (4) Sri Cheluvaraju (5) Sri D V Suresh and (6) Sri D V Murali are the legal heirs of Sri N Venkataswamy Reddy.	PHOTOCOPY
12.		Death Certificate of Sri N Venkataswamy Reddy DOD 25.01.2018	PHOTOCOPY
13.	25.05.2014	Document relating to Final Decree passed in OS No.119/2014 before the Senior Civil Judge and JMFC at Anekal registered as Document no bearing ANK-1-00758-2014-15 stored in CD no. ANKD371 before the office of sub registrar Anekal, As per the Decree Schedule 'B' Property allotted to the share of second Defendant Sri D V Cheluvaraju i.e Sy No.113 measuring 3 acres 31 ½ guntas and 6 guntas 'kharab' land totally measuring 3 Acres 37 ½ guntas 'Kharab' land totally measuring 3 Acres 37 ½ guntas out of 7 Acres 23 guntas and other survey numbers.	NOTARIED CERTIFIED COPY
14.	12.05.2014	Mutation Order; MR no. H51/2013-14 mutating Khatha of Sy No.113/p measuring 3 acres 31.08 guntas in the name of Sri D V	ORIGINAL COPY



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		Cheluvaraju on the basis of Partition through civil court order.	
15.	23.10.2009	Plaint Copy filed in OS no. 657/2009	PHOTOCOPY
16.	26.09.2016	Order sheet in IA No. 5 in OS No.657/2009 goes to show that IA No.5 U/o 7 Rule 11(a) (b) (c) read with Sec 151 of CPC filed by the applicant/ defendant 4 is allowed and plaint is rejected	PHOTOCOPY
17.	13.07.2019	Order sheet in RA No.5076/2016 filed before the court of Ill Addl District and Session Judge, Anekal goes to show that the Appeal is hereby dismissed as not present in terms of MEMO	PHOTOCOPY
18.	13.07.2019	Memo filed by the Appellant Vijay goes to show that dispute resolved as parties have compromised in OS No. 238/2019 and said compromise petition is registered as document no. ANK-1-90760/2018-19.	PHOTOCOPY
19.	11.05.2016	Document relating to Final Decree in OS no.129/2016 filed before the Court of The Senior Civil Judge and JMFC, Anekal filed by Sri C Ashwin against Sri Cheluvaraju and others, As per the Decree Schedule 'B' Property allotted to the share of Plaintiff Sri C Ashwin i.e Sy No.113 measuring 3 acres 31 ½ guntas and 6 guntas 'kharab' land totally measuring 3 acres 37 ½ guntas together with Farm House, RCC construction, Sapota Plantation etc registered as Doc no bearing ANK-1-00683-2016-17 stored in CD no. ANKD403 before the office of sub registrar Anekal.	CERTIFIED COPY
20.	09.03.2019	Order Sheet and Joint Compromise Petition filed in OS No. 238/2019 before the Senior Civil Judge and JMFC, at Anekal. As per that under Schedule 'E' and Schedule'H' both Sri C Ashwin and Sri D V Murali were allotted 3 acres 35 guntas as each out of 7 acres 35 guntas in Sy no. 113.	PHOTOCOPY
21.	27.03.2019	Document relating to Final Decree passed before the Court of Senior Civil Judge and JMFC, Anekal bearing OS no.238/2019 filed by Smt D V Kanthamma D/o Sri N Venkataswamy Reddy against Smt Vijaya D/o Sri N Venkataswamy Reddy registered as doc no. ANK-1-09774-2018-19 before the Sub registrar Anekal, where in Sri C Ashwin was allotted with the share of 3 acres 29 guntas and 06 guntas of 'kharab' land totally measuring 3 acre 35 guntas out of 7 acres 35 guntas including 12 guntas of 'kharab' in Sy no.113 together with Farm House, Sapota Plantation, Neem tree,	PHOTO COPY



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		teak wood, nerale, jack fruit and coconut trees situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District	
22.	27.05.2020	Mutation Order; MR no. H123/2019-20 mutating khatha of Sy No.113/1 measuring 3 acres 29 guntas in the name of Sri C Ashwin on the basis of Partition in OS No.238/2019.	ORIGINAL COPY
23.	04.03.2020	Mutation Order; MR no. T25/2019-20 mutating khatha of Sy No.113/1 measuring 3 acres 34 ³ / ₄ guntas in the name of Sri C Ashwin on the basis of 'podi'.	ORIGINAL COPY
24.		Mutation Order; MR no. H85/2015-16 mutating khatha of Sy No.113 measuring 3 acres 29 guntas in the name of Sri C Ashwin	ORIGINAL COPY
25.	04.10.2010	Release Deed executed by Smt Kanthamma D/o Sri Venkataswamy Reddy in favour of (1) Sri Venkataswamy S/o late Nanjunda Reddy, (2) Sri D V Cheluvvaraju S/o Sri N Venkataswamy Reddy and (3) Sri D V Murali S/o Sri Venkataswamy Reddy releasing her rights, title and interest in respect of her share in the property bearing Sy no.113 measuring 7 acres 23 guntas along with one more item of the property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no.SRJ-1-02356/2010-11 stored in CD No. SRJD46 before the office of Sub registrar Sarjapura.	CERTIFIED COPY
26.		Mutation Order; MR no. H81/2014-15 mutating khatha of Sy No. 113 in the name of Sri Venkataswamy Reddy and Sri Murali	ORIGINAL COPY
27.	25.11.2020	Gift Deed executed by Sri Ashwin C S/o Sri D V Cheluvvaraju in favour of Smt Akshitha V S W/o Sri C Ashwin with respect to property bearing New Sy no.113/1(old no.113) 17 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no.ANK-1-04433/2020-21 stored in CD No. ANKD 920 before the office of Sub registrar Anekal.	CERTIFIED COPY
28.		Mutation Order; MR no. H72/2020-21 mutating khatha of Sy No. 113/1 in the name of Sri C Ashwin and Sy no.113/5 in the name of Smt Akshitha	ORIGINAL COPY



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29.		Mutation Order; MR no. T126/2022-23 mutating khatha of Sy No. 113/5 in the name of Smt Akshitha	ORIGINAL COPY
30.	10.11.2022	Joint Development Agreement executed by Smt V S Akshitha W/o Sri C Ashwin and Baby Sonvi A Reddy sl no.2 is a minor represented by her father and natural guardian Sri C Ashwin S/o Sri Cheluvaraju D V in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing New Sy no.113/5(old no.113/1) measuring 17 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.SRJ-1-06525/2022-23 stored in CD No. SRJD 1246 before the Sub registrar Sarjapura, Basavangudi.	ORIGINAL COPY
31.	10.11.2022	General Power of Attorney executed by Smt V S Akshitha W/o Sri C Ashwin and Baby Sonvi A Reddy sl no.2 is a minor represented by her father and natural guardian Sri C Ashwin S/o Sri Cheluvaraju D V in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing New Sy no.113/5(old no.113/1) measuring 17 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as doc no.SRJ-4-00393/2022-23 stored in CD No. SRJD 1246 before the Sub registrar Sarjapura, Basavangudi.	ORIGINAL COPY
32.	29.03.2023	Absolute Sale Deed executed by Sri C Ashwin S/o Sri Cheluvaraju, Smt Akshitha V S W/o Sri C Ashwin and Baby Sonvi Reddy sl no.3 is a minor represented by her father and natural guardian Sri C Ashwin in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pallkuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt Naga Durgeshwari W/o Sri Sathyanarayana reddy K S all are represented by GPA Holder Sri K S Sathyanarayana reddy with respect to property bearing Sy no.113/1 measuring 0.07.12 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as	ORIGINAL COPY



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		document no. SRJ-1-10903/2022-23 stored in cd no. SRJD 1351 before the office of sub registrar Sarjapura Basavanagudi.	
33.	08.09.2023	Power of Attorney executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/6(old sy no.113/1) measuring 0.07.12 guntas along with one more item of the property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.	ORIGINAL COPY
34.	31.01.2024	Joint Development Agreement executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/6(old sy no.113/1) measuring 0.07.12 guntas along with one more item of the property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-1- 09927/2023-24 Book no.1 before the office of sub registrar Sarjapur.	ORIGINAL COPY
35.	31.01.2024	General Power of Attorney executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/6(old sy no.113/1) measuring 0.07.12 guntas along with other sy nos situated at Thigalachowdadenahalli	ORIGINAL COPY



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		Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-4-00636/2023-24 Book no.4 before the office of sub registrar Sarjapur.	
36.	29.12.2022	Absolute Sale Deed executed by Sri C Ashwin S/o Sri Cheluvaraju, Smt Akshitha V S W/o Sri C Ashwin, Baby Sonvi V Reddy D/o Sri Ashwin no.3 is a minor represented by her father Sri C Ashwin as a natural guardian in favour Sri Sahith Reddy Pellakuru S/o Chaitanya Pellakuru, Smt Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Naga Durgeswari W/o Sri Sathyanarayana Reddy all represented by GPA Holder Sri K S Sathyanarayana Reddy with respect to property bearing New Sy no.113/1(old sy no.113) measuring 30 guntas excluding 1 gunta kharab situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no. SRJ-1-08068-2022-2,Book no.1 stored in CD no. SRJD1283 before the office of sub registrar Sarjapur.	ORIGINAL COPY
37.	08.09.2023	Power of Attorney executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/7(old sy no.113) measuring 30 guntas excluding 1 gunta kharab along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District before the office of sub registrar Sarjapur.	ORIGINAL COPY
38.	31.01.2024	Joint Development Agreement executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property	ORIGINAL COPY



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		bearing New Sy no.113/7(old sy no.113) measuring 30 guntas excluding 1 gunta kharab along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.SRJ-1-09927/2023-24 Book no.1 before the office of sub registrar Sarjapur.	
39.	31.01.2024	General Power of Attorney executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/7(old sy no.113) measuring 30 guntas excluding 1 gunta kharab along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-4-00636/2023-24 Book no.4 before the office of sub registrar Sarjapur.	ORIGINAL COPY
40.		Mutation Order; MR no. T44/2023-24 mutating khatha of Sy No. 113/1,113/6 & 113/7 in the name of Smt Akshitha and others.	ORIGINAL COPY
41.	20.04.2017	Endorsement issued by Tahsildar stating No Tenancy cases are filed for Sy no. 113 measuring 3 acres 31.08 guntas	PHOTO COPY
42.		RR balgagh extract goes to show that Block-1 measuring 3 acres 17 ¾ guntas is assigned Sy No.113/1 and Sri C Ashwin is the Hissdar. And Block-2 measuring 17 guntas is assigned Sy No. 113/5 Smt Akshitha is the Hissedar.	PHOTO COPY
43.		RTC for sy no.113 from the year 1969-70 to 1973-74 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa on the basis of 'Kraya'	CERTIFIED COPY
44.		RTC for sy no.113 from the year 1974-75 to 1978-79 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa on the basis of 'Kraya'	CERTIFIED COPY
45.		RTC for sy no.113 from the year 1979-80 to 1983-84 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa on the basis of 'Kraya'	CERTIFIED COPY



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46.		RTC for sy no.113 from the year 1984-85 to 1988-89 for Sy No.113 measuring 5 acres 21 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa and 1 acre 32 guntas in the name of Sri N Ramaiah, How ever in the same RTC N Ramaiah's name is later struck off.	CERTIFIED COPY
47.		RTC for sy no.113 from the year 1989-1990 to 1993-94 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy	CERTIFIED COPY
48.		RTC for sy no.113 from the year 1994-95 to 1999-2000 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy	CERTIFIED COPY
49.		RTC for sy no.113 from the year 2000-01 to 2013-14 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy on the basis of MR No. H51/2013-14	ORIGINAL COPY
50.		RTC for sy no.113 from the year 2013-14 to 2014-15 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy for 3 acres 31.08 guntas and Sri D V Cheluvarju for 3 acres 31.08 guntas on the basis of MR No. H51/2013-14	ORIGINAL COPY
51.		RTC for sy no.113 from the year 2014-15 to 2015-16 for Sy No.113/P measuring 7 acres 23 guntas in the name of Sri D V Cheluvaraju for 3 acres 31.08 guntas on the basis of MR No. H51/2013-14 and Sri D V Murali for 3 acres 31.08 guntas on the basis of MR No. H81/2014-15	ORIGINAL COPY
52.		RTC for sy no.113 from the year 2016-17 to 2019-20 for Sy No.113/P measuring 7 acres 23 guntas in the name of Sri D V Murali for 3 acres 31.08 guntas on the basis of MR No. H81/2014-15 and Sri C Ashwin for 3 acres 31 guntas on the basis of MR No. H85/2015-16	ORIGINAL COPY
53.		RTC for sy no.113/1 from the year 2020-21 to 2021-22 for Sy No.113/1 in the name of Sri C Ashwin for 3 acres 12 guntas on the basis of MR No. H123/2019-20	ORIGINAL COPY
54.		RTC for sy no.113/1 from the year 2022-23 to for Sy No.113/1 in the name of Sri C Ashwin for 2 acres 22 guntas on the basis of MR No. H123/2019-20 and Sri Sahith reddy for 30 guntas , Smt Dodla Krithi Reddy, Smt Devireddy Amulya and Smt Naga Durgeshwari on the basis of MR No. T86/2022-23.	ORIGINAL COPY
55.		RTC for sy no.113/1 from the year 2023-24 for Sy No.113/1 in the name of Sri C Ashwin for 2	ORIGINAL COPY



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		acres 14 guntas on the basis of MR No. T44/2023-24.	
56.		RTC for sy no.113/5 from the year 2023-24 for Sy No.113/5 in the name of Smt Akshitha for 17 guntas on the basis of MR No. T126/2022-23	ORIGINAL COPY
57.		RTC for sy no.113/6 from the year 2023-24 for Sy No.113/6 in the name of Sri Sahith Reddy for 0.07 guntas on the basis of MR No. T53/2023-24.	ORIGINAL COPY
58.		RTC for sy no.113/7 from the year 2023-24 for Sy No.113/7 in the name of Sri Sahith Reddy and others for 0.30 guntas on the basis of MR No. T54/2023-24.	ORIGINAL COPY
59.	12.06.2023	Official Memorandum bearing No. 499707 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion in respect of Sy No. 113/5 measuring 17 guntas for the residential purpose	ORIGINAL COPY
60.	27.09.2023	Official Memorandum bearing No. 536749 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion in respect of Sy No. 113/6 measuring 17 guntas for the residential purpose	ORIGINAL COPY
61.	27.09.2023	Official Memorandum bearing No. 536755 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion in respect of Sy No. 113/7 measuring 31 guntas for the residential purpose	ORIGINAL COPY
62.		Index of land	CERTIFIED COPY
63.		11E Sketch in respect of property bearing sy no.113/1	ORIGINAL COPY
64.		Tippani in respect of property bearing sy no.113/1	CERTIFIED COPY
65.		Village pakka book in respect of property bearing for sy no.113/1	ORIGINAL COPY
66.		Hissa	
67.		Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of property bearing sy no.113/1	ORIGINAL COPY
68.		Akarbandh in respect of property bearing sy no.113/1 and 113/5	ORIGINAL COPY
69.		Akarbandh in respect of property bearing sy no. 113/6	ORIGINAL COPY
70.		Akarbandh in respect of property bearing sy no.113/7	ORIGINAL COPY
71.		Thigalachowdenahalli Village Map	CERTIFIED COPY



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72.		EC for Sy no.113 for the period of 01/04/1950 to 31/03/2004	CERTIFIED COPY
73.		EC for Sy no.113 for the period of 01/04/1960 to 01/04/2005.	ORIGINAL COPY
74.		EC for Sy no.113/1 for the period of 01/01/2004 to 09/11/2022	ORIGINAL COPY
75.		EC for Sy no.113/5 for the period of 10/11/2022 to 31/08/2023	ORIGINAL COPY
76.		EC for Sy no.113/6 for the period of 01/09/2023 to 04/12/2023	ORIGINAL COPY
77.		EC for Sy no.113/7 for the period of 01/09/2023 to 04/12/2023	ORIGINAL COPY

LIST OF DOCUMENTS SCRUTINISED BY ME IN RESPECT OF SY NO. 114/10
(OLD SY NO.114/2) MEASURING 28 ½ GUNTAS

SL NO.	DATE	DOCUMENTS	CERTIFIED COPY, ORIGINAL COPY
1.	23.08.54	Sale Deed executed by Abdul Khader in favour of Sri Nanjundappa with respect to property bearing Sy No.114 measuring 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.1280/54-55	CERTIFIED COPY
2.	30.10.51	Sale Deed executed by Taj Unis W/o Syed Sab in favour of Smt Amiyabiyamma W/o Sri Abdul Hadi with respect to property bearing Sy No.114 measuring 1 acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.1680/54-55	CERTIFIED COPY
3.	06.01.55	Sale Deed executed by Sri Nanjundappa S/o Sri Munishamappa in favour of Sri Thimappa S/o Sri Shamappanna with respect to property bearing Sy No.114 measuring 1 acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.2025/54-55	CERTIFIED COPY
4.	21.06.55	Sale Deed executed by Ahmad ali khan S/o Khaderdab in favour of Smt Amiyabiyamma W/o Sri Abdul Hadi with respect to property bearing Sy No.114 measuring 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk,	CERTIFIED COPY



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		Bengaluru District registered as document no.696/55-56	
5.	21.06.55	Sale Deed executed by Khaderdab in favour of Smt Amiyabiyamma W/o Sri Abdul Hadi with respect to property bearing Sy No.114 measuring 1 acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.697/55-56	CERTIFIED COPY
6.	16.02.56	Sale Deed executed by Smt Amiyabiyamma W/o Sri Abdul Hadi in favour of Sri Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah with respect to property bearing Sy No.114 measuring 9 acres 10 ¼ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.2267/55-56	CERTIFIED COPY
7.		MR No. 10/55-56 as per rr No. 439 mutation khatha of Sy No. 114 measuring 9 acre 10 ¼ guntas in the names of Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah	PHOTOCOPY
8.	03.10.1983	Sale Deed executed by Sri Chinnappa S/o Late Appajappa in favour of Sri N Venkataswamy reddy S/o Late Nanjundappa with respect to property bearing Sy no.114 measuring 1 acre 11 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. 942/83-84.	CERTIFIED COPY
9.	03.08.2006	Mutation order bearing MR No. 7/1984-85 mutation khatha of Sy no. 114 measuring 1 acre 11 guntas in the name of Sri N Venkataswamy Reddy S/o Sri Nanjundappa on the basis of Sale Deed No.942/83-84	PHOTOCOPY
10.	02.05.2012	Gift Deed executed by Sri S Venkataswamy reddy S/o late Nanjundappa in favour of Sri D V Cheluvaraju and Sri D V Murali both are sons of Sri S Venkataswamy reddy with respect to property bearing New Sy no.114/2(old sy no.114) measuring 1 acre 12 ½ gunta, 1 ½ gunta kharab land situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no.ANK-1-01039-2012-13 stored in CD NO.ANKD315,Book no.1, before the Sub registrar Anekal	CERTIFIED COPY



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11.		Mutation Registrar; MR No. H14/2012-13 mutating Khata in the joint names of Sri D V Cheluvaraju and Sri D V Murali measuring 1 acre 11 guntas on basis of Gift Deed No. 1039/2012-13.	ORIGINAL COPY
12.		Order Sheet and Compromise Petition filed in OS No. 238/2019 before the Senior Civil Judge and JMFC, Anekal filed by Smt Kanthamma against Smt Vijaya and others, The order sheet goes to show that Compromise Petition shall be read as part of the decree. As per the Settlement. 'F' Schedule properties allotted to the share of defendant No.5 namely Smt C Divyashree and other items in the schedule was allotted to others respectively.	PHOTOCOPY
13.		Final Decree filed in OS No. 238/2019 before the Senior Civil Judge and JMFC filed by Smt Kanthamma against Smt Vijaya and others registered as document no.9777/2018-19, Book 1, in the office of Sub Registrar Anekal, As per the Decree 5 th defendant Smt C Divyashree was allotted with Schedule 'F' Property bearing Sy no.114/2 measuring 28.08 guntas and 1 ½ guntas kharab land totally measuring 1 acre 12 ½ guntas.	CERTIFIED COPY
14.		Mutation Registrar; MR No. H140/2019-20 mutating Khata in the name of Smt Divyashree for sy no.114/2 measuring 28.08 guntas as per court order.	ORIGINAL COPY
15.	10.11.2022	Mutation Registrar; MR No. H155/2019-20 mutating Khata in the name of Smt Divyashree for sy no.114/2 measuring 28.08 guntas	ORIGINAL COPY
16.	10.11.2022	Joint Development Agreement executed by Smt C Divyashree D/o Sri D V Cheluvaraju, Baby Suchitha S Reddy D/o Sree Sagar A SL NO.2 is a minor represented by her father Sree Sagar A in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayana Reddy with respect to property bearing sy no. 114/2 measuring 0-28 ½ guntas and 01 ½ guntas of kharab, out of 1 acres 12 ½ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. SRJ-1-06563/2022-23, Book no.1, stored in CD NO. SRJD1247 registered on 14/11/2022 before the senior sub registrar Sarjapura	ORIGINAL COPY
17.		General Power of Attorney executed by Smt C Divyashree D/o Sri D V Cheluvaraju, Baby Suchitha S Reddy D/o Sree Sagar A SL NO.2 is a minor represented by her father Sree Sagar A	PHOTOCOPY



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		in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/2 measuring 0-28 ½ guntas and 01 ½ guntas of kharab, out of 1 acres 12 ½ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. SRJ-4/00398/2022-23 stored in CD NO. SRJD1247 registered on 14/11/2022 before the senior sub registrar Sarjapura before the office sub registrar Sarjapura.	
18.		RR Balbagh for Sy No. 114 goes to show that Sri N Venkataswamy Reddy S/o Sri Nanjundappa is the hissdar of Sy No. 114/2 measuring 1 acre 11 guntas	PHOTOCOPY
19.		Sy No. 114 goes to show that Sy No. 114/1 measuring 2 acres 22 guntas Smt Shanthamma and Sri Sathish are the Hissedars.	CERTIFIED COPY
20.		Hissa Tippiani for Sy No. 114 goes to show that the survey number is divided into 7 portions i.e 114/1 to 114/7. And 'Nala' is passing in the land towards the soutjern portion.	CERTIFIED COPY
21.		RTC for sy no.114 for the period of 1969-70 to 1973-1974 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya'.	CERTIFIED COPY
22.		RTC for sy no.114 for the period of 1974-1975 to 1978-1979 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya'.	CERTIFIED COPY
23.		RTC for sy no.114 for the period of 1979-80 to 1983-84 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya', Sri Errppa S/o Sri Papaiah, and Appajappa S/o Sri Bhadraiah and Sri A Chinnappa Reddy, Sri A Ramaiah Reddy, Sri A Lakshmaiah Reddy and one other.	CERTIFIED COPY
24.		RTC for sy no.114 for the period of 1984-1985 to 1988-1989 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Venkataswamy Reddy S/o Sri Nanjundappa for 1 acre 11 guntas along with many other different portions of land	ORIGINAL COPY
25.		RTC for sy no.114 for the period of 1989-1990 to 2011-12 for Sy no. 114 measuring 11 acres	ORIGINAL COPY



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		36 guntas including 18 guntas 'Kharab' land in the name Sri Venkataswamy Reddy S/o Sri Nanjundappa for 1 acre 11 guntas and many others for different portions of land.	
26.		RTC for sy no.114/2 for the period of 2013-14 to 2018-19 for Sy no.114/2 measuring 1 acre 11 guntas in the name Sri D V Cheluvaraju and Sri Murali as per MR No.H14/2012-2013	ORIGINAL COPY
27.		RTC for sy no.114/2 for the period of 2019-20 to 2022-23 for Sy no.114/2 measuring 0.22.08 guntas in the name of Sri D V Murali as per MR No.H140/2019-2020 and Smt Divyasree for 28.08 guntas as per MR No. H140/2019-20.	ORIGINAL COPY
28.	27.09.2023	RTC for sy no.114/10 for the period 2023-24 in the name of Smt Divyasree for 28.08 guntas as per MR No. T55/2023-24.	ORIGINAL COPY
29.		Official Memorandum bearing no. 536752 issued by Deputy Commissioner, Bengaluru District, Bengaluru to Conversion with respect to property bearing Sy no. 114/10 measuring 30 guntas	CERTIFIED COPY
30.		11 E Sketch with respect to property bearing sy no.114	CERTIFIED COPY
31.		Hissa Survey for Sy No. 114	CERTIFIED COPY
32.	16.11.2023	Re survey Atlas with respect to property bearing sy no.114/2	ORIGINAL COPY
33.		Endorsement for Non Availability of Second reclassification with respect to property bearing sy no.114	ORIGINAL COPY
34.		Akarbandh for sy no.114/10	ORIGINAL COPY
35.		EC for sy no. 114 for the year 01.04.1950 to 31.03.2004	ORIGINAL COPY
36.		EC for sy no.114/1, 114/10, 114/11,114/7 for the year 01.04.2004 to 27.04.2024	ORIGINAL COPY

LIST OF DOCUMENTS SCRUTINIZED IN RESPECT OF SY NO;114/11 MEASURING 2 ACRES OUT OF 2 ACRES 20 GUNTAS AND SY NO.114/7 MEASURING 4 GUNTAS;

SL NO.	DATE	DOCUMENTS	CERTIFIED COPY/ORIGINAL
1.	16.02.56	Sale Deed executed by Smt Amiyabiyamma W/o Sri Abdul Hadi in favour of Sri Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah with respect to property bearing Sy No.114 measuring 9 acres 10 ¼ guntas situated at Thigalachowdadenahalli Village, Sarjapura	CERTIFIED COPY



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		Hobli, Anekal Taluk, Bengaluru District registered as document no.2267/55-56	
2.		MR NO. 10/55-56 as per RR NO.439 mutating khatha of Sy No.114 measuring 9 acres 10 ¼ guntas in the names of (1) Sri Veerappa S/o Sri Papaiah and (2) Sri Appajappa S/o Sri Bhadraiah	PHOTOCOPY
3.	10.05.1981	Panchayath Parikath entered between Sri Veerappa and his 3 sons by names (1) Sri Chowda Reddy (2) Sri Venkataswamy Reddy and (3) Sri Munireddy, As per Item No.6 of the Schedule 'C' Property Sy No.114 measuring 2 acres 20 along with many other properties were allotted to the share of Sri Munireddy	PHOTOCOPY
4.		Mutation order bearing MR No.12/88-89 mutating Khatha of Sy No. 114/p measuring 2 acres 20 guntas and many other properties in the name of Sri Munireddy as per the Partition Deed	PHOTOCOPY
5.		Mutation order bearing MR No.4/98-99 mutating Khatha of Sy No. 114/p measuring 2 acres 20 guntas and many other properties in the joint names of Smt Shanthamma W/o late Munireddy and her son Sri Sathish after the death of Khathedar Sri Munireddy	PHOTOCOPY
6.		Order Sheet and a plaint copy fled in OS NO.468/2012 before the Court of Prl. Senior civil judge and JMFC, Anekal, Item No. 8 is the property bearing Sy No. 114 measuring 11 acres 36 guntas including 18 guntyas 'kharab land'	PHOTOCOPY
7.	03.09.2020	Final Decree passed in OS No. 468/2012 by the court of Prl Senior civil judge and JMFC, Anekal shows that defendant No.11 Smt R Shantha @ Shanthamma W/o late Munireddy @ Chikka Munireddy and Defendant No.13 Sri Sathish S/o late Munireddy are allotted with property bearing Sy No. 114/1 measuring 2 acres 20 guntas and many other properties.	PHOTOCOPY
8.	14.05.2015	Affidavit sworn family tree of Sri Munireddy S/o Sri Veerappa sworn by Sri Satish goes to show that Smt Shanthamma is the wife and Smt Nirmala is the daughter and Sri Sathish is his son	PHOTOCOPY
9.	12.10.2020	Release Deed executed by (1) Smt Gowramma D/o late Eerappa Reddy@ Veerappa, W/o Sri Papa reddy, (2) Smt Chowdamma D/o late Eerappa Reddy@ Veerappa, W/o Sri Hema reddy in favour of (1) Smt R Shantha @	CERTIFIED COPY.



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		Shanthamma W/o Sri late Munireddy@ Chikkamunireddy, (2) Smt Nirmala M and (3) Sri Sathish M both are children of late Munireddy@ Chikkamunireddy releasers release quit claims to all their shares, rights, interests, claims and demands in all the properties acquired by virtue of unregistered partition deed dated 10.05.1981 of the releasees with respect to property bearing New Sy no.114/1, old sy no.114) measuring 2 acres 20 guntas & 0-02.08 guntas karab and New Sy no.114/7(old sy no.114) measuring 0.04 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-04586/2020-21 Stored in CD no. ANKD923 Stored in before the Senior Sub Registrar Anekal	
10.	24.03.2021	Release Deed executed (1) Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy and (2) Sri Sathish M S/o late Munireddy@ Chikkamunireddy in favour of Smt Nirmala M D/o late Chikka Munireddy with respect to property bearing New Sy no.114/1(old sy no.114) measuring 2 acra 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-05763/2020-21, Book no.1 Stored in CD no. SRJD828 Stored in before the Senior Sub Registrar Basavanagudi	CERTIFIED COPY.
11.	21.06.2022	Gift Deed executed by Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy and (2) Sri Sathish M S/o of late Munireddy@ Chikkamunireddy in favour of Smt Nirmala M D/o Sri Munireddy New Sy no.114/1(old sy no.114) measuring 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-02555/2022-23, Book no.1 Stored in CD no. SRJD 1142 Stored in before the Senior Sub Registrar Basavanagudi registered on 22.06.2022	PHOTOCOPY
12.	31.10.2022	Mutation Oder(online) bearing MR No. T20/2022-23 for Sy No. 114/1 mesasuring 2	PHOTOCOPY



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		acres 20 guntas in the name of Smt Nirmala M D/o Sri Munireddy @ Chikka Munireddy.	
13.	07.12.2022	Agreement to Sale executed by Smt Nirmala W/o Sri late Munireddy @ Chikkamunireddy, Miss M Sujana D/o Sri V Manjunath Reddy, M Shashank Reddy S/o Sri V Manjunath Reddy in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy all are represented by their GPA Holder Sri Sahith Reddy Pellakuru and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S with respect to property bearing New sy no. 114/1(old sy no.114) measuring 2 acres out of 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-1-07355/2022-23 stored in cd no. 1266 before the senior sub registrar Sarjapura before the office sub registrar Anekal.	CERTIFIED COPY
14.	31.07.2023	Absolute Sale Deed executed by Smt Nirmala W/o Sri late Munireddy @ Chikkamunireddy, Miss M Sujana D/o Sri V Manjunath Reddy, M Shashank Reddy S/o Sri V Manjunath Reddy in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy all are represented by their GPA Holder Sri Sahith Reddy Pellakuru and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S with respect to property bearing New sy no. 114/1(old sy no.114) measuring 2 acres out of 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-1-03513/2023-24 before the senior sub registrar Sarjapura before the office sub registrar Anekal	CERTIFIED COPY
15.		Mutation Registrar; MR No. H11/2023-24 mutating Khata in the name of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy	ORIGINAL COPY



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16.	29.11.2022	Notarized General Power of Attorney executed by Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla in favour of Sri Sahith Reddy Pellakuru	CERTIFIED COPY
17.	06.12.2022	Notarized General Power of Attorney executed by Smt Amulya W/o Rohan in favour of Sri Sahith Reddy Pellakuru	CERTIFIED COPY
18.	31.01.2024	Joint Development Agreement executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.114/11(old sy no.114) earlier sy no.114/1 measuring 2 acres along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.09927/2023-24 Book no.1 before the office of sub registrar Sarjapur.	ORIGINAL COPY
19.	31.01.2024	General Power of Attorney executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.114/11(old sy no.114) earlier sy no.114/1 measuring 2 acres along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.00636/2023-24 Book no.4 before the office of sub registrar Sarjapur.	ORIGINAL COPY
20.	24.03.2021	Release Deed executed by Smt Nirmala M D/o late MuniReddy@Chikkamunireddy in favour of (1) Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy and (2) Sri Sathish M S/o of late Munireddy@	CERTIFIED COPY.



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		Chikkamunireddy releasing her rights, title and interest over the family properties bearing New Sy no.114/7(old sy no.114) measuring 0.04 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-05770/2020-21, Book no.1 Stored in CD no. SRJD828 Stored in before the Senior Sub Registrar Basavanagudi	
21.		Mutation Registrar; MR No. H134/2022-23 mutating Khata in the name of Smt Shanthamma	ORIGINAL COPY
22.	01.09.2023	Absolute Sale Deed executed by Smt Shanthamma W/o late Sri Munireddy @ Chikkamunireddy and Sri Sathish M in favour of Sri Vamsi Krishna Mannam S/o Sri Subbarao with respect to property bearing sy no. 114/7 (old sy no.114) measuring 4 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. ANK-1-05450/2023-24 registered before the senior sub registrar Sarjapura before the office sub registrar Anekal.	CERTIFIED COPY
23.	06.09.2023	Joint Development Agreement executed by Sri Vamsi Krishna Mannam S/o Sri Subbarao in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/7 measuring 4 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. SRJ-1-04930/2023-24 registered on 07/09/2013 before the senior sub registrar Sarjapura before the office sub registrar Sarjapura.	ORIGINAL COPY
24.	06.9.2023	General Power of Attorney executed by Sri Vamsi Krishna Mannam S/o Sri Subbarao in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/7 measuring 4 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. SRJ-1-00300/2023-24 registered on 07/09/2013 before the senior sub registrar Sarjapura before the office sub registrar Sarjapura	ORIGINAL COPY



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25.	RR Balbagh for Sy No. 114 goes to show that Sy No. 114/1 measuring 2 acres 22 guntas Smt Shanthamma and Sri Sathish are the Hissedars.	PHOTOCOPY
26.	Hissa Tippani for Sy No. 114 goes to show that the survey number is divided into 7 portions I.E 114/1 to 114/7. And 'Nala' is passing in the land towards the southern portion.	PHOTOCOPY
27.	RTC for sy no.114 for the period of 1969-70 to 1973-1974 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya'.	CERTIFIED COPY
28.	RTC for sy no.114 for the period of 1974-1975 to 1978-1979 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya'.	CERTIFIED COPY
29.	RTC for sy no.114 for the period 1979-1980 to 1983-84 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya', Sri Erappa S/o Papaiah and Sri Appajappa S/o Sri Bhadraiah as per MR No. 10/55-56 and Sri chinappa Reddy, Sri A Ramaiah Reddy, Sri A Lakshmaiah Reddy and Sri A Nagarajaiah.	CERTIFIED COPY
30.	RTC for sy no.114 for the period of 1984-1985 to 1988-89 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas	CERTIFIED COPY
31.	RTC for sy no.114 for the period of 1988-89 to 1993-94 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas	CERTIFIED COPY
32.	RTC for sy no.114 for the period of 1994-1995 to 1996-97 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas	CERTIFIED COPY
33.	RTC for sy no.114 for the period of 1997-1998 to 2001-02 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas	CERTIFIED COPY



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34.		RTC for sy no.114 for the period of 2000-01 to 2009-10 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas AND Smt Shanthamma W/o Sri Chikka Muniyappa for 2 acres.	CERTIFIED COPY
35.		RTC for sy no.114 for the period of 2010-2011 to 2011-12 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa for 2 acres 20 guntas.	CERTIFIED COPY
36.		RTC for sy no.114 for the period of 2011-2012 to for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa for 2 acres 20 guntas.	CERTIFIED COPY
37.		RTC for sy no.114 for the period of 2012-13 for Sy no. 114 measuring 20 guntas excluding 2.08 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa and her son Sri sathish	CERTIFIED COPY
38.		RTC for sy no.114 for the period of 2013-14 for Sy no. 114 measuring 2 acres 20 guntas excluding 2.08 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa and her son Sri sathish	CERTIFIED COPY
39.		RTC for sy no.114/1 for the period of 2014-15 to 2021-22 for Sy no. 114/1 measuring 2 acres 20 guntas excluding 2.08 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa and her son Sri sathish	CERTIFIED COPY
40.		RTC for sy no.114/1 for the period of 2022-23 to 23-24 for Sy no. 114/1 measuring 2 acres 20 guntas in the name Smt Nirmala W/o Munireddy.	CERTIFIED COPY
41.		RTC for sy no.114/11 for the period of 2022-23 to 23-24 for Sy no. 114/11 measuring 2 acres in the name Sri Sahith reddy and others.	CERTIFIED COPY
42.		RTC for sy no.114/7 for the period of 2023-24 for Sy no.114/7 measuring 4 guntas in the name of Smt Shanthamma measuring as per MR No.T134/2022-2023	ORIGINAL COPY
43.	27.09.2023	Official Memorandum bearing no. 536752 issued by Deputy Commissioner, Bengaluru District, Bengaluru to Conversion with respect to property bearing Sy no. 114/11 measuring 2 acres	ORIGINAL COPY



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44.	27.09.2023	Official Memorandum bearing no. 499709 issued by Deputy Commissioner, Bengaluru District, Bengaluru to Conversion with respect to property bearing Sy no. 114/7 measuring 30 guntas	ORIGINAL COPY
45.		Akarbandh for sy no.114/1	ORIGINAL COPY
46.		Akarbandh for sy no.114/11	ORIGINAL COPY
47.	16.11.2023	Endorsement for Non Availability of Second Re classification.	PHOTOCOPY
48.		11 E Sketch	ORIGINAL COPY
49.		Resurvey for 114/1	ORIGINAL COPY
50.		EC for sy no. 114 for the year 01.04.1950 to 31.03.2004	ORIGINAL COPY
51.		EC for sy no.114/1, 114/10, 114/11,114/7 for the year 01.04.2004 to 27.04.2024	ORIGINAL COPY

COMMON DOCUMENTS FOR THE SY NOS; SY NO. 66/1 MEASURING 35 GUNTAS, SY NO. 66/2 MEASURING 36 GUNTAS, SY NO. 66/3 MEASURING 35 GUNTAS, SY NO. 66/4 MEASURING 35 GUNTAS, SY NO. 66/5 MEASURING 21 GUNTAS, SY NO. 65/3 MEASURING 14 GUNTAS, SY NO. 69/1 MEASURING 5 ACRES, SY NO. 113/5 MEASURING 17 GUNTAS, SY NO. 113/6 MEASURING 0.07.12 GUNTAS, SY NO. 113/7 MEASURING 30 GUNTAS, SY NO. 114/11 MEASURING 2 ACRES, SY NO. 114/7 MEASURING 4 GUNTAS, SY NO. 114/10 MEASURING 0-28 ½ GUNTAS TOTALLY MEASURING 13 ACRES 23.25 GUNTAS;

SL NO.	DATE	DOCUMENT	ORIGINAL COPY/ CERTIFIED COPY
1.	19.03.2024	Relinquishment Deed executed by Sri D M Mohan @ Mohan Babu, Sri M Nagaraju @ Nagaraju D M, Sri M Shashi kumar, Sri M AShoka @ Ashok, Sri M Vasu all are sons of Sri N Muniswamy Reddy, Sri V Ramachenga Reddy S/o late Sri V Sidda Rama Reddy, Smt Akshitha V S W/o Sri C Ashwin, Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakru, Smt Devi Reddy Amulya D/o Sri Devireddy Prabhakar Reddy, Smt K Nga Durgeshwari W/o Sri Satyanarayana Reddy, Sri Vamsi Krishna Mannam S/o Sri M Subba Rao, Smt C Divyasree D/o Sri D V Cheluvaraju all are represented by the GPA Holder Sri K Raghavendra Reddy in favour of Bangalore Development Authority represented by its Executive Engineer with respect to property bearing Sy.Nos. 66/1 , Sy.No. 66/2, Sy.No. 66/3, Sy.No. 66/4 measuring 0-35 guntas, Sy.No. 66/5, Sy.No.	ORIGINAL COPY



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		65/3, Sy.No. 69/1, Sy.No. 113/5, Sy.No. 113/6, Sy.No. 113/7, Sy.No. 114/7, Sy.No. 114/10, Sy.No. 114/11 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document No. BDA-1-03965-2023-24 before the Office of Senior Sub registrar Bangalore Authority Development	
2.	06.04.2024	Amalagamation Deed executed by Sri D M Mohan @ Mohan Babu, Sri M Nagaraju @ Nagaraju D M, Sri M Shashi kumar, Sri M AShoka @ Ashok, Sri M Vasu all are sons of Sri N Muniswamy Reddy, Sri V Ramachenga Reddy S/o late Sri V Sidda Rama Reddy, Smt Akshitha V S W/o Sri C Ashwin, Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakru, Smt Devi Reddy Amulya D/o Sri Devireddy Prabhakar Reddy, Smt K Nga Durgeshwari W/o Sri Satyanarayana Reddy, Sri Vamsi Krishna Mannam S/o Sri M Subba Rao, Smt C Divyasree D/o Sri D V Cheluvvaraju all are represented by the GPA Holder Sri K Raghavendra Reddy with respect to property bearing Sy.Nos. 66/1, measuring 0-35 guntas, Sy.No. 66/2, measuring 0-36 guntas, Sy.No. 66/3, measuring 0-35 guntas, Sy.No. 66/4 measuring 0-35 guntas, Sy.No. 66/5 measuring 0-21 guntas, Sy.No. 65/3 measuring 0-14 guntas, Sy.No. 69/1 measuring 5 acres, Sy.No. 113/5 measuring 0-17 guntas, Sy.No. 113/6 measuring 0-8 guntas, Sy.No. 113/7 measuring 0-31 guntas, Sy.No. 114/7 measuring 0-04 guntas, Sy.No. 114/10 measuring 0-28 ½ guntas, Sy.No. 114/11 measuring 2 acres, totally ad-measuring 13 Acres 23.25 guntas (54,961.43 Sq.mtrs), situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document No. SRJ-1-00249/2024-25 before the Office of Senior Sub registrar Sarajapura	ORIGINAL COPY
3.	04.04.2024	Endorsement issued by BDA for approval of Housing Developmental Map bearing vide no. DLP-09/2023-24/23/2023-24.	ORIGINAL COPY
4.	06/02/2024	NOC from Karnataka State Fire and Emergency Services	ORIGINAL COPY
5.	10/08/2023	NOC from Airports Authority of India	ORIGINAL COPY



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6.	18/10/2023	NOC from HAL.	ORIGINAL COPY
7.	17/10/2023	NOC from Yamare Village Panchayath	ORIGINAL COPY
8.	27/11/2023	NOC from State Level Environment Impact Assessment Authority-Karnataka	ORIGINAL COPY
9.	17.10.2023	NOC from Yamare Village Panchayath	ORIGINAL COPY
10.	03.02.2024	NOC from BESCO	ORIGINAL COPY
11.		Joint Survey Sketch	ORIGINAL COPY
12.	04.09.2023	Endorsement bearing vide no.ADLR/ANK/BDA/58/23-24	ORIGINAL COPY
13.	13.04.2023	Commencement Certificate bearing vide no. CLU-210/22-23/124/2023-24	ORIGINAL COPY
14.		Thigalachowdadenahalli Village map	PHOTO COPY

FLOW OF TITLE WITH RESPECT TO SURVEY NO'S 66/1 MEASURING 35 GUNTAS, 66/2 MEASURING 36 GUNTAS, 66/3 MEASURING 35 GUNTAS, 66/4 MEASURING 35 GUNTAS, 66/5 MEASURING 21 GUNTAS AND 65/3 MEASURING 14 GUNTAS;

Presently (1) Sri M Mohan @ Mohan Babu and his Legal Hiers are absolute owners of the Sy No.66/1 measuring 35 guntas, (2) Sri Nagaraju @ Nagaraju D M is the absolute owners of the Sy No.66/2 measuring 36 guntas, (3) Sri M Shashi Kumar and his legal hiers are the absolute owners of the Sy No.66/3 measuring 35 guntas, (4) Sri M Ashoka @ Ashok M and his legal hiers are the absolute owners of the Sy No.66/4 measuring 35 guntas, (5) Sri M Vasu and his legal hiers are the absolute owners of the Sy No.65/3 measuring 14 guntas and Sy No. 66/5 measuring 21 guntas.

Previously larger extent of the land bearing Sy no.65 and Sy No.66 measuring 15 acres 31 guntas were Partitioned between Abdul Ragib Sab, Abdul Raqeeb & Abdul Wahab Sabi dated on 16.02.1951 registered as document no.2324/1951-52 **which is referred as document no.1**

Thereafter Abdul Gaffar Sabi S/o Abdul Wahab Sabi had sold the property bearing Sy No. 65 measuring 5 acres 10 guntas in favour of Sri Nanjundappa S/o Arenuru Munishamappa vide Sale deed dated 23.09.1958 bearing document no. 2038/58-59 **which is referred as document no.2**

Subsequently, the property bearing Sy No.66 measuring 5 acres was sold by Abdul Gaffar Sabi S/o Abdul Wahad Sabi in favour of Sri Venkataswamy Reddy S/o Arenuru Nanjundappa vide Sale Deed dated 20.04.1959 registered as document no. 155/1959-60 **which is referred as document no.3**

All the Revenue Records were mutated in the name of Sri Nanjundappa S/o Arenuru Munishamappa for both Sy No.65 and Sy No.66 as he was the head of the family/ 'Karthā'.



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It is seen that after the demise of Sri Nanjundappa S/o Arenuru Munishamappa, the family properties were partitioned between his legal heirs by name (1) Sri Venkataswamy Reddy, (2) Sri N Muniswamy Reddy and (3) Sri N Veerappa.

Partition Deed dated 27.06.1970 entered into between (1) Sri Venkataswamy Reddy, (2) Sri N Muniswamy Reddy and (3) Sri N Veerappa all are sons of Sri Nanjundappa, As per Item 3 of the Schedule 'B' Property Sy No. 65 measuring 14 guntas and 4 acres 2 guntas in Sy No.66 were allotted to the share of Sri N Muniswamy Reddy along with many other Survey Nos situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru, wherein Sri Venkataswamy Reddy and Sri N Veerappa were allotted with different other Sy nos **which is referred as document no.4**

Subsequently on 08.08.1996, the legal heirs of Sri Muniswamy Reddy S/o Sri Nanjundappa namely Sri M Vasu, Sri M Ashok, Sri M Shashi Kumar, Sri M Nagaraju and Sri M Mohan entered into Partition Deed and divided the family properties among themselves **which is referred as document no.5** and the share allotted as follows;

- i) Under 'A' Schedule Sri M Vasu is allotted with the share of 35 guntas in Sy no.66 and in Sy no.65 measuring 14 guntas and one more item of the property
- ii) Under 'B' Schedule Sri M Ashoka is allotted with the share of 35 guntas in Sy no.66 and one more item of the property
- iii) Under 'C' Schedule Sri M Shashi kumar is allotted with the share of 35 guntas in Sy no.66 and one more item of the property
- iv) Under 'D' Schedule Sri M Nagaraju is allotted with the share of 36 guntas in Sy no.66 and one more item of the property
- v) Under 'E' Schedule Sri M Mohan Babu is allotted with the share of 35 guntas in Sy no.66 and one more item of the property

Later khatha of the partitioned properties was mutated in their respective names on the basis of the Partition.

The Mutation Order bearing MR No. 1/96-97 mutation khatha of Sy No. 65 and 66 on the basis of Partition Deed dtd 08.08.1996 in the names of legal heirs of Sri N Muniswamy Reddy **which is referred as document no.6**

Mutation order: MR NO. T12/2018-19 mutating khatha in the Sri M Vasu for Sy No.65/3 **which is referred as document no.7**

Notarized Affidavit sworn Family Tree Sri Nanjundappa sworn by Sri Mohan Babu S/o late Sri Muniswamy reddy shows that (1) Sri Venkataswamy Reddy (2) Sri N Muniswamy Reddy (3) Sri N Veerappa are the legal heirs **which is referred as document no.8**



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Family Tree of Sri N Muniswamy issued by the Tahsildar office which goes to show that (1) Sri M Vasu, (2) Sri M Ashoka, (3) Sri M Shashi Kumar, (4) Sri M Nagaraj, (5) Sri M Mohan are his childrens is furnished **which is referred as document no.9**

Later Sy no.66 which totally measures 4 acres 2 guntas was phoded and divided into 5 portions., i.e

- # Sy no.66/1 measuring 35 guntas,
- # Sy no.66/2 measuring 36 guntas,
- # Sy no.66/3 measuring 35 guntas,
- # Sy no.66/4 measuring 35 guntas and
- # Sy no.66/5 measuring 21 guntas.

Subsequently Mutation order: MR NO. T16/2018-19 mutating khatha in the names of Sri M Mohan, Sri M Nagaraj, Sri M Shashi Kumar, Sri M Ashok and Sri M Vasu for Sy No. 66/1, 66/2, 66/3,66/4 and 66/5_which is referred as document no.10

Later with an intention to develop the said lands into a residential Apartment projects the landowners executed an Joint Development Agreement and General Power of Attorney in favour of M/S DSR Infra Projects represented by its partner Sri Satyanarayana Reddy.

Joint Development Agreement and General Power of Attorney hereby follows;

SY NO. 66/1 MEASURING 35 GUNTAS;

Joint Development Agreement dated 27.10.2022 executed by Sri D M Mohan @ Mohan Babu S/o Sri N Muniswamy Reddy, Smt Radha S W/o Sri D M Mohan @Mohan Babu and Kumari Inchara D/o Sri M Mohan Babu since sl no.3 is a minor she is represented by her father and natural guardian Sri D M Mohan Babu in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/1 (old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1- 06116/2022-23, Book no.1, stored in CD No. SRJD1235 before the Senior Sub Registrar Sarjapura, Basavanagudi **which is referred as document no.11**

General Power of Attorney dated 27.10.2022 executed by Sri D M Mohan @ Mohan Babu S/o Sri N Muniswamy Reddy, Smt Radha S W/o Sri D M Mohan @Mohan Babu and Kumari Inchara D/o Sri M Mohan Babu since sl no.3 is a minor she is represented by her father and natural guardian Sri D M Mohan Babu in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/1 (old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1- 06116/2022-23, Book no.1, stored in CD No. SRJD1235 before the Senior Sub Registrar Sarjapura, Basavanagudi.reg as doc no.SRJ-4-00366-2022-23 stored



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in CD no. SRJD1235 before the sub registrar Sarjapur, Basavanagudi **which is referred as document no.12**

SY NO. 66/2 MEASURING 36 GUNTAS;

The Release Deed dated 11.11.2019 executed by Kumari Moulya D/o Sri Nagaraju in favour of Sri M Nagaraju S/o late N Muniswamy Reddy with respect to property bearing Sy no. 66/2 (old sy no 66) measuring 36 guntas situated at Thigalachowdadenahalli Village, Sarjapur Hobli, Anekal Taluk registered as document no.SRJ-1-04139-2019-20 stored in CD No. SRJD490 before the sub registrar Sarjapur **which is referred as document no.13**

Joint Development Agreement dated 27.10.2022 executed by Sri M Nagaraju @ Nagaraju D M S/o Sri N Muniswamy Reddy and Smt Padma W/o Sri M Nagaraju @ Nagaraju D M in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/2(old Sy No. 66) measuring 36 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no.SRJ-1-06117-2022-23 stored in CD No. SRJD1235 before the sub registrar Sarjapur **which is referred as document no.14**

General Power of Attorney dated 27.10.2022 executed by Sri M Nagaraju @ Nagaraju D M S/o Sri N Muniswamy Reddy and Smt Padma W/o Sri M Nagaraju @ Nagaraju D M in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/2(old Sy No. 66) measuring 36 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no.SRJ-4-00367-2022-23 stored in CD No. SRJD1235 before the sub registrar Sarjapur **which is referred as document no.15**

SY NO.66/3 MEASURING 35 GUNTAS;

Joint Development Agreement dated 27.10.2022 executed by Sri M Shashi Kumar S/o Sri N Muniswamy Reddy, Smt Kala W/o Sri M Shashi Kumar, Sri Charan Kumar S S/o Sri M Shashi Kumar in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/3(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no.SRJ-1-06120-2022-23 stored in CD No. SRJD1235 before the sub registrar Sarjapur **which is referred as document no.16**

General Power of Attorney dated 27/10/2022 executed by Sri M Shashi Kumar S/o Sri N Muniswamy Reddy, Smt Kala W/o Sri M Shashi Kumar, Sri Charan Kumar S S/o Sri M Shashi Kumar in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/3(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no.SRJ-4-00370-2022-23 Stored in CD



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No. SRJD1235 before the sub registrar Sarjapur **which is referred as document no.17**

SY NO.66/4 MEASURING 35 GUNTAS;

Joint Development Agreement dated 17.02.2023 executed by Sri Ashoka M @ Ashok M S/o Mr N Muniswamy Reddy, Smt Vimala N W/o Sri M Ashok, Smt Sandhya Kiran W/o Sri Kiran R S in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to Property bearing Sy No. 66/4(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1- 09625/2022-23, Stored in CD no. SRJD 1322 before the Senior Sub Registrar Sarjapura **which is referred as document no.18**

General Power of Attorney dated 17.02.2023 executed by Sri Ashoka M @ Ashok M S/o Mr N Muniswamy Reddy, Smt Vimala N W/o Sri M Ashok, Smt Sandhya Kiran W/o Sri Kiran R S in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to Property bearing Sy No. 66/4(old Sy No. 66) measuring 35 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as document no.SRJ-4-00594-2022-23, stored in CD No. SRJD1322 before the sub registrar Sarjapur **which is referred as document no.19**

SY NO. 66/5 MEASURING 21 GUNTAS AND SY NO.65/3 MEASURING 14 GUNTAS;

Joint Development Agreement dated 27.10.2022 executed by Sri M Vasu S/o Sri N Muniswamy Reddy, Smt Mangala W/o Sri M Vasu, Sri Ajay V S/o Sri M Vasu and (A) Teshvika D/o Sri Ajay since sl no.4 is a minor she is been represented by her natural guardian and father Sri M Vasu in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/5(old Sy No. 66) measuring 21 guntas and Sy No. 65/3(old Sy No. 65) measuring 14 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-1- 06119/2022-23, Book no.1,Stored in CD no.SRJD1235 before the Senior Sub Registrar Sarjapura **which is referred as document no.20**

General Power of Attorney dated 27.10.2022 executed by Sri M Vasu S/o Sri N Muniswamy Reddy, Smt Mangala W/o Sri M Vasu, Sri Ajay V S/o Sri M Vasu and (A) Teshvika D/o Sri Ajay since sl no.4 is a minor she is been represented by her natural guardian and father Sri M Vasu in favour of M/S DSR Infra Projects represented by partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing Sy No. 66/5(old Sy No. 66) measuring 21 guntas and Sy No. 65/3(old Sy No. 65) measuring 14 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document No. SRJ-4- 00368/2022-23, Book no.1,Stored in CD no.SRJD1235 before the Senior Sub Registrar Sarjapura **which is referred as document no.21**



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RTC.

I have pursued the :

The Preliminary records for the year 1962-1963 for Sy No. 65 and Sy No.66 in the name of Abdul Gaffar Sabi S/o Abdul Wahab Sabi **which is referred as document no.22**

The Preliminary records for the year 1963-1964 for Sy No. 65 and Sy No.66 in the name of Abdul Gaffar Sabi S/o Abdul Wahab Sabi **which is referred as document no.23**

The Preliminary records for the year 1965-1966 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa **which is referred as document no.24**

The Preliminary records for the year 1966-1967 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa **which is referred as document no.25**

The Preliminary records for the year 1967-1968 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa **which is referred as document no.26**

The Preliminary records for the year 1968-1969 for Sy No. 65 and Sy No.66 in the name of Sri Nanjundappa **which is referred as document no.27**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 1976-77 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri Nanjundappa S/o Arenuru Munishamappa as per 'Kraya' **which is referred as document no.28**

RTC for the period of 1989-1990 to 1993-1994 for Sy no.65 measuring 3 acres 31 guntas in the name joint name of Sri N Venkataswamy Reddy and Sri Munishammy Reddy **which is referred as document no.29**

RTC for the period of 1994-95 to 1996-1997 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri Venkataswamy Reddy for 3 acres 17 guntas and 14 guntas in the name of Sri M Vasu **which is referred as document no.30**

RTC for the period of 1997-98 to 2001-02 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri N Venkataswamy Reddy for 3 acres 17 guntas and 14 guntas in name of Sri M Vasu **which is referred as document no.31**

RTC for the period of 2000-2001 to 2012-13 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri N Venkataswamy Reddy for 3 acres 17 guntas and in the name of Sri M Vasu for 14 guntas as per MR No. 1/96-97 **which is referred as document no.32.**

RTC for the period of 2013-14 for Sy no.65 measuring 3 acres 31 guntas in the name of Sri N Venkataswamy Reddy for 3 acres 17 guntas, in the name of Sri M Vasu for 14 guntas as per MR No. 1/96-97 and in the name of Sri D V Cheluvaraj for 1 acres 28 guntas as per MR No.H51/2013-14 **which is referred as document no.33**

RTC for the period of 2014-15 to 2018-19 for Sy no.65 in the name of Sri M Vasu measuring 14 guntas as per MR No. 1/96-97 ,in the name of Sri D V Cheluvaraj for



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1 acres 28 guntas as per MR No.H51/2013-14 and in the name of Sri Murali measuring 1 acre 28 guntas as per MR No. H81/2014-15 **which is referred as document no.34**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the year 2019-20 to 2023-24 for Sy No. 65/3 measuring 14 guntas in the name of Sri M Vasu as per MR No. T12/2018-19 **which is referred as document no.35**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-1970 to 1975-1976 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Nanjundappa S/o Arenuru Munishamappa as per 'Kraya' **which is referred as document no.36**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1979-1980 to 1988-89 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Nanjundappa S/o Arenuru Munishamappa as per 'Kraya' **which is referred as document no.37**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1989-1990 to 1993-1994 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Nanjundappa **which is referred as document no.38**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 1994-95 to 2001-02 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri Muniswamy reddy **which is referred as document no.39**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2001-02 to 2017-18 for Sy no.66 measuring 4 Acres 2 guntas in the name of Sri M Vasu and others as per MR No.1/96-97 **which is referred as document no.40**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2023-24 for Sy no.66/1 measuring 35 guntas in the name of Sri M Mohan as per MR No.T16/2018-19 **which is referred as document no.41**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2023-24 for Sy no.66/2 measuring 36 guntas in the name of Sri M Nagaraj as per MR No.T16/2018-19 **which is referred as document no.42**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2023-24 for Sy no.66/3 measuring 36 guntas in the name of Sri M Shashi Kumar as per MR No.T16/2018-19 **which is referred as document no.43**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2023-24 for Sy no.66/4 measuring 35 guntas in the name of Sri M Ashoka as per MR No.T16/2018-19 **which is referred as document no.44**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period of 2018-19 to 2023-24 for Sy no.66/5 measuring 21 guntas in the name of Sri M Vasu as per MR No.T16/2018-19 **which is referred as document no.45**

CONVERSION;

I have pursued the:



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Sy No.65/3 measuring 14 guntas

Official Memorandum dated 12.06.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 65/3 measuring 14 guntas for residential apartment purpose bearing vide no.499697 **which is referred as document no.46**

Sy No.66/1 measuring 35 guntas;

Official Memorandum dated 12.06.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/1 measuring 35 guntas for residential apartment purpose bearing vide no.499698 **which is referred as document no.47**

Sy No.66/2 measuring 35 guntas;

Official Memorandum dated 12.06.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/2 measuring 36 guntas for residential apartment purpose bearing vide no.499699 **which is referred as document no.48**

Sy No.66/3 measuring 35 guntas;

Official Memorandum dated 12.06.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/3 measuring 35 guntas for residential apartment purpose bearing vide no.499703 **which is referred as document no.49**

Sy No.66/4 measuring 35 guntas;

Official Memorandum dated 12.06.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/4 measuring 35 guntas for residential apartment purpose bearing vide no.499704 **which is referred as document no.50**

Sy No.66/5 measuring 35 guntas;

Official Memorandum dated 12.06.2023 issued by Deputy Commissioner, Bengaluru District, Bengaluru for conversion in respect of property bearing Sy no. 66/5 measuring 21 guntas for residential apartment purpose bearing vide no.499705 **which is referred as document no.51**

SURVEY RECORDS;

I have pursued the:

SY NO.65

- a) Haddu basthu for Sy no.65/3 **which is referred as document no.52**
- b) Tippani for for Sy no.65 **which is referred as document no.53**
- c) RR Pakka book for Sy no.65 **which is referred as document no.54**
- d) Index of land for Sy No. 65 and 66 **which is referred as document no.55**



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- e) Hissa Survey Babhathu for Sy No. 65 **which is referred as document no.56**
- f) Moola survey tippani for Sy No. 66 **which is referred as document no.57**
- g) Atlas for Sy no.65/1,2,3 **which is referred as document no.58**
- h) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.65/3 measuring 14 guntas **which is referred as document no.59**

SY NO.66

- a) Atlas for Sy no.66 goes to show that it is sub divided into 5 portions M Mohan is the Hissadar of Sy No. 66/1, M Nagaraj is the Hissadar of Sy No. 66/2, M Shashi Kumar is the Hissadar of Sy No. 66/3, M Ashok is the Hissadar of Sy No. 66/4 and M Vasu is the Hissadar of Sy No.66/5 **which is referred as document no.60**
- b) Index of land for Sy No.66 **which is referred as document no.61**
- c) Moola Survey Tippani Book for Sy No.66 **which is referred as document no.62**
- d) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/1 measuring 35 guntas **which is referred as document no.63**
- e) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/2 measuring 36 guntas **which is referred as document no.64**
- f) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/3 measuring 35 guntas **which is referred as document no.65**
- g) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/4 measuring 35 guntas **which is referred as document no.66**
- h) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/5 measuring 21 guntas **which is referred as document no.67**
- i) Joint Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of the Property bearing Sy No.66/1,2,3,4,5 **which is referred as document no.68**
- j) Thigalachowdadenahalli Village Map **which is referred as document no.69**

ENCUMBRANCES;

I have pursued the:



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- a) ENCUMBRANCE CERTIFICATE for the period from 01/04/1950 to 31/03/2004 Sy no.65 and Sy no.66 **which is referred as document no.70**
- b) ENCUMBRANCE CERTIFICATE for the period from 01.04.2004 to 03.01.2024 for Sy no.65 **which is referred as document no.71**
- c) ENCUMBRANCE CERTIFICATE for the period from 01.04.2004 to 03.01.2024 for Sy no.66 and Sy no. 65 **which is referred as document no.72**

FLOW OF TITLE WITH RESPECT TO SY NO.69/1 MEASURING 5 ACRES;

PRESENTLY land bearing Sy No.69/1 measuring 5 acres out of 6 acres 30 guntas, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru belongs to Sri V Ramachenga Reddy S/o late Sri V Sidda Reddy and his legal heirs And DSR Infra Projects are Joint Development Agreement Holders.

previously as per the "Khethuwar" extract for Sy no. 69 measuring 21 acres 26 guntas was in the name of Sri Konda Reddy S/o Kari Kondaiah, later Sy no.69 was sub divided into 9 portions and Sy no.69/1 was in possession of Sri Papaiah S/o Sri Veerappa. It appears that his family members have partitioned the family properties amongst themselves vide registered Partition Deed.

The Partition Deed dated 05.05.1951 executed between (1) Sri Papaiah S/o Sri Venkatashami (2) Sri Muniyappa S/o Sri S Papa Reddy (3) Sri Shivappa S/o Sri Thimaiah and (4) Sri Venkatashami S/o Sri Kondappa. As per the Partition Sri Shivappa was allotted with the Sy No.69/1 measuring 5 acres 18 guntas along with other property registered as Document no. 395/1951-52 **which is referred as document no.1**

It is observed that in the RR Pakka extract Sy no. 69/1 showing 7 acres 8 guntas, and kharab land as 1 acre 30 guntas and the net culturable/cultivable area as 5 acres 18 guntas, it appears leaving 'kharab' land net land was mentioned in the partition Deed, However later Record of rights, Tenancy and Crops was mutated in the name of Sri Shivappa for a total extent measuring 6 acres 32 guntas.

The Mutation order based on inheritance as per IHC No. 16/94-95, which shows that khathedar Veerappa has died 12 years back and his wife Thimmakka is also no more and their 3 children (1) Sri Shivarama reddy S/o late Papaiah, (2) Sri Chikka Putaiah S/o late Papaiah and (3) DP Gopala Reddy S/o late Late Papaiah have no objection for transferring khatha in the name of their uncle Sri Shivappa as he is in possession of the said property based on Partition **which is referred as document no.2**

Subsequently an Sale Deed dated 30.10.1995 was executed by Sri Shivappa S/o late Sri Thimma Reddy in favour of Sri G Y Prakash S/o late Gujarati Yellappa, Smt K S Gayatri W/o Sri G Y Prakash, Kumari Seema and Master Sagar P both are children of Sri G Y Prakash with respect to property bearing Sy no.69/1 measuring 6 acres



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32 guntas and 16 guntas of kharab land totally measuring 7 acres 08 guntas situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No. 4889/95-96 **which is referred as document no.3**

Later khatha for the property bearing Sy no.69/1 measuring 7 acres 8 guntas was mutated in the name of Sri G Y Prakash on basics of Sale deed dated 30.10.1995 bearing document no. 4889/95-96 vide MR No. 96/95-96 **which is referred as document no.4**

The Family Tree of Sri G Y Prakash sworn through a Declaration shows that Smt K S Gayatri is the wife of sworn by Sri G Y Prakash and Kum P Seema is the daughter and P Sagar is the son **which is referred as document no.5**

Thereafter Sri G Y Prakash S/o late Gujarati Yellappa, Smt K S Gayatri W/o Sri G Y Prakash, Kumari Seema and Master Sagar P both are children of Sri G Y Prakash and rep by their natural guardian and father Sri G Y Prakash executed an Sale Deed dated 15.12.2003 in favour of Sri V Siddarami Reddy S/o late V Chinga Reddy with respect to property bearing Sy no.69/1 measuring 6 acres 32 guntas excluding 16 guntas of phut guntas situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No. 11010/03-04 **which is referred as document no.6**

Subsequently khatha for the property bearing Sy no.69/1 measuring 6 acres 32 guntas was mutated in the name of V Siddarami reddy on basics of Sale deed dated 15.12.2003 bearing document no. 11010/03-04 vide MR No. 110/2004-05 **which is referred as document no.7**

Later an Family Partition Deed dated 09.03.2020 was executed between Sri V Sidda Rami Reddy S/o late Chenga Reddy, Sri V Siva Prasada Reddy, Sri Vijaya Bhaskar Reddy and Sri V Ramachenga Reddy all are children of Sri V Sidda Rami Reddy with respect to property bearing Sy no.69/1 along with many other items, where in Sri V Ramachenga Reddy is allotted with share of 6 acres 32 guntas in Sy no.69/1 along with many other items situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No. SRJ-1-00407/2022-23 before the sub registrar Sarjapura stored in CD no.SRJD1093 registered on 19.04.2022 **which is referred as document no.8**

And the Khatha was mutated as MR No. H58/2021-22 in the name of Sri V Ramachenga Reddy **which is referred as document no.9**

and MR No. T132/2022-23 in the name of Sri V Ramachenga Reddy **which is referred as document no.10**

Subsequently an Power of Attorney dated 29.12.2022 was executed by Ms Saumya Reddy Valasareddi D/o Sri V Ramachenga Reddy in favour her Father Sri V Ramachenga Reddy registered at Newyork City **which is referred as document no.11**

Along with another Power of Attorney dated 29.12.2022 was executed by Mr Aditya Reddy S/o Sri V Ramachenga Reddy in favour his Father Sri V Ramachenga Reddy registered at Newyork City **which is referred as document no.12**



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Later an Joint Development Agreement dated 03.02.23 is executed by Sri V Sri V Ramachenga Reddy S/o Sri V Sidda Rami Reddy, Sri Saumya Reddy Valasareddy W/o Sri V Sri V Ramachenga Reddy, Sri M P Aditya Reddy Valasareddy S/o Sri V Sri V Ramachenga Reddy in favour of M/S DSR Infra Structure rep by its partner/authorized signatory Sri K S Sathynarayana Reddy with respect to property bearing Sy no.69/ 1 measuring 5 acres situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No.10769/22-23 **which is referred as document no.13**

Along with General Power Of Attorney dated 03.02.23 is executed by Sri V Sri V Ramachenga Reddy S/o Sri V Sidda Rami Reddy, Sri Saumya Reddy Valasaredu W/o Sri V Sri V Ramachenga Reddy, Sri M P Aditya Reddy Valasareddy S/o Sri V Sri V Ramachenga Reddy in favour of M/S DSR Infra Structure rep by its partner/authorized signatory Sri K S Sathynarayana Reddy with respect to property bearing Sy no.69/ 1 measuring 5 acres situated at Thigalachowdenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District registered as Document No.289/22-23 **which is referred as document no.14**

RTC;

I have pursued the:

The Khethuwar extract for Sy No. 69 measuring 21 guntas 26 guntas in the name of Sri Konda reddy S/o Kari Kondaiah **which is referred as document no.15**

Hissa Tippani of Sy No. 69 goes to show that this survey number is sub dividied into 9 portions and Sy No.69/1 is in possession of Sri Papaiah S/o Veerappa **which is referred as document no.16**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 1969-70 to 1973-1974 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa **which is referred as document no.17**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 1974-1975 to 1978-1979 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa **which is referred as document no.18**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 1984-1985 to 1988-1989 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa **which is referred as document no.19**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 1989-90 to 1993-1994 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Papaiah S/o Sri Veerappa **which is referred as document no.20**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 1994-1995 to 1996-1997 for Sy no. 69/1 measuring 6 acres 32 guntas



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excluding 16 guntas 'Kharab' land in the name of Sri G Y Prakash and others **which is referred as document no.21**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 1997-1998 to 2002-2003 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the name of Sri Sagar and others in the names of Sri G P Prakash and others **which is referred as document no.22**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 2000-01 to 2004-05 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the joint names of Sri Prakash and others **which is referred as document no.23**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 2005-06 to 2021-22 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the names of Sri Sidda Rami Reddy as per MR No.110/2004-05 **which is referred as document no.24**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 2022-23 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the names of Sri Ramachenga Reddy as per MR No.132/2022-23 **which is referred as document no.25**

The Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.69/1 for the period of 2023-2024 for Sy no. 69/1 measuring 6 acres 32 guntas excluding 16 guntas 'Kharab' land in the names of Sri Ramachenga Reddy as per MR No.132/2022-23 **which is referred as document no.26**

CONVERSION

I have pursued the:

Official Memorandum dated 12.06.2023 bearing no.499381 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion with respect to property bearing Sy no. 69/1 measuring 7.08 guntas for residential purpose **which is referred as document no.27**

SURVEY RECORDS

I have pursued the:

a) Akarbandh for Sy No.69/1 **which is referred as document no.28**

b) Atlas for Sy No.69/1 **which is referred as document no.29**

c) Nil Tenancy Endorsement for Sy No.69/1 measuring 6 acres 32 guntas **which is referred as document no.30**

d) Hissa Survey Pakka Book for Sy No.69/1 **which is referred as document no.31**

e) Hissa Survey Tippani Book for Sy No.69/1 **which is referred as document no.32**

f) Second reclassification for Sy No.69/1 **which is referred as document no.33**



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g) Index of land for Sy No.69/1 **which is referred as document no.34**

h) Thigalachowdenahalli Village Map **which is referred as document no.35**

ENCUMBRANCES

I have pursued the:

a) ENCUMBRANCE CERTIFICATE for the period from 01.04.1950 to 31.03.2004 for sy no.69/1 **which is referred as document no.36**

b) ENCUMBRANCE CERTIFICATE for the period from 01.04.1974 to 1.10.2003 for sy no.69/1 **which is referred as document no.37**

c) ENCUMBRANCE CERTIFICATE for the period from 01.04.2004 to 24.11.2023 for sy no.69/1 **which is referred as document no.38**

FLOW OF TITLE WITH RESPECT TO SY NO.113/5(OLD SY NO.113) MEASURING 17 GUNTAS, SY NO. 113/6 MEASURING 0.07.12 GUNTAS AND SY NO. 117/7 MEASURING 30 GUNTAS

PRESENTLY land bearing Sy No.113/5, old sy no.113/1 measuring 17 guntas, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru belongs to Smt Akshitha and her legal heirs and M/S DSR Infra Projects are Joint Agreement Holders.

Sy No.113/6 measuring 0.07.12 guntas belongs to Sahith Reddy Pellakuru, Miss Dodla Krithi Reddy, Smt Devireddy Amulya and Smt K Nagadurgeswari.

Sy No.113/7 measuring 30 guntas belongs to Sahith Reddy Pellakuru, Miss Dodla Krithi Reddy, Smt Devireddy Amulya and Smt K Nagadurgeswari.

Previously larger extent of the land bearing Sy No. 113/1 measuring 7 acres 23 guntas was belonging to Smt Ramijabi W/o Abdul Wahab Sabi.

As per the orders passed in RR bearing no. 212 with respect to Sy no.113 measuring 7 acres 23 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District is in the name of Smt Ramijabi W/o Sri Abdul Wahab it is said that Mrs Ramijabi had acquired the property in an auction during the year 1936-37 bearing vide order No. 304/36-37 dated 29.07.1937 **which is referred as document no.1**

Later, Smt Ramijabi W/o Sri Abdul Wahab Sabi has sold the property through an Sale Deed dated 04.06.1954 in favour of Sri Errappa S/o Sri Kondappa with respect to property bearing Sy no.113 measuring 7 acres 23 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no. 1230/1954-55 **which is referred as document no.2**

Subsequently Sri Errappa S/o Sri Kondappa has sold Sy No. 113 measuring 7 acres 23 guntas in favour of Sri Nanjundappa S/o Sri Munishammappa vide Sale Deed



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dated 26.6.1958 registered as document no. 1315/1958-1959 **which is referred as document no.3**

Thereafter legal heirs of Sri Nanjundappa by the names (1) Sri Venkataswamy Reddy (2) Sri N Muniswamy Reddy, (3) Sri D N Veerappa have entered into Partition Deed, as per Item No.3 of Schedule 'A' Property under the Partition Deed, Sri N Venkataswamy was allotted Sy No.113 measuring 7 acres 23 guntas **which is referred as document no.4.**

Later somehow by mistake of fact, one Sri N Ramaiah's name was entered in the RTC Col No.9 for the extent of 1 acre 32 guntas. Against that, a revision petition was filed in RA.61/1989 before the Sub divisional officer, And the Order passed in RA.61/1989 by the Sub divisional officer stating MR.6/84-85 in respect of Sy No. 113 is set aside. As respondent No.2 purchased St No.111/3 measuring 1 acre 32 guntas in Sy No.111/3 and Sy No.113 was never 'phoned' at all. The Order passed in RA.61/1989 **which is referred as document no.5**

Subsequently an Sale Deed dated 08.08.74 is executed by Smt Shanthamma W/o Sri Muniswamy Reddy in favour of Sri Patel N Ramaiah S/o Sri Patel N Nanjappa with respect to property bearing Sy no.111/3 measuring 1 acres 32 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. 1618/1974-1975 **which is referred as document no.6**

Mutation Order bearing No. 6/84-85 mutation khatha of Sy No. 113/3 measuring 1 acre 32 guntas in name of Sri Patel N Ramaiah S/o Patel Nanjappa as per Sale Deed No.1618/74-75. Thus, the wrong name was entered in RTC for Sy No.113/1 was deleted/struct off **which is referred as document no.7**

Mutation Order bearing No. 5/88-89 mutation khatha of Sy NO. 113/3 measuring 7 acre 32 guntas and many other properties in name of Sri Venkataswamy as per the settlement deed signed by Sri D N Veerappa and his brothers N Venkataswamy in case No.RRT.CR,107/89-90 dated 26.04.1990, As per Panchayath Parikath/partition deed referred above, Sri N Venkataswamy Reddy was allotted Sy No. 113 measuring 7 acres 23 guntas and brother Sri D N Veerappa had objected for the khatha transfer. Somehow matter was amicably settled between them and khatha got transferred in the name of Sri N Venkataswamy **which is referred as document no.8**

Whereas Sri N Venkataswamy S/o Sri Nanjundappa while exercising his ownership rights had obtained loan from Prathamika Sahakari Krushi mathu Gramina Abhiruddi Bank Ltd Anekal Taluk.

vide Mortgage Deed dated 12.06.1991 executed by Sri Venkataswamy S/o Sri Nanjundappa in favour of Prathamika Sahakari Krushi mathu Gramina Abhiruddi Bank Ltd Anekal Taluk for Sy no. 113 measuring 7 acres 23 guntas along with one more item of the property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District bearing document no.35/91-92 **which is referred as document no.9**



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Further the same was discharged in an Discharge Deed dated 28.05.98 executed by Prathamika Sahakari Krushi mathu Gramina Abhiruddi Bank Ltd Anekal Taluk in favour of Mr Venkataswamy S/o Mr Nanjundappa with respect to property bearing Sy no. 113 measuring 7 acres 23 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no. BNG(U)ANKL/708/98-99 **which is referred as document no.10**

Family Tree of Sri N Venkataswamy Reddy goes to show that (1) Smt Kanthamma, (2) Smt Vijaya (3) Smt Prabhavathi (4) Sri Cheluvaraju (5) Sri D V Suresh and (6) Sri D V Murali are the legal hiers of Sri N Venkataswamy Reddy **which is referred as document no.11**

The Death certificate of Sri N Venkataswamy Reddy goes to show that he died on 25.01.2018 **which is referred as document no.12**

One of the son of Sri N Venkataswamy Reddy namely Sri D V Murali had filed an Partition suit bearing OS no.119/2014 filed before the Court of The Senior Civil Judge and JMFC, Anekal against Sri N Venkataswamy Reddy S/o late Sri Nanjundappa, Sri D V Cheluvaraju and Sri D V Suresh both are sons of Sri N Venkataswamy Reddy for the property bearing Sy no.113 measuring 3 acre 31 ½ guntas and 6 guntas 'kharab' land totally measuring 3 acres 37 ½ guntas out of 7 acres 23 guntas along with other survey no's, were allotted to the share of the second Defendant Sri D V Cheluvaraju under Schedule 'B' Property registered as document no. ANK-1-00758-2014-15 stored in CD no. ANKD371 before the Sub registrar Anekal **which is referred as document no.13**

Thereafter Mutation Order bearing; MR No. H51/2013-14 mutating khatha of sy no.113/P measuring 3 acres 31.08 guntas in the name of Sri D V Cheluvaraju on basis of Partition through civil court **which is referred as document no.14**

Subsequently one of the daughter of Sri Venkataswamy Reddy by the name Smt Vijaya had filed a suit for Partition in OS No. 657/2009 before the court of the senior civil judge and JMFC at Anekal, The Complaint copy filed in OS No. 657/2009 **which is referred as document no.15**

However the said suit bearing OS No. 657/2009 was dismissed as the plaintiff pleaded that there was no partition among defendant and mutation entries of the Schedule properties came to be made in the names of the defendants as per the terms of the decree in OS No.119/2014 and it is said that the plaintiff was born on 08.02.1952 much prior to the commencement of the Hindu succession act 1956 **which is referred as document no.16**

The order passed in IA.NO.5 in 657/2009 goes to show that I.A No. 5 u/O 7 Rule 11(a),(b) and (d) read with Sec 151 of CPC filed by the applicant/defendant 4 is allowed and plaint is rejected



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Thereafter an appeal was preferred by the plaintiff Smt Vijaya against the order passed in OS No. 657/2009 before the court of Ill Addl, District and Sessions Judge, Anekal in RA No.5076/2016

The order sheet filed in RA No. 5076/2016 filed Ill Additional District Sessions judge, Anekal goes to show that the appeal is hereby dismissed as not pressed in terms of MEMO **which is referred as document no.17**

The Memo filed by the Appellant Vijay goes to show that dispute resolved as parties have compromised in OS No. 238/2019 and said compromise petition is registered as Document no. ANK-1-90760/2018-19 **which is referred as document no.18**

Subsequently Sri C Ashwin S/o Sri Cheluvaraju grandson of Sri N Venkataswamy had filed a suit for Partition against his father Sri D V Cheluvaraju OS no.129/2016 filed before the Court of The Senior Civil Judge and JMFC, Anekal

Final Decree passed in OS no.129/2016 filed before the Court of The Senior Civil Judge and JMFC, Anekal filed by Sri C Ashwin against Sri Cheluvaraju and others, As per the Decree Schedule 'B' Property allotted to the share of Plaintiff Sri C Ashwin i.e Sy No.113 measuring 3 acres 31 ½ guntas and 6 guntas 'kharab' land totally measuring 3 acres 37 ½ guntas together with Farm House, RCC construction, Sapota Plantation etc registered as Document no bearing ANK-1-00683-2016-17 stored in CD no. ANKD403 before the office of sub registrar Anekal **which is referred as document no.19**

Later one more Original suit was filed by Smt D V Kanthamma D/o Late N Venkataswamy Reddy. Same was later compromised and closed

Order Sheet and Joint Compromise Petition filed in OS No. 238/2019 before the Senior Civil Judge and JMFC, at Anekal. As per that under Schedule 'E' and Schedule 'H' both Sri C Ashwin and Sri D V Murali were allotted 3 acres 35 guntas each out of 7 acres 35 guntas, further both have given up 0.02 ½ guntas each i.e 0.05 guntas for the purpose of 20 feet width and 270 feet length road running from North to South 20 feet East to West 270 feet towards the Southern side in the land bearing Sy No. 113 to reach the land bearing Sy No.114/5 **which is referred as document no.20**

Final Decree passed before the Court of Senior Civil Judge and JMFC, Anekal bearing OS no.238/2019 filed by Smt D V Kanthamma D/o Sri N Venkataswamy Reddy against Smt Vijaya D/o Sri N Venkataswamy Reddy registered as document no. ANK-1-09774-2018-19 before the Sub registrar Anekal, as per the decree Sri C Ashwin was allotted with the share of 3 acres 29 guntas and 06 guntas of 'kharab' land totally measuring 3 acre 35 guntas out of 7 acres 35 guntas including 12 guntas of 'kharab' together with Farm House, Sapota Plantation, Neem tree, teak wood, nerale, jack fruit and coconut trees situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District guntas **which is referred as document no.21**

Mutation Order; MR no. H123/2019-20 mutating khatha of Sy No.113/1 measuring 3 acres 29 guntas in the name of Sri C Ashwin on the basis of Partition in OS No.238/2019 **which is referred as document no.22**



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Mutation Order; MR no. T25/2019-20 mutating khatha of Sy No.113/1 measuring 3 acres 34 $\frac{3}{4}$ guntas in the name of Sri C Ashwin on the basis of 'Podi' **which is referred as document no.23**

Mutation Order; MR no. H85/2015-16 mutating khatha of Sy No.113 measuring 3 acres 31 guntas in the name of Sri C Ashwin **which is referred as document no.24**

Later an Release Deed was executed by Smt Kanthamma D/o Sri N Venkataswamy Reddy in favour of (1) Sri Venkataswamy S/o late Nanjunda Reddy, (2) Sri D V Cheluvaraju S/o Sri N Venkataswamy Reddy and (3) Sri D V Murali S/o Sri Venkataswamy Reddy releasing her rights, title and interest in respect of her share with respect to property bearing Sy no.113 measuring 7 acres 23 guntas along with two item of the property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no.SRJ-1-02356/2010-11 stored in CD No. SRJD46 before the office of Sub registrar Sarjapura **which is referred as document no.25**

Mutation Order; MR no. H81/2014-15 mutating khatha of Sy No. 113 in the name of Sri Venkataswamy Reddy and Sri Murali **which is referred as document no.26**

Subsequently an Gift Deed dated 25.11.2020 executed by Sri Ashwin C S/o Sri D V Cheluvaraju in favour of his wife Smt Akshitha V S W/o Sri C Ashwin with respect to property bearing New Sy no.113/1(old no.113) measuring 17 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no.ANK-1-04433/2020-21 stored in CD No. ANKD 920 before the office of Sub registrar Anekal **which is referred as document no.27**

Mutation Order; MR no. H72/2020-21 mutating khatha of Sy No. 113/1 in the name of Sri C Ashwin and Sy no.113/5 in the name of Smt Akshitha **which is referred as document no.28**

Mutation Order; MR no. T126/2022-23 mutating khatha for Sy No.113/1 measuring 3 acres 12 guntas in the name of Sri C Ashwin and Sy No.113/5 measuring 17 guntas in the name of Smt Akshitha **which is referred as document no.29**

With an intention to develop an Joint Development Agreement dated 10.11.2022 executed by Smt V S Akshitha W/o Sri C Ashwin and Baby Sonvi A Reddy sl no.2 is a minor represented by her father and natural guardian Sri C Ashwin S/o Sri Cheluvaraju D V in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing New Sy no.113/5(old no.113/1) measuring 17 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.SRJ-1-06525/2022-23 stored in CD No. SRJD 1246 before the Sub registrar Sarjapura, Basavangudi **which is referred as document no.30**

Along with General Power of Attorney dated 10.11.2022 executed by Smt V S Akshitha W/o Sri C Ashwin and Baby Sonvi A Reddy sl no.2 is a minor represented by her father and natural guardian Sri C Ashwin S/o Sri Cheluvaraju D V in favour of M/S DSR Infra Projects represented by its partner/authorized Signatory Sri K S Sathyanarayana Reddy with respect to property bearing New Sy no.113/5(old



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no.113/1) measuring 17 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.SRJ-4-00393/2022-23 stored in CD No. SRJD 1246 before the Sub registrar Sarjapura, Basavanagudi **which is referred as document no.31**

SY NO.113/6 MEASURING 08 GUNTAS

An Absolute Sale Deed dated 29.03.2023 executed by Sri C Ashwin S/o Sri Cheluvvaraju, Smt Akshitha V S W/o Sri C Ashwin and Baby Sonvi Reddy sl no.3 is a minor represented by her father and natural guardian Sri C Ashwin in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pallkuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhkar Reddy and Smt Naga Durgeshwari W/o Sri Sathyanarayana reddy all are represented by GPA Holder Sri K S Sathyanarayana reddy with respect to property bearing Sy no.113/1 measuring 0.07.12 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no. SRJ-1-10903-2022-22 stored in CD no. SRJD 1351 before the office of sub registrar Basavanagudi **which is referred as document no.32**

Later Power of Attorney dated 08.09.2023 executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/6(old sy no.113/1) measuring 0.07.12 guntas along with other sy nos situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District **which is referred as document no.33**

With the intention to develop An Joint Development Agreement dated 31.01.2024 was executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/6(old sy no.113/1) measuring 0.07.12 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.09927/2023-24 Book no.1 before the office of sub registrar Sarjapur **which is referred as document no.34**

Along with General Power of Attorney dated 31.01.2024 executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/6(old sy no.113/1) measuring 0.07.12 guntas along with other sy nos situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal



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Taluk, Bengaluru Urban District registered as Document no.00636/2023-24 Book no.4 before the office of sub registrar Sarjapur **which is referred as document no.35**

SY NO.113/7 MEASURING 30 GUNTAS;

Absolute Sale Deed dated 29.12.2022 executed by Sri C Ashwin S/o Sri Cheluvaraju, Smt Akshitha V S W/o Sri C Ashwin and Baby Sonvi Reddy sl no.3 is a minor represented by her father and natural guardian Sri C Ashwin in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pallkuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt Naga Durgeshwari W/o Sri Sathyanarayana reddy all are represented by GPA Holder Sri K S Sathyanarayana reddy with respect to property bearing (Old sy no.113) Sy no.113/1 measuring 30 guntas excluding 1 gunta 'kharab' situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as document no. SRJ-1-08068-2022-22 stored in cd no. SRJD 1283 before the office of sub registrar Sarjapur **which is referred as document no.36**

Power of Attorney dated 08.09.2023 executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/7 (old sy no.113/1) measuring 30 guntas along with one more item of the property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District **which is referred as document no.37**

Joint Development Agreement dated 31.01.2024 executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/7 (old sy no.113/1) measuring 30 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.09927/2023-24 Book no.1 before the office of sub registrar Sarjapur **which is referred as document no.38**

Along with General Power of Attorney dated 31.01.2024 executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.113/7 (old sy no.113/1) measuring 30 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.00636/2023-24



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Book no.4 before the office of sub registrar Sarjapura **which is referred as document no.39**

Mutation Order; MR no. T44/2023-24 mutating khatha of Sy No. 113/1, 113/6 and 113/7 in the name of Smt Akshitha and others **which is referred as document no.40**

ENDORSEMENT;

I have pursued the:

Sy No.113 measuring 3 acres 31.08 guntas

Endorsement, dated 20.04.2017 bearing no. RD0038028076630 issued by Tahsildar, Bangalore, stating No Tenancy cases are field for Sy no.113 measuring 3 acres 31.08 guntas **which is referred as document no.41**

RTC :

I have pursued the:

RR balgagh extract goes to show that Block-1 measuring 3 acres 17 $\frac{3}{4}$ guntas is assigned Sy No.113/1 and Sri C Ashwin is the Hissdar. And Block-2 measuring 17 guntas is assigned Sy No. 113/5 Smt Akshitha is the Hissedar **which is referred as document no.42**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 1969-70 to 1973-74 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa on the basis of 'Kraya' **which is referred as document no.43**

The Records of Rights, Tenancy and Crop Inspection (RTC) The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 1974-75 to 1978-79 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa on the basis of 'Kraya' **which is referred as document no.44**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 1979-80 to 1983-84 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa on the basis of 'Kraya' **which is referred as document no.45**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 1984-85 to 1988-89 for Sy No.113 measuring 5 acres 21 guntas in the name of Sri Nanjundappa S/o Sri Munishamappa and 1 acre 32 guntas in the name of Sri N Ramaiah on the basis of MR No.6/84-85. How ever in the same RTC n Ramaiah's name is later struck off **which is referred as document no.46**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 1989-1990 to 1993-94 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy **which is referred as document no.47**



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The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 1994-95 to 1999-2000 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy **which is referred as document no.48**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 2000-01 to 2013-14 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy on the basis of MR No. H51/2013-14 **which is referred as document no.49**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 2013-14 to 2014-15 for Sy No.113 measuring 7 acres 23 guntas in the name of Sri Venkataswamy Reddy for 3 acres 31.08 guntas and Sri D V Cheluvvarju for 3 acres 31.08 guntas on the basis of MR No. H51/2013-14 **which is referred as document no.50**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 2014-15 to 2015-16 for Sy No.113/P measuring 7 acres 23 guntas in the name of Sri D V Cheluvvarju for 3 acres 31.08 guntas on the basis of MR No. H51/2013-14 and Sri D V Murali for 3 acres 31.08 guntas on the basis of MR No. H81/2014-15 **which is referred as document no.51**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113 from the year 2016-17 to 2019-20 for Sy No.113/P measuring 7 acres 23 guntas in the name of Sri D V Murali for 3 acres 31.08 guntas on the basis of MR No. H81/2014-15 and Sri C Ashwin for 3 acres 31 guntas on the basis of MR No. H85/2015-16 **which is referred as document no.52**

RTC for sy no.113/1 from the year 2020-21 to 2021-22 for Sy No.113/1 in the name of Sri C Ashwin for 3 acres 12 guntas on the basis of MR No. H123/2019-20 **which is referred as document no.53**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113/1 from the year 2022-23 to for Sy No.113/1 in the name of Sri C Ashwin for 2 acres 22 guntas on the basis of MR No. H123/2019-20 and Sri Sahith reddy for 30 guntas , Smt Dodla Krithi Reddy, Smt Devireddy Amulya and Smt Naga Durgeshwari on the basis of MR No. T86/2022-23 **which is referred as document no.54**

RTC for sy no.113/1 from the year 2023-24 for Sy No.113/1 in the name of Sri C Ashwin for 2 acres 14 guntas on the basis of MR No. T44/2023-24 **which is referred as document no.55**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113/5 from the year 2023-24 for Sy No.113/5 in the name of Smt Akshitha for 17 guntas on the basis of MR No. T126/2022-23 **which is referred as document no.56**

The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113/6 from the year 2023-24 for Sy No.113/6 in the name of Sri Sahith Reddy for 0.07 guntas on the basis of MR No. T53/2023-24 **which is referred as document no.57**



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The Records of Rights, Tenancy and Crop Inspection (RTC) for sy no.113/7 from the year 2023-24 for Sy No.113/7 in the name of Sri Sahith Reddy and others for 0.30 guntas on the basis of MR No. T54/2023-24 **which is referred as document no.58**

CONVERSION;

I have pursued the:

Sy no. 113/5 measuring 17 guntas;

a) Official Memorandum dated 12.06.2023 bearing No. 499707 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion in respect of Sy No. 113/5 measuring 17 guntas for the residential purpose **which is referred as document no.59**

Sy no. 113/6 measuring 8 guntas;

b) Official Memorandum dated 27.09.2023 bearing No. 536749 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion in respect of Sy No. 113/6 measuring 8 guntas for the residential purpose **which is referred as document no.60**

Sy no. 113/7 measuring 31 guntas;

c) Official Memorandum dated 27.09.2023 bearing No. 536755 issued by Deputy Commissioner, Bengaluru District, Bengaluru to conversion in respect of Sy No. 113/7 measuring 31 guntas for the residential purpose **which is referred as document no.61**

SURVEY RECORDS;

I have pursued the:

a) Index of land **which is referred as document no.62**

b) 11E Sketch in respect of property bearing sy no.113/1 **which is referred as document no.63**

c) Tippani in respect of property bearing sy no.113/1 **which is referred as document no.64**

d) Village pakka book in respect of property bearing for sy no.113/1 **which is referred as document no.65**

e) Hissa **which is referred as document no.66**

f) Akarbandh issued by Tahsildar, Bengaluru East Taluk, Krishnarajapuram in respect of property bearing sy no.113/1 **which is referred as document no.67**

g) Akarbandh in respect of property bearing sy no. 113/1 and Sy No.113/5 **which is referred as document no.68**

h) Akarbandh in respect of property bearing sy no.113/6, **which is referred as document no.69**



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i) Akarbandh in respect of property bearing sy no.113/7, **which is referred as document no.70**

i) Thigalachowdenahalli Village Map, **which is referred as document no.71**

ENCUMBRANCES;

I have pursued the:

ENCUMBRANCE CERTIFICATE with respect to sy no.113 for the period 01.04.1950 to 31.03.2004 **which is referred as document no.72**

ENCUMBRANCE CERTIFICATE for sy no.113 for the period of 01/04/1960 to 01/04/2005 **which is referred as document no.73**

ENCUMBRANCE CERTIFICATE with respect to sy no.113/1 for the period 01.04.2004 to 09.11.2022 **which is referred as document no.74**

ENCUMBRANCE CERTIFICATE with respect to sy no.113/5 for the period 10.11.2022 to 31.08.2023 **which is referred as document no.75**

ENCUMBRANCE CERTIFICATE with respect to sy no.113/6 for the period 01.09.2023 to 01.12.2023 **which is referred as document no.76**

ENCUMBRANCE CERTIFICATE with respect to sy no.113/7 for the period 01.09.2023 to 04.12.2023 **which is referred as document no.77**

**FLOW OF TITLE WITH RESPECT TO SY NO ; 114/10 (OLD SY NO.114/2)
MEASURING 28 ½ AND 01 ½ GUNTAS KHARAB GUNTAS**

Presently the land bearing Sy No.114/2, old Sy no. 114 measuring 28.08 guntas and 1 ½ guntas of 'Kharab' land, situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District belongs to Smt C Divyashree and her legal heirs and M/S DSR Infra Projects are the joint Agreement Holders.

Sy no.114/11 measuring 2 acres out of 2 acres 20 guntas Sri Sahith Reddy and others situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District

AND Sy No.114/7 measuring 7 guntas belonging to Sri Vamsi Krishna situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District

Previously, the larger extent bearing Sy no.114 measuring 2 acres 20 guntas belongs Abdul Khader, he subsequently sold the property to one Sri Nanjundappa S/o Sri Muniswamy vide Sale Deed dated 23.08.54 registered as document no. 1280/54-55 situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District **which is referred as document no.1**

Whereas Taj Unis W/o Syed Sab executed an Sale Deed in favour of Smt Amiyabiyamma W/o Sri Abdul Hadi with respect to property bearing Sy No.114 measuring 1 acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura



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Hobli, Anekal Taluk, Bengaluru District registered as document no.1680/54-55 dated 30.10.51 **which is referred as document no.2**

Whereas, Sri Nanjundappa S/o Sri Munishamappa executed an Sale Deed in favour of Sri Thimappa S/o Sri Shamappa with respect to property bearing Sy No.114 measuring 1 acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.2025/54-55 dated 06.01.55 **which is referred as document no.3**

Whereas an Sale Deed dated 21.06.55 executed by Ahmad ali khan S/o Khader in favour of Smt Amiyabiyamma W/o Sri Abdul Hadi with respect to property bearing Sy No.114 measuring 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.696/55-56 **which is referred as document no.4**

Whereas an Sale Deed executed by Khaderdab in favour of Smt Amiyabiyamma W/o Sri Abdul Hadi with respect to property bearing Sy No.114 measuring 1 acres 10 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.697/55-56 dated 21.06.55 **which is referred as document no.5**

Subsequently Smt Amiyabiyamma W/o Sri Abdul Hadi sold the property with respect to property bearing Sy No.114 measuring 9 acres 10 $\frac{1}{4}$ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District in favour of Sri Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah vide Sal Deed registered as document no.2267/55-56 dated 16.02.56 **which is referred as document no.6**

And the larger extent bearing Sy no.114 measuring 9 acres 10 $\frac{1}{4}$ guntas was in the joint name of Sri Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah and the same was mutated as per mutation order bearing MR No. 10/55-56 **which is referred as document no.7**

MR No. 10/55-56 as per RR No. 439 mutating khata of Sy no.114 measuring 9 acres 10 $\frac{1}{4}$ guntas in the name of (1) Sri Veerappa S/o Papaiah and (2) Sri Appajappa S/o Sri Bharaiah, have purchased vide sale deed executed by Smt Amiyabiyamma W/o Sri Abdul Hadi .

It appers that between years 1955-56 to 1981-1982 there was a prtition of properties between Sri Veerappa and Sri Appajappa, and Sy no. 114 measuring 9 acres 10 $\frac{1}{4}$ guntas was partitioned between them and a portion of Sy no. 114 was in possession and enjoyment of Sri Appajappa.

Subsequently in the year 03.10.83, A Chinnappa Reddy S/o late Appajappa sells Sy no.114 measuring 1 acre 11 guntas in favour of Sri N Venkataswamy Reddy S/o Sri Nanjundappa vide Sale Deed registered as document no. 942/83-84 and the contents the sale deed goes to show that it was acquired by him vide registered Partition Deed dated 21.04.1977 registered as document no. 224/77-78. However a partition deed dtd 24.04.1977 registered as document no.224/77-78 has to be obtained.



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The Sale Deed dated 03.10.1983 executed by Sri Chinnappa S/o late Appajappa in favour of Sri Venkataswamy Reddy S/o Sri Nanjundappa for the property bearing Sy no. 114 measuring 1 acre 11 guntas registered as Document no. 942/83-84 **which is referred as document no.8**

Subsequently, Khatha for Sy no. 114 measuring 1 acre 11 guntas was mutated in the name of Sri N Venkataswamy Reddy S/o Sri Nanjundappa vide Mutation Order bearing MR No. 7/1984-85 on the basis of Sale Deed No.942/83-84 **which is referred as document no.9**

The RR Balbagh for Sy no. 114 goes to show that Sri N Venkataswamy Reddy S/o Sri Nanjundappa is the hissadar of Sy no. 114/2 measuring 1 acre 11 guntas, 1 ½ gunta 'kharab'.

Later Sri N Venkataswamy Reddy S/o Sri Nanjundappa gifted the property bearing Sy no.114/2 measuring 1 acre 12 ½ guntas in favour of his children jointly, bearing vide Gift Deed dated 02.05.2012 registered as Doc No.ANK-1-01039/2012-13 stored in CD No. ANKD315 executed in favour of Sri Cheluvarju and Sri Murali **which is referred as document no.10**

And the same was mutated as per Mutation Order ; MR No. H14/2012-13 in name of Sri Cheluvaraju and Sri Murali both are sons of Sri Venkataswamy Reddy **which is referred as document no.11**

Later one of the daughter of Sri Venkataswamy Reddy by the name of Smt D V Kanthamma had filed a suit for Partition, vide Order Sheet and Compromise Petition filed in OS No. 238/2019 before the Senior Civil Judge and JMFC, Anekal filed by Smt Kanthamma against Smt Vijaya and others, The order sheet goes to show that Compromise Petition shall be read as part of the decree. As per the Settlement. 'F' Schedule properties allotted to the share of defendant No.5 namely Smt C Divyashree and the other items in the schedule was allotted to others respectively **which is referred as document no.12**

The Final Decree filed in OS No. 238/2019 before the Senior Civil Judge and JMFC, at Anekal, registered as Document No. 9777/2018-19, stored in CD No. ANKD500 before the office of Sub Registrar Anekal goes to show that the "F" Schedule Properties allotted to the share of Smt C Divyashree with respect to property bearing sy no.114/2 measuring 0-28 ½ guntas and 01 ½ gunta 'kharab', out of 1 acre 12 ½ gunta **which is referred as document no.13**

As per Mutation Order bearing MR No. H140/2019-20 mutating khatha of Sy No. 114/2 measuring 28.08 guntas in name of Smt Divyashree and others, on the basis of a court order **which is referred as document no. 14.**

And Mutation Registrar; MR No. H140/2019-20 mutating Khata in the name of Smt Divyashree for sy no.114/2 measuring 28.08 guntas **which is referred as document no. 15**

Thereafter with a intention to develop the allotted share in court through partition, Smt C Divyashree D/o Sri D V Cheluvaraju (2) Baby Shuchika S Reddy since minor represented by her father Sri Sagar had executed a Joint Development Agreement



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dated 10.11.2022 executed by Smt C Divyashree D/o Sri D V Cheluvaraju, Baby Suchitha S Reddy D/o Sree Sagar A SL NO.2 is a minor represented by her father A Sree Sagar in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/2 measuring 0-28 ½ guntas and 01 ½ guntas of kharab, out of 1 acres 12 ½ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-1-06563/2022-23, Book no.1, stored in CD NO. SRJD1247 registered on 14/11/2022 before the senior sub registrar Sarjapura which **is referred as document no. 16**

Along with General Power of Attorney dated 10.11.2022 executed by Smt C Divyashree D/o Sri D V Cheluvaraju, Baby Suchitha S Reddy D/o Sree Sagar A SL NO.2 is a minor represented by her father Sree Sagar A in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/2 measuring 0-28 ½ guntas and 01 ½ guntas of kharab, out of 1 acres 12 ½ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-4/00398/2022-23 stored in CD NO. SRJD1247 registered on 14/11/2022 before the senior sub registrar Sarjapura before the office sub registrar Sarjapura **which is referred as document no. 17**

RTC.

I have pursued the:

RR Balbagh for Sy No. 114 goes to show that Sri N Venkataswamy Reddy S/o Sri Nanjundappa is the hissdar of Sy No. 114/2 measuring 1 acre 11 guntas **which is referred as document no. 18**

and Sy No. 114 goes to show that Sy No. 114/1 measuring 2 acres 22 guntas Smt Shanthamma and Sri Sathish are the Hissedars **which is referred as document no. 19**

Hissa Tippani for Sy No. 114 goes to show that the survey number is divided into 7 portions i.e 114/1 to 114/7. And 'Nala' is passing in the land towards the southern portion **which is referred as document no. 20**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114 for the period of 1969-70 to 1973-1974 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya' **which is referred as document no. 21**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114 for the period of 1974-1975 to 1978-1979 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya'. **which is referred as document no. 22**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114 for the period of 1979-80 to 1983-84 for Sy no. 114 measuring 11 acres 36 guntas including 18



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guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya', Sri Errppa S/o Sri Papaiah, and Appajappa S/o Sri Bhadraiah and Sri A Chinnappa Reddy, Sri A Ramaiah Reddy, Sri A Lakshmaiah Reddy and Sri A Nagarajaiah **which is referred as document no. 23**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114 for the period of 1984-1985 to 1988-1989 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Venkataswamy Reddy S/o Sri Nanjundappa for 1 acre 11 guntas along with many other different portions of land **which is referred as document no. 24**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114 for the period of 1989-1990 to 2011-12 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Venkataswamy Reddy S/o Sri Nanjundappa for 1 acre 11 guntas and many others for different portions of land **which is referred as document no. 25**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114/2 for the period of 2013-14 to 2018-19 for Sy no.114/2 measuring 1 acre 11 guntas in the name Sri D V Cheluvvaraju and Sri Murali as per MR No.H14/2012-2013 **which is referred as document no. 26**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114/2 for the period of 2019-20 to 2022-23 for Sy no.114/2 measuring 0.22.08 guntas in the name of Sri D V Murali as per MR No.H140/2019-2020 and Smt Divyasree for 28.08 guntas as per Mr No. H140/2019-20 **which is referred as document no. 27**

Record of Rights, Tenancy and Crop Inspection (RTC) for sy no.114/10 for the period 2023-24 in the name of Smt Divyasree for 28.08 guntas as per Mr No. T55/2023-24 **which is referred as document no. 28**

CONVERSION;

I have pursued the:

Official Memorandum dated 27.09.2023 bearing no. 536752 issued by Deputy Commissioner, Bengaluru District, Bengaluru to Conversion with respect to property bearing Sy no. 114/10 measuring 30 guntas **which is referred as document no. 29**

SURVEY RECORDS;

I have pursued the:

11 E Sketch with respect to property bearing sy no.114 **which is referred as document no. 30**

Hissa Survey for Sy No. 114 **which is referred as document no. 31**

Re survey Atlas with respect to property bearing sy no.114/2 **which is referred as document no. 32**

Endorsement dated 16.11.2023 for Non Availability of Second reclassification with respect to property bearing sy no.114 **which is referred as document no. 33**



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Akarbandh for sy no.114/10 **which is referred as document no. 34**

ENCUMBRANCES;

I have pursued the:

a) Encumbrance Certificate for sy no. 114 for the year 01.04.1950 to 31.03.2004 **which is referred as document no. 35**

b) Encumbrance Certificate for sy no.114/1, 114/10, 114/11,114/7 for the year 01.04.2004 to 27.04.2024 **which is referred as document no. 36**

FLOW OF TITLE WITH RESPECT TO SY NO.114/11 MEASURING 2 ACRES AND 114/7 MEASURING 4 GUNTAS ;

Sale Deed dated 16.02.1956 executed by Smt Amiyabiyamma W/o Sri Abdul Hadi in favour of Sri Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah with respect to property bearing Sy No.114 measuring 9 acres 10 ¼ guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District registered as document no.2267/55-56 **which is referred as document no.1**

And the larger extent bearing Sy no.114 measuring 9 acres 10 ¼ guntas was in the joint name of Sri Veerappa @ Errappa S/o Sri Papaiah and Sri Appajappa S/o Sri Bhadraiah and the same was mutated as per mutation order bearing MR No. 10/55-56 **which is referred as document no.2**

MR No. 10/55-56 as per RR No. 439 mutating khata of Sy no.114 measuring 9 acres 10 ¼ guntas in the name of (1) Sri Veerappa S/o Papaiah and (2) Sri Appajappa S/o Sri Bharaiah, have purchased vide sale deed executed by Smt Amiyabiyamma W/o Sri Abdul Hadi .

It appers that between years 1955-56 to 1981-1982 there was a prtition of properties between Sri Veerappa and Sri Appajappa, and Sy no. 114 measuring 9 acres 10 ¼ guntas was partitioned between them and a portion of Sy no. 114 was in possession and enjoyment of Sri Veerappa.

Thereafter, Sri Veerappa and his 3 sons by names (1) Sri Chowda Reddy (2) Sri Venkataswamy Reddy and (3) Sri Munireddy entered into Panchayath Parikath.

As per the Panchayath Parikath dated 10.05.1981 entered between Sri Veerappa and his 3 sons by names (1) Sri Chowda Reddy (2) Sri Venkataswamy Reddy and (3) Sri Munireddy, As per Item No.6 of the Schedule 'C' Property Sy No.114 measuring 2 acres 20 along with many other properties were allotted to the share of Sri Venkataswamy Reddy, Which was later sold bu him to Sri Chinappa Reddy S/o Sri Appajappa vide Sale deed No.1496/88-89 dtd 17.12.188. which is presently re numbered as 114/6, AS far as item 6 of the schedule C property ie Sy No. 114 measuring 2 acres 20 guntas along with many other properties are concered were allotted to the share of Sri Muniswamy Reddy. Which was later re numbered as Sy No. 114/1. **Which is refered as document no.3**



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The Mutation order bearing MR No.12/88-89 mutating Khatha of Sy No. 114/p measuring 2 acres 20 guntas and many other properties in the name of Sri Munireddy as per the Partition Deed **Which is referred as document no.4**

After the death of Khathedar Sri Munireddy S/o Sri Veerappa, Khatha of Sy No. 114/p measuring 2 acres 20 guntas and many other properties in the joint names of Smt Shanthamma W/o late Munireddy and her son Sri Sathish vide Mutation order bearing MR No.4/98-99 . **Which is referred as document no.5**

Later suit for partition was filed by Sri Veerappa Reddy daughter by the names Smt Gowramma and Smt Chowdamma.

Order Sheet and a plaint copy fled in OS NO.468/2012 before the Court of Prl. Senior civil judge and JMFC, Anekal, Item No. 8 is the property bearing Sy No. 114 measuring 11 acres 36 guntas including 18 guntas 'kharab land' **Which is referred as document no.6**

Final Decree passed in OS No. 468/2012 by the court of Prl Senior civil judge and JMFC, Anekal shows that defendant No.11 Smt R Shantha @ Shanthamma W/o late Munireddy @ Chikka Munireddy, defendant No.12 Smt Nirmala D/o late Munireddy @ Chikka Munireddy and Defendant No.13 Sri Sathish S/o late Munireddy are allotted with property bearing Sy No. 114/1 measuring 2 acres 20 guntas and many other properties. Which is referred as document no.7. It further shows that One Errappa @ veerappa @ Veerappa Reddy is the common propopsitor of plaintiff and defendant. Veerappa Reddy has 5 childrens by the names (1) Sri Chowda Reddy, (2) Sri Venkataswamy Reddy (3) Sri Munireddy (4) Smt Gowramma and (5) Smt Chowdamma. Plaintiffs and defendants No.11 to 13 confirm that share obtained by Sri Munreddt @ Chikkamunireddy by partition dedd dtd 10.05.1981. The Plaintiffs confirmed the right and shre of Sri Munireddy through that partition deed and 2 plaintiffs receiving 15 lakhs each confirmed that defendant No.11 to 13 are the absolute owners **Which is referred as document no.7**

An Affidavit sworn family tree of Sri Munireddy S/o Sri Veerappa sworn by Sri Satish goes to show that Smt Shanthamma is the wife and Smt Nirmala is the daughter and Sri Sathish is his son **Which is referred as document no.8**

Subsequently an Release Deed dated 12.10.202 executed by (1) Smt Gowramma D/o late Eerappa Reddy@ Veerappa, W/o Sri Papa reddy, (2) Smt Chowdamma D/o late Eerappa Reddy@ Veerappa, W/o Sri Hema reddy in favour of (1) Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy, (2) Smt Nirmala M and (3) Sri Sathish M both are children of late Munireddy@ Chikkamunireddy releasers release quit claims to all their shares, rights, interests, claims and demands in all the properties acquired by virtue of unregistered partition deed dated 10.05.1981 of the releasees with respect to property bearing New Sy no.114/1, old sy no.114) measuring 2 acres 20 guntas & 0-02.08 guntas karab and New Sy no.114/7(old sy no.114) measuring 0.04 guntas along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-04586/2020-21 Stored in CD



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no. ANKD923 Stored in before the Senior Sub Registrar Anekal **Which is referred as document no.9**

Subsequently on 24.03.2021 another Release Deed was executed (1) Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy and (2) Sri Sathish M S/o late Munireddy@ Chikkamunireddy in favour of Smt Nirmala M D/o late Chikka Munireddy with respect to property bearing New Sy no.114/1(old sy no.114) measuring 2 acra 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-05763/2020-21, Book no.1 Stored in CD no. SRJD828 Stored in before the Senior Sub Registrar Basavanagudi **Which is referred as document no.10**

Whereas an Gift Deed dated 21.6.2022 was executed by Smt R Shantha @ Shathamamma W/o Sri late Munireddy@ Chikkamunireddy and (2) Sri Sathish M S/o of late Munireddy@ Chikkamunireddy in favour of Smt Nirmala M D/o Sri Munireddy New Sy no.114/1(old sy no.114) measuring 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District, Bengaluru registered as Document no. ANK-1-02555/2022-23, Book no.1 Stored in CD no. SRJD 1142 Stored in before the Senior Sub Registrar Basavanagudi registered on 22.06.2022 Which is referred as document no.11 as khatha was not mutated on the basis of release deed No.5763/2020-21, this gift deed was again executed to avoid any legal hurdle **Which is referred as document no.11**

Thereafter, khatha for Sy No. 114/1 measuring 2 acres 20 guntas was mutated in the name of Smt Nirmala M D/o Sri Munireddy @ Chikka Munireddy vide Mutation Oder(online) bearing bearing MR No. T20/2022-23 **Which is referred as document no.12**

Later on 07.12.2022 Agreement to Sale was executed by Smt Nirmala W/o Sri late Munireddy @ Chikkamunireddy, Miss M Sujana D/o Sri V Manjunath Reddy, M Shashank Reddy S/o Sri V Manjunath Reddy in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy all are represented by their GPA Holder Sri Sahith Reddy Pellakuru and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S with respect to property bearing New sy no. 114/1(old sy no.114) measuring 2 acres out of 2 acres 20 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-1-07355/2022-23 stored in cd no. 1266 before the senior sub registrar Sarjapura before the office sub registrar Anekal **Which is referred as document no.13**

Subsequently An Absolute Sale Deed dated 31.07.2023 was executed by Smt Nirmala W/o Sri late Munireddy @ Chikkamunireddy, Miss M Sujana D/o Sri V Manjunath Reddy, M Shashank Reddy S/o Sri V Manjunath Reddy in favour of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy all are represented by their GPA Holder Sri Sahith Reddy Pellakuru and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S with respect to property bearing New sy no. 114/1(old sy no.114) measuring 2 acres out of 2 acres 20 guntas situated



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at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. SRJ-1-03513/2023-24 before the senior sub registrar Sarjapura before the office sub registrar Anekal **Which is referred as document no.14**

Thereafter, khatha for Sy No. 114/1 measuring 2 acres 20 guntas was mutated in the name of in the name of Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy vide Mutation Order bearing MR No. H11/2023-24 **Which is referred as document no.15**

Notarized General Power of Attorney executed by Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla in favour of Sri Sahith Reddy Pellakuru dated 29.11.2022 **Which is referred as document no.16**

Notarized General Power of Attorney executed by Smt Amulya W/o Rohan in favour of Sri Sahith Reddy Pellakuru dated 06.12.2022 **Which is referred as document no.17**

Thereafter with intention to develop a Joint Development Agreement dated 31.01.2021 was executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.114/11(old sy no.114) earlier sy no.114/1 measuring 2 acres along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.09927/2023-24 Book no.1 before the office of sub registrar Sarjapur **Which is referred as document no.18**

Along with General Power of Attorney dated 31.01.2024 executed by Sri Sahith Reddy Pellakuru S/o Sri Chaitanya Pellakuru, Miss Dodla Krithi Reddy D/o Sri Prathap Reddy Dodla, Smt Devireddy Amulya D/o Sri Devireddy Prabhakar Reddy and Smt K Nagadurgeswari W/o Sri Satyanarayana Reddy K S all are represented by GPA Holder Sri Prathap Reddy in favour of M/S DSR Infra Structure represented by its partner/authorized Signatory Sri K S Satyanarayana Reddy with respect to property bearing New Sy no.114/11(old sy no.114) earlier sy no.114/1 measuring 2 acres along with one more item of property situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no.00636/2023-24 Book no.4 before the office of sub registrar Sarjapur **Which is referred as document no.19**

Subsequently Smt Nirmala D/o Sri late Munireddy@ Chikkamunireddy executed an Release Deed dated 24.03.2021 in favour of Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy and Sri Sathish M both are children of late Munireddy@ Chikkamunireddy for Sy no.114, new sy no.114/1 measuring 2 acres 20 guntas and karab 0.02.08 guntas and old sy no.114, New Sy no.114/7 measuring 0-04 guntas along with other Sy nos registered as Document no.ANK-1-05770/2020-



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21 stored in CD NO.ANKD828 before the office of Sub registrar Anekal **Which is referred as document no.20**

And khata was mutated in the name of Smt R Shantha @ Shanthamma W/o Sri late Munireddy@ Chikkamunireddy viude MR NO. T134/2022-23 **Which is referred as document no.21**

Absolute Sale Deed dated 01.09.2023 executed by Smt R Shantha@ Shanthamma W/o Sri late Munireddy @ Chikkamunireddy, Sri Sathish M S/o Sri late Munireddy @ Chikkamunireddy in favour of Sri Vami Krishna Mannam S/o Sri M Subbarao with respect to property bearing sy no. 114/7 measuring 4 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District registered as Document no. 5450/2023-24 before the senior sub registrar Sarjapura before the office sub registrar Anekal **Which is referred as document no.22**

Subsequently Joint Development Agreement dated 06.09.2023 executed by Sri Vamsi Krishna Mannam S/o Sri Subbarao in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/7 measuring 4 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. SRJ-1-04930/2023-24 registered on 07/09/2013 before the senior sub registrar Sarjapura before the office sub registrar Sarjapura **Which is referred as document no.23**

Along with General Power of Attorney dated 06.09.023 executed by Sri Vamsi Krishna Mannam S/o Sri Subbarao in favour of M/S DSR Infra Projects represented by its partner/Authorized Sri K S Satyanarayanareddy with respect to property bearing sy no. 114/7 measuring 4 guntas situated at Thigalachowdadenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District reg as Document no. SRJ-1-00300/2023-24 registered on 07/09/2013 before the senior sub registrar Sarjapura before the office sub registrar Sarjapura **Which is referred as document no.24**

The RR Balbagh for Sy No. 114 goes to show that Sy No. 114/1 measuring 2 acres 22 guntas Smt Shanthamma and Sri Sathish are the Hissedars **Which is referred as document no.25**

The Hissa Tippani for Sy No. 114 goes to show that the survey number is divided into 7 portions I.E 114/1 to 114/7. And 'Nala' is passing in the land towards the southern portion **Which is referred as document no.26**

RTC

I have pursued the:

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 1969-70 to 1973-1974 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya' **Which is referred as document no.27**



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RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 1974-1975 to 1978-1979 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya' **Which is referred as document no.28.**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period 1979-1980 to 1983-84 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name of Abdul Hadi Saab S/o Sri Khadar Moideen Saab as per 'Kraya' , Sri Erappa S/o Papaiah and Sri Appajappa S/o Sri Bhadrappa as per MR No. 10/55-56 and Sri chinappa Reddy, Sri A Ramaiah Reddy, Sri A Lakshmaiah Reddy and Sri A Nagarajaiah **Which is referred as document no.29**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 1984-1985 to 1988-89 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas **Which is referred as document no.30**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 1988-89 to 1993-94 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas **Which is referred as document no.31**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 1994-1995 to 1996-97 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas **Which is referred as document no.32**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 1997-1998 to 2001-02 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas **Which is referred as document no.33**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 2000-01 to 2009-10 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Sri Muniswamy reddy for 2 acres 20 guntas AND Smt Shanthamma W/o Sri Chikka Muniyappa for 2 acres **Which is referred as document no.34**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 2010-2011 to 2011-12 for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa for 2 acres 20 guntas **Which is referred as document no.35**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 2011-2012 to for Sy no. 114 measuring 11 acres 36 guntas including 18 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa for 2 acres 20 guntas **Which is referred as document no.36.**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 2012-13 for Sy no. 114 measuring 20 guntas excluding 2.08 guntas



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'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa and her son Sri sathish **Which is referred as document no.37**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114 for the period of 2013-14 for Sy no. 114 measuring 2 acres 20 guntas excluding 2.08 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa and her son Sri sathish **Which is referred as document no.38**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114/1 for the period of 2014-15 to 2021-22 for Sy no. 114/1 measuring 2 acres 20 guntas excluding 2.08 guntas 'Kharab' land in the name Smt Shanthamma W/o Sri Chikka Muniyappa and her son Sri sathish **Which is referred as document no.39**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114/1 for the period of 2022-23 to 23-24 for Sy no. 114/1 measuring 2 acres 20 guntas in the name Smt Nirmala W/o Munireddy **Which is referred as document no.40**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114/11 for the period of 2022-23 to 23-24 for Sy no. 114/11 measuring 2 acres in the name Sri Sahith reddy and others **Which is referred as document no.41**

RECORD OF RIGHTS, TENANCY AND CROP INSPECTION (RTC) for sy no.114/7 for the period of 2023-24 for Sy no.114/7 measuring 4 guntas in the name of Smt Shanthamma measuring as per MR No.T134/2022-2023 **Which is referred as document no.42**

CONVERSION

I have pursued the:

Sy no. 114/11 measuring 2 acres

a) Official Memorandum dated 27.09.2023 bearing no. 536752 issued by Deputy Commissioner, Bengaluru District, Bengaluru to Conversion with respect to property bearing Sy no. 114/11 measuring 2 acres **Which is referred as document no.43**

Sy no. 114/7 measuring 30 guntas

b) Official Memorandum dated 27.09.2023 bearing no. 499709 issued by Deputy Commissioner, Bengaluru District, Bengaluru to Conversion with respect to property bearing Sy no. 114/7 measuring 30 guntas **Which is referred as document no.44**

SURVEY RECORDS

I have pursued the:

a) Akarbandh for sy no.114/1 42 Which is referred as document no.45

b) Akarbandh for sy no.114/11 Which is referred as document no.46

c) Endorsement for Non Availability of Second Re classification Which is referred as document no.47

d) 11 E Sketch Which is referred as document no.48



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e) Resurvey for 114/1 **Which is referred as document no.49**

ENCUMBRANCES

I have pursued the:

- a) ENCUMBRANCE CERTIFICATE for sy no. 114 for the year 01.04.1950 to 31.03.2004 **Which is referred as document no.50**
- b) ENCUMBRANCE CERTIFICATE for sy no.114/1, 114/10, 114/11,114/7 for the year 01.04.2004 to 27.04.2024 **Which is referred as document no.51**

CERTIFICATE OF TITLE

On perusal of the documents referred above, I am of the opinion that

a) **M/s. DSR Infra Projects** is the owner of the property bearing **Sy No's. 66/1 measuring 35 guntas, Sy no. 66/2 measuring 36 guntas, Sy no. 66/3 measuring 35 guntas, Sy no. 66/4 measuring 35 guntas, Sy no. 66/5 measuring 21 guntas, Sy no. 65/3 measuring 14 guntas, Sy no. 69/1 measuring 5 acres, Sy no. 113/5 measuring 17 guntas, Sy no. 113/6 measuring 0.07.12 guntas, Sy no. 113/7 measuring 30 guntas, Sy no. 114/11 measuring 2 acres, Sy no. 114/7 measuring 4 guntas, Sy no. 114/10 measuring 0-28 ½ guntas**, totally ad **measuring 13 Acres 23.25 Guntas** situated at thigalachodadenahalli village, sarjapura hobli, anekal taluk, bengaluru urban district and I have verified the Certified/Original/Photo copies of title deeds of Schedule Property as referred above, and they having clear and marketable title to the same, that the documents of title referred above to in this opinion are valid evidence of right, title and interest of **M/s. DSR Infra Projects.**

N. KUSHAL KUMARI, B.A., L.L.B,
Advocate.