

TITLE REPORT

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Jayanth M. Pattanshetti

ADVOCATE

Bengaluru | Mumbai

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File No: 245/18

Date: 14-07-2021

M/s. The Address Makers Developers Private Limited,
No. 6/A, 2nd Floor, 'Kabra Excelsior',
7th Main, 1st Block, Koramangala,
Bengaluru - 560 034.

Sirs,

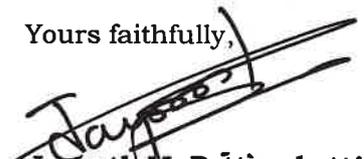
Sub: Scrutiny and title report with respect to commercially converted lands bearing BBMP khatha No. 1851 (earlier bearing BBMP khatha Nos. 1851, 1853 and 1852, much earlier bearing Survey No. 246, 247/2 and 247/3), situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bengaluru measuring 3 acres 6 guntas or 1,37,214 square feet.

The title search with respect to the property mentioned hereabove is being furnished by us at your request to assist in finalizing the proposed transaction by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,


Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report.



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I.		<u>Description of Property</u>
Property No.	:	BBMP khatha No. 1851
PID No.	:	Nil
Located at	:	Village: Hoodi Hobli: Krishnarajapura Taluk: Bengaluru East District: Bengaluru Urban
Extent	:	3 acres 6 guntas or 1,37,214 square feet
Boundaries	:	East: Property bearing Survey No. 247/1; West: Property bearing Survey No. 131; North: Road; and South: Property bearing Survey No. 139.
Type of Land	:	Freehold
Nature of usage	:	Converted for commercial use vide the Official Memoranda No. ALN (EKHW) SR 06/19-20 dated 17/08/2019; No. ALN (EKHW) SR 13/20-21 dated 21/12/2020; and No. ALN (EKHW) SR 14/20-21 dated 21/12/2020 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru.
Revenue Jurisdiction	:	Bruhat Bangalore Mahanagara Palike, Bengaluru
Planning Authority	:	Bengaluru Development Authority
Zonal Area as per CDP of Planning Authority	:	Industrial zone
Details of Building, if any	:	Nil
No. of Floors	:	Nil
Area of the Building	:	Nil
Type of building	:	Nil





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II.	Chain of Title Information			
Sl. No.	Date of Instrument	Transferor/s	Transferee/s	Obtained by virtue of
With respect to 2 acres 4 guntas				
1.	20/05/1942	The Government	Sri. Krishnam Raju	Grant
2.	--	Sri. Krishnam Raju	Smt. Narasamma, Smt. Lakshamma, Smt. Jayalakshamma, Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju	Inheritance
3.	31/07/2017	Smt. Narasamma, Smt. Lakshamma, Smt. Jayalakshamma,	Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju	Release
With respect to 5 acres				
1.	16/02/1951	Sri. R. Munishami Reddy	Sri. Krishnam Raju	Sale
2.	14/12/1953	Sri. Krishnam Raju	Sri. P. V. Balakrishna Reddy	Sale
3.	15/10/1954	Sri. P. V. Balakrishna Reddy	Sri. Krishnam Raju	Sale
4.	22/08/1957	Sri. Krishnam Raju	Sri. Munishami Shetty	Sale
5.	21/02/1963	Sri. Munishami Shetty	Sri. Krishnam Raju	Sale





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<u>With respect to 32 guntas (out of 5 acres)</u>				
1.	--	Sri. Krishnam Raju	Smt. Narasamma, Smt. Lakshamma, Smt. Jayalakshamma, Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju	Inheritance
2.	31/07/2017	Smt. Narasamma, Smt. Lakshamma, Smt. Jayalakshamma,	Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju	Release
<u>With respect to 30 guntas (out of 5 acres)</u>				
1.	07/07/1964	Sri. Krishnam Raju	Sri. Jayarama Reddy	Sale
2.	06/02/1981	Sri. Jayarama Reddy	Smt. Reddamma and Sri. Kumara Raju	Sale
3.	05/08/2013	Sri. Kumara Raju	Smt. Reddamma	Release
<u>With respect to 8 guntas (out of 5 acres)</u>				
1.	07/07/1964	Sri. Krishnam Raju	Sri. Kanna alias Kannaiah	Sale
2.	--	Sri. Kanna alias Kannaiah	Sri. Srinivasaiah and others	Inheritance
3.	18/08/2007	Sri. Srinivasaiah and others	Sri. K.C. Prabhakar Reddy	Sale
4.	03/09/2016	Sri. K.C. Prabhakar Reddy	Sri. K. C. Gangadhar (4 guntas only)	Gift





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III.

Discussion on Title

- a) On perusal of the documents furnished to us for scrutiny, it is observed that the composite land bearing Survey No. 130, measuring 15 acres 07 guntas, situated at Hoodi Village, Krishnarajapura Hobli, Bengaluru East Taluk, Bengaluru was originally Gomal land.

Flow of title with respect to Survey No. 246 (earlier part of Survey No. 130), measuring 2 acres 4 guntas

- b) The Deputy Commissioner, Bengaluru District recommended and ordered for appropriation of the portion of the Survey No. 130, measuring 2 acres 4 guntas for agricultural purposes and directed the Sub-Division Officer, Bengaluru Sub-Division, Bengaluru, to grant of said land in favour of Sri. Krishnam Raju, son of Sri. Changam Raju at an upset price of Rs. 10/- per acre, vide Official Memorandum in No. D.Dis.Dar.27/42-43 dated 20/05/1942. The copy of the said Official Memorandum dated 20/05/1942 could be evidenced from **Document No. 1.**
- c) Accordingly, the Sub-Division Officer, Bengaluru Sub-Division, Bengaluru by the Official Memorandum in No. B3 DD 18/42-43 dated 11/06/1942, sanctioned the grant of portion of Survey No. 130, measuring 2 acres 4 guntas in favour of Sri. Krishnam Raju at an upset price of Rs. 10/-. The copy of the Official Memorandum dated 11/06/1942 could be evidenced from **Document No. 2.**
- d) Subsequent to the payment of upset price, the Grant Certificate dated 12/08/1942 is issued in the name of Sri. Krishnam Raju for having granted the portion of Survey No. 130, measuring 2 acres 4 guntas on certain terms and conditions. The copies of the said Grant Certificate Grant Saguvali Register extract and the revenue sketch showing the grant of land in the





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name of Sri. Krishnam Raju could be evidenced from **Document Nos. 3 to 5.**

- e) From the grant records, it is observed that, Sri. Krishnam Raju belongs to Arasu Community. As the grantee does not belongs to Schedule Caste/Schedule Tribes and the non-alienation period of 15 years has been completed, no need to obtain the permission for alienation.

Discussion of title with respect to Survey No. 130, measuring 5 acres

- f) By virtue of the Sale Deed dated 16/02/1951 Sri. R. Munishami Reddy, son of Sri. Ramaiah Reddy conveyed another portion of Survey No. 130, measuring 5 acres in favour of Sri. Krishnam Raju, son of Sri. Changamaraju. The said Sale Deed is registered vide Document No. 7111/1950-51 of Book I, in the office of the Sub-Registrar, Bengaluru Taluk and a copy of the same could be evidenced from **Document No. 6.**

Observation: It is recited in the aforesaid Sale Deed that, the portion of Survey No. 130, measuring 5 acres was granted in favour of Sri. R. Munishami Reddy, son of Sri. Ramaiah Reddy. We had sought for the copies of the grant order and grant certificate issued in the name of Sri. R. Munishami Reddy. It is represented to us that, the grant papers with respect to 5 acres of land are not available. After sale of the property by Sri. R. Munishami Reddy, the name of the purchaser, Sri. Krishnam Raju is mutated in the revenue records and he and his successor-in-title are in possession and enjoyment of the Survey No. 130, measuring 5 acres since long time. Further it is observed that, Sri. R. Munishami Reddy belongs to Reddy community and the provisions of the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, 1978 does not apply.





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- g) By virtue of the Sale Deed dated 14/12/1953 Sri. Krishnam Raju, son of Sri. Changamaraju conveyed the portion of Survey No. 130, measuring 5 acres in favour of Sri. P. V. Balakrishna Reddy, son of Sri. P. Veerappa Reddy. The said Sale Deed is registered vide Document No. 6027/1953-54 of Book I, Volume 1387, at Pages 81 to 82 in the office of the Sub-Registrar, Bengaluru Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 7.**
- h) By virtue of the Sale Deed dated 15/10/1954 Sri. P.V. Balakrishna Reddy conveyed the portion of Survey No. 130, measuring 5 acres in favour of Sri. Krishnam Raju. The said Sale Deed is registered vide Document No. 3418/1954-55 of Book I, Volume 1436, at Pages 102 to 103 in the office of the Sub-Registrar, Bengaluru Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 8.**
- i) By virtue of the Sale Deed dated 22/08/1957, Sri. Krishnam Raju conveyed the portion of Survey No. 130, measuring 5 acres in favour of Sri. Munishami Shetty, son of Sri. Rangappa Shetty. The said Sale Deed is registered vide Document No. 1988/1957-58 of Book I, Volume 21, at Pages 190 to 192 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 9.**
- j) By virtue of the Sale Deed dated 21/02/1963 Sri. Munishami Shetty, son of Sri. Rangappa Shetty conveyed the portion of Survey No. 130, measuring 5 acres in favour of Sri. Krishnam Raju. The said Sale Deed is registered vide Document No. 6620/1962-63 of Book I, Volume 379, at Pages 62 to 63 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 10.**
- k) By virtue of the Sale Deed dated 07/07/1964, Sri. Krishnam Raju conveyed the portion of Survey No. 130, measuring east to west 220 feet and north





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to south 150 feet, measuring in total 33,000 square feet or 30 guntas, out of 5 acres in favour of Sri. Jayarama Reddy, son of Sri. Gurumurthy. The said Sale Deed is registered vide Document No. 1997/1964-65 of Book I, Volume 460, at Pages 203 to 204 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 11.**

- l) By virtue of the Sale Deed dated 06/02/1981 Sri. Jayarama Reddy, son of Sri. Gurumurthy conveyed the portion of Survey No. 130, measuring east to west 220 feet and north to south 150 feet, measuring in total 33,000 square feet or 30 guntas out of 5 acres in favour of Smt. Reddamma, wife of Sri. Ramaraju and Sri. Kumara Raju, son of Sri. Narayana Raju. The said Sale Deed is registered vide Document No. 11389/1980-81 of Book I, Volume 1635, at Pages 162 to 166 in the office of the Sub-Registrar, Bengaluru South Taluk and a copy of the same could be evidenced from **Document No. 12.**
- m) By virtue of the Deed of Release dated 05/08/2013 Sri. Kumara Raju released all his right, title and interest with respect to half portion in Survey No. 130 in favour of Smt. Reddamma. The said Deed of Release is registered vide Document No. 4414/2013-14 of Book I, stored in C.D. No. 486, in the office of the Sub-Registrar, Krishnarajapura, Bengaluru and a copy of the same could be evidenced from **Document No. 13.**
- n) By virtue of the Sale Deed dated 07/07/1964 Sri. Krishnam Raju conveyed the portion of Survey No. 130, measuring east to west 132 feet and north to south 66 feet, measuring in total 8,712 square feet or 8 guntas in favour of Sri. Kanna alias Kannaiah, son of Sri. Balappa. The said Sale Deed is registered vide Document No. 1999/1964-65 of Book I, Volume 459, at Pages 149 to 151 in the office of the Sub Registrar, Bengaluru South Taluk,





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Bengaluru and a copy of the same could be evidenced from **Document No. 14.**

- o) After the death of Sri. Kanna alias Kannaiah, by virtue of the Absolute Sale Deed dated 18/08/2007 Sri. Srinivasaiah, son of Late Kanna alias Kannaiah, Master Rajesh Kumar and Kumari Sunitha (both are minors represented by their father and natural guardian Sri. Srinivasaiah), Smt. Kamakshamma, daughter of Late Kanna alias Kannaiah, Sri. Krishnappa, husband of Smt. Kamakshamma, Sri. Bhajappa alias Babu, son of Smt. Kamakshamma conveyed the portion of Survey No. 130, measuring east to west 132 feet and north to south 66 feet, measuring in total 8712 square feet or 08 guntas in favour of Sri. K.C. Prabhakar Reddy, son of Sri. Chokkappa. The said Absolute Sale Deed is registered vide Document No. 3702/2007-08 of Book I, stored in C.D. No. 13, in the office of the Sub-Registrar, Mahadevapura, Bengaluru and a copy of the same could be evidenced from **Document No. 15.** One Sri. Nagaraj B.S, son of Sri. Subramani. B has attested his signature to the Sale Deed as consenting witness.

Observation: Sri. Nagaraj B.S, son of Sri. Subramani. B has attested his signature to the Sale Deed dated 18/08/2007 (registered vide Document No. 3702/2007-08) as consenting witness. There is no information why Sri. Nagaraj. B.S has signed as consenting witness. It is represented to us that, Sri. Nagaraj. B.S is a son of the brother of Kanna alias Kannaiah and he is coordinating to sale/purchase of the property and hence he has signed as a consenting witness.

- p) By virtue of the Gift Deed dated 03/09/2016 Sri. K.C. Prabhakar Reddy gifted half portion of Survey No. 130, measuring 4356 square feet in favour of his brother Sri. K.C. Gangadhar. The said Gift Deed is registered vide Document No. 4494/2016-17 of Book I, stored in CD No. 583, in the office





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of the Sub-Registrar, Krishnarajapura, Bengaluru and a copy of the same could be evidenced from **Document No. 16.**

- q) After the death of Sri. Krishnam Raju, his three sons namely, Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju have executed a Deed of Confirmation dated 19/11/2018 in favour of Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar, wherein they have confirmed and declared that Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar alone have right, title and interest in the portion of Survey No. 130, measuring 8 guntas. The said Deed of Confirmation dated 19/11/2018 registered vide Document No. 7867/2018-19 of Book I, stored in CD No. 232, in the office of the Sub-Registrar, Indiranagar, Bengaluru and a copy of the same could be evidenced from **Document No. 17.**
- r) By virtue of the Sale Deed dated 07/07/1964 Sri. Krishnam Raju conveyed the portion of Survey No. 130, measuring east to west 73 feet and north to south 150 feet, measuring in total 10,950 square feet or 10 guntas out of 5 acres (not a part of this title report) in favour of Sri. Narasaraju, son of Sri. Abbaraju. The said Sale Deed is registered vide Document No. 1998/1964-65 of Book I, Volume 465, at Pages 20 to 23 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 18.**
- s) By virtue of the Sale Deed dated 27/02/1993 Sri. Narasaraju conveyed the portion of Survey No. 130, measuring 10 guntas (not a part of this title report) in favour of Sri. R. Muniraju, son of Sri. Venkataramaiah. The said Sale Deed is registered vide Document No. 8431/1992-93 of Book I, Volume 631, at Pages 234 to 239 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 19.**





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- t) By virtue of the Sale Deed dated 23/03/1989 Sri. K. Ramaraju, Sri. Changamaraju, Sri. Subbaraju, all sons of Late Krishnam Raju, Smt. Narasamma, wife of Nagaraj, Smt. Lakshamma, wife of Krishnam Raju and Smt. Jayalakshamma, wife of Subramanya Raju are conveyed the portion of Survey No. 130 (new No. 198), measuring 3 acres, out of 5 acres (not a part of this title report) in favour of Smt. M. C. Padma, daughter of Late M.C. Naidu and Sri. B.S. Vagesh Prasad, son of Sri. Shivappa. The said Sale Deed is registered vide Document No. 16363/1988-89 of Book I, Volume 3089, at Pages 112 to 120 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru and a copy of the same could be evidenced from **Document No. 20.**

After sale of 3 acres of land in Survey No. 130, the family of Sri. Krishnam Raju retained with 32 guntas in Survey No. 130 (part of this title report). And after the death of Sri. Krishnam Raju his three daughters and three sons, namely, Smt. Narasamma, Smt. Lakshamma, Smt. Jayalakshamma, Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju, who succeed to the portion of Survey No. 130, measuring 32 guntas and 2 acres 4 guntas.

- u) By virtue of the Deed of Release dated 31/07/2017 Smt. Narasamma, Smt. Lakshamma and Smt. Jayalakshamma, all daughters of Late Krishnam Raju released all their right, title and interest in the Survey No. 130, measuring 3 acres 34 guntas in favour of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju. The said Deed of Release is registered vide Document No. 4286/2017-18 of Book I, stored in CD No. 211, in the office of the Sub-Registrar, Mahadevapura, Bengaluru and a copy of the same could be evidenced from **Document No. 21.**

- v) By virtue of the Agreement to Sell dated 13/07/2016 (1) Sri. Ramaraju, son of Late Krishnam Raju, (2) Smt. Reddamma, wife Sri. Ramaraju, (3) Smt.





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Nagarathnamma, daughter of Sri. Ramaraju, (4) Sri. H.R. Venkataraju, son of Sri. Ramaraju, (5) Sri. R. Murali Raju, son of Sri. Ramaraju, (6) Sri. Changamaraju, son of Late Krishnam Raju, (7) Smt. Sarojamma, wife of Sri. Changamaraju, (8) Smt. C. Geetha, daughter of Sri. Changamaraju, (9) Smt. C. Vani, daughter of Sri. Changamaraju, (10) Sri. C. Kumar, son of Sri. Changamaraju, (11) Smt. Narasamma, daughter of Late Krishnam Raju, (12) Smt. Lakshamma, daughter of Late Krishnam Raju, (13) Smt. Jayalakshamma, daughter of Late Krishnam Raju, (14) Sri. K. Subbaraju, son of Late Krishnam Raju, (15) Smt. Veena, wife of Sri. K. Subbaraju, (16) Sri. K.S. Varun, son of Sri. K. Subbaraju and (16a) Kumari K.S. Megana, daughter of Sri. K. Subbaraju (serial No. 16a being minor represented by his mother and natural guardian Smt. Veena) agreed to sell the portion of Survey No. 130, measuring 20 guntas (out of 1 acre 30 guntas) in favour of Sri. Vishwanath G.A, son of Sri. Annaiah Gowda, for a sale consideration of Rs.3,00,00,000/- (Rupees Three Crores only). The said Agreement of Sell is registered vide Document No. 2917/2016-17 of Book I, stored in C.D. No. 172, in the office of the Sub-Registrar, Indiranagar, Bengaluru and copy of the same could be evidenced from **Document No. 22.**

- w) By virtue of the Agreement to Sell dated 13/07/2016 entered between (1) Sri. Ramaraju, son of Late Krishnam Raju, (2) Smt. Reddamma, wife Sri. Ramaraju, (3) Smt. Nagarathnamma, daughter of Sri. Ramaraju, (4) Sri. H.R. Venkataraju, son of Sri. Ramaraju, (5) Sri. R. Murali Raju, son of Sri. Ramaraju, (6) Sri. Changamaraju, son of Late Krishnam Raju, (7) Smt. Sarojamma, wife of Sri. Changamaraju, (8) Smt. C. Geetha, daughter of Sri. Changamaraju, (9) Smt. C. Vani, daughter of Sri. Changamaraju, (10) Sri. C. Kumar, son of Sri. Changamaraju, (11) Smt. Narasamma, daughter of Late Krishnam Raju, (12) Smt. Lakshamma, daughter of Late Krishnam Raju, (13) Smt. Jayalakshamma, daughter of Late Krishnam Raju, (14) Sri. K. Subbaraju, son of Late Krishnam Raju, (15) Smt. Veena, wife of Sri. K. Subbaraju, (16) Sri. K.S. Varun, son of Sri. K. Subbaraju and





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(16a) Kumari K.S. Megana, daughter of Sri. K. Subbaraju (serial No. 16a being minor represented by his mother and natural guardian Smt. Veena) agreed to sell the portion of Survey No. 130, measuring 20 guntas (out of 1 acre 30 guntas) in favour of Sri. Muroor Rajendra Kumar, son of Late Venkataramana, for a sale consideration of Rs. 3,00,00,000/- (Rupees Three Crores only). The said Agreement of Sell is registered vide Document No. 2919/2016-17 of Book I, stored in C.D. No. 172, in the office of the Sub-Registrar, Indiranagar, Bengaluru and copy of the same could be evidenced from **Document No. 23**.

- x) Sri. K. Ramaraju, Smt. Reddamma, Smt. Nagarathamma, Sri. H.R. Venkataraju, Smt. Haritha. S, wife of Sri. H.R. Venkataraju, Master V. Thejas and Master V. Neeraj (both are minors represented by their mother Smt. Haritha), Sri. H.R. Murali Raju, Smt. Madhavi. R., Master M. Dharani, Master M. Sidhvikraju (both are minors represented by their mother Smt. Madhavi. R), Sri. K. Changamaraju, Smt. Sarojamma, Smt. C. Geetha, Smt. C. Vani and Sri. C. Kumar Raju, Smt. Smitha. M, wife of Sri. C. Kumar Raju, Master Gagan K. Raju (being minor represented by his mother Smt. Smitha M.) Sri. K. Subbaraju, Smt. V. Veena, Sri. K.S. Varun and Kumari K.S. Meghana (he is represented by her mother Smt. V. Veena) entered into Joint Development Agreement dated 01/08/2017 with M/s. Oravia Buildcraft LLP, a Limited Liability Partnership ("Developer") for development of the Survey No. 130, measuring 1 acre 22 guntas (i.e., 32 guntas (now bearing Survey No. 247/3) owned by Sri. K. Ramaraju and others and 30 guntas (now bearing Survey No. 247/2) owned by Smt. Reddamma) and Survey No. 130 (now bearing No. 246), measuring 2 acres 4 guntas by constructing a commercial complexes or residential apartments/flats or IT BT Park or combined. It is agreed between the parties that the Developer shall develop the said property at its cost and expenses and deliver 34% of the super built up area in the said property along with proportionate undivided right, title and interest in the said





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property together car parking spaces and other amenities and facilities. The balance 66% of the saleable area, built up/super built-up area along with proportionate undivided right, title and interest in the said property together car parking spaces and other amenities and facilities are allotted to the share of the Developer. The said Joint Development Agreement is registered vide Document No. 4310/2017-18 of Book I, stored in CD No. 211, in the office of the Sub-Registrar, Mahadevapura, Bengaluru and a copy of the same could be evidenced from **Document No. 24.**

y) In pursuance thereof, the owners by virtue of the General Power of Attorney dated 01/08/2017 empowered the Developer to sell or otherwise dispose of by way of sale, assignment, gift, lease, mortgage, exchange or otherwise divided/undivided share, right, title and interest with respect to 66% their share or such proportionate undivided share in the said property. The said General Power of Attorney is registered vide Document No. 186/2017-18 of Book IV, stored in CD No. 211, in the office of the Sub-Registrar, Mahadevapura, Bengaluru and a copy of the same could be evidenced from **Document No. 25.**

z) Sri. K. C. Prabhakar Reddy and Sri. K.C. Gangadhar both sons of Sri. Chokkappa as owners along with Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju entered into Joint Development Agreement dated 25/10/2019 with M/s. Oravia Buildcraft LLP, a Limited Liability Partnership for development of the Survey No. 130 (now bearing Survey No. 247/3), measuring 8 guntas by constructing residential houses in the form of apartments/flats complex or IT BT Park or combined. It is agreed between the parties that, the Developer shall develop the said property at its cost and expenses and deliver 45% of the carpet area/super built up area in the said property along with proportionate undivided right, title and interest in the said property together car parking spaces and other amenities and facilities. The balance 55% of the carpet area/super built up





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area along with proportionate undivided right, title and interest in the said property together car parking spaces and other amenities and facilities are allotted to the share of the Developer. The said Joint Development Agreement is registered vide Document No. 4563/2019-20 of Book I, stored in CD No. 578, in the office of the Sub-Registrar, Shivajinagar (Varthur), Bengaluru Urban District and a copy of the same could be evidenced from **Document No. 26.**

- aa) In pursuance thereof, the owners by virtue of the General Power of Attorney dated 25/10/2019 empowered the Developer to sell or otherwise dispose of by way of sale, assignment, gift, lease, mortgage, exchange or otherwise divided/undivided share, right, title and interest with respect to 55% of their share or such proportionate undivided share in the said property. The said General Power of Attorney is registered vide Document No. 193/2019-20 of Book IV, stored in CD No. 578, in the office of the Sub-Registrar, Shivajinagar (Varthur), Bengaluru Urban District and a copy of the same could be evidenced from **Document No. 27.**

Observation: Even though the property is transferred in the name of Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar, the katha/mutation of the Survey No. 130 measuring 8 guntas (now bearing Survey No. 247/3) is not mutated/transferred in the name of Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar. Presently, the katha is standing in the name of Sri. Ramaraju and others and they have signed as a Confirming Party to the aforesaid Joint Development Agreement.

As per survey conducted on 03/11/2017, the portion of land granted in favour of Sri. Krishnam Raju was bifurcated from the main Survey No. 130 by assigning new Survey No. 246, measuring 2 acres 4 guntas. As per survey conducted on 05/03/2019, the extent of land held by Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju,





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Smt. Reddamma, Sri. R. Muniraju, Smt. M.C. Padma and Sri. B.S. Vagesh Prasad was reduced from 5 acres to 4 acres 3 ½ guntas, including 3 ½ guntas kharab (more fully explained in Section IX (d) here below). After survey of the property, the lands held by each owner is as follows;

<u>Sl. No.</u>	<u>Sy No.</u>	<u>Extent</u>	<u>Owner</u>
1.	246	2 A 4 G	Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju
2.	247/3	32 G	Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju
3.	247/2	2 G	Smt. Reddamma
4.	247/3	4 G	Sri. K.C. Prabhakar Reddy
5.	247/3	4 G	Sri. K.C. Gangadhar
6.	247/1	1 A 14 G	Sri. Vagesh Prasad (not a part of this report)
7.	247/1	1 A 14 G	Smt. Padma (not a part of this report)
8.	247/1	10 G	Sri. Muniraju (not a part of this report)

Observation: It is observed from the survey records mentioned hereabove that, the portion of the properties owned by Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju, Smt. Reddamma, Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar, measuring in total 3 acres 6 guntas (i.e., the Subject Property) are adjacent to one another and forms a composite block, in spite of discrepancy in the boundaries of the properties mentioned in their respective Sale Deeds.





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IV. Genealogy and Death Certificate

- a) Sri. Krishnam Raju and his wife Smt. Chinnamma died on 24/10/1987 and 09/01/1989 respectively and their Death Certificates are issued by the Secretary, Hoodi Panchayat, Bengaluru South Taluk, Bengaluru. The copies of the said Death Certificates could be evidenced from **Document Nos.28 and 29.**
- b) On perusal of the Family Tree of Sri. Krishnam Raju as sworn by Sri. K. Ramaraju by way of an Affidavit, it is observed that, Sri. Krishnam Raju is married to Smt. Chinnamma and they are survived by three sons and three daughters namely Sri. K. Ramaraju, Sri. K. Changam Raju, Sri. K. Subbaraju, Smt. Narasamma, Smt. Lakshamma and Smt. Jayalakshamma. Sri. K. Ramaraju is married to Smt. Reddamma and they have a daughter and two sons namely Smt. Nagarathamma, Sri. H.R. Venkataraju and Sri. H.R. Muraliraju. Sri. H.R. Venkataraju is married to Smt. S. Haritha and they have two sons namely Sri. V. Tejas and Master V. Neeraj. Sri. H.R. Muraliraju is married to Smt. R. Madhavi and they have two children namely Kumari Dharani. M and Master Sidhvik Raju. Sri. K. Changam Raju is married to Smt. Sarojamma and they have two daughters and a son namely Smt. C. Geetha, Smt. C. Vani and Sri. C. Kumar Raju. Sri. C. Kumar Raju is married to Smt. Smitha and they have a son by name Master Gagan K. Raju. Sri. K. Subbaraju is married to Smt. V. Veena and they have a son and a daughter namely Sri. K.S. Varun and Kumari K.S. Meghana. The copy of the Family Tree sworn by way of Affidavit dated 29-08-2019 could be evidenced from **Document No. 30.** It is further observed that Sri. Krishnam Raju and Smt. Chinnamma are dead.





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- c) Sri. Srinivasaiah son of Late Kann alias Kannaiah sworn to the Affidavit stating the family tree of Kann alias Kannaiah. It is stated that Kann alias Kannaiah had a son and a daughter namely Sri. Srinivasaiah and Smt. Kamakshamma. Sri. Srinivasaiah had a son and a daughter namely Sri. Rajesh Kumar and Kumari Sunitha. The copy of the Family Tree sworn by way of Affidavit dated 04/03/2021 could be evidenced from **Document No. 31.**

V. Details of Litigation

- a) Sri. K. Ramaraju, Sri. K. Changam Raju, Sri. K. Subbaraju filed a suit in O.S. No. 1166/2002 before the Court of the City Civil Judge at Bengaluru City against State of Karnataka and others seeking an order of permanent injunction restraining the defendants from interfering with the peaceful possession and enjoyment of the Survey No. 130, measuring 3 acres 34 guntas. The suit of the Plaintiffs was decreed on 03/11/2007. The copies of the said Complaint, Order Sheet, Judgment and Decree in O. S. No. 1166/2002 could be evidenced from **Document No. 32.**

VI. Phody Proceedings

- a) Sri. K. Ramaraju and others had filed a Writ Petition in No. 62137/2016 (LR) before the Hon'ble High Court of Karnataka at Bengaluru against the State of Karnataka and others seeking an order to issue a writ of mandamus directing the Thasildar to conduct phodi/bifurcation of land in Survey No. 130, measuring 1 acre 30 guntas. The Hon'ble High Court by the Order dated 05/01/2017 allowed the writ petition and directed the Thasildar and Assistant Director of Land Records to carry out the phodi work by bifurcating the land within a period of three months from the date of order. The copy of the said Memorandum of Writ Petition and Order dated 05/01/2017 could be evidenced from **Document No. 33.**





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- b) In the proceedings held in the Committee meeting on 24/05/2018 by the Deputy Commissioner and President, District Missing Record Committee, Bengaluru Urban District, Bengaluru, it is observed that, the Deputy Commissioner directed the Joint Director of Land Records for the bifurcation/phodi of 2 acres 4 guntas after confirmation of grant of land in the name of Sri. Krishnam Raju. The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru vide the Official Memorandum dated 16/02/2018 in No. L.N.D/C.R. 152/2018-19 confirmed that the grant of land in favour of Sri. Krishnam Raju with respect to Survey No. 130, measuring 2 acres 04 guntas are genuine. The copies of the said Committee meeting held on 24/05/2018 by the Deputy Commissioner and President, District Missing Record Committee, Bengaluru Urban District, Bengaluru, directing the Thasildar and Assistant Commissioner to verify the genuity of grant papers and Official Memorandum dated 16/02/2018 could be evidence from **Document Nos. 34 and 35.**
- c) In the proceedings held in the Committee meeting on 06/03/2018 by the Deputy Commissioner and President, District Missing Record Committee, Bengaluru Urban District, Bengaluru, directed the Joint Director of Land Records to carry out the phodi work after confirmation of grant of land in Survey No. 130, measuring 5 acres to Sri. Muniswamy Reddy. The copy of the proceeding held in the Committee meeting on 06/03/2018 could be evidenced from **Document No. 36.**
- d) The Assistant Commissioner, Bengaluru North Sub-Divisions, Bengaluru vide the Official Memorandum/Order dated 27/03/2018 in No. LND/CR/67/17-18 directed the Thasildar and Assistant Director of Land Records to conduct phody work with respect to Survey No. 130. The copy of the said Official Memorandum/Order could be evidenced from **Document No.37.**





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- e) It is observed that, the Thasildar, Bengaluru South (Additional) Taluk, Bengaluru submitted a report to the Deputy Commissioner regarding illegal entries made in the revenue records with respect to 15 acres 8 guntas of land in Survey No. 130 and requested to initiate proceedings under Section 136(6) of the Karnataka Land Revenue Act, 1964. Accordingly, the Special Deputy Commissioner, Bengaluru District initiated a proceeding in case No. RRT (2) CR.13/2001-02 against Sri. K. Ramaraju and others as Respondents. After conducting an enquiry, the Deputy Commissioner came to the conclusion that the entries made in the revenue records were based on the genuine documents and therefore it cannot be said that they are illegal, based on created, bogus, fabricated documents. Accordingly, the proceedings initiated against the Respondents are dropped and by the Order dated 05/07/2009, the Thasildar directed to continue the entries in the RTCs. The copy of the said Order dated 05/07/2009 could be evidenced from **Document No. 38.**
- f) The Thasildar, Bengaluru East Taluk vide the Official Memorandum dated 23/10/2017 in No. L.N.D/C.R. 142/2017-18 directed the Survey Officer for the bifurcation/phodi of the land in Survey No. 130 measuring 2 acres 4 guntas, which was granted to Sri. Krishnam Raju. The copy of the said Official Memorandum could be evidenced from **Document No. 39.**

VII.

Litigations - Land Revenue

- a) It is observed that after the death of Sri. Krishnam Raju, the khatha/mutation of the portion of the Survey No. 130 (numbered as 198), measuring 4 acres 10 guntas is transferred and registered in the name of his sons namely Sri. K. Ramaraju, Sri. Changamaraju, Sri. Subbaraju in serial No. 2/1988-89 of the Inheritance Certificate with the consent of their mother Smt. Chinnamma. Sri. B.H. Srinivasaiah had filed an appeal in R.A (BE) No. 333/2013-14 before the Assistant Commissioner, Bengaluru





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North Sub-Division at Bengaluru seeking an order to set aside the Order passed in Inheritance Certificate in No. 2/1988-89 transferring khatha in the name of Sri. K. Ramaraju, Sri. K. Changam Raju and Sri. K. Subbaraju with respect to Survey No. 130, measuring 8 guntas (out of 1 acre) and to mutate the name of Sri. B.H. Srinivasaiah in the revenue records with respect to the 8 guntas. The Assistant Commissioner, Bengaluru North Sub-Division by the Order dated 12/03/2015 set aside the Inheritance Certificate in No. 2/1988-89 with respect to the land to an extent of 8 guntas and directed the Thasildar to take necessary steps to transfer the revenue record in respect of land measuring 8 guntas. The copies of the said Memorandum of Revenue Appeal in No. R.A (BE) 333/2013-14 and Order dated 12/03/2015 could be evidenced from **Document No. 40.**

b) Aggrieved by the aforementioned Order dated 12/03/2015 Sri. K. Ramaraju, Sri. K. Changam Raju and Sri. K. Subbaraju filed a Revision Petition in No. 429/2015-16 before the Deputy Commissioner, Bengaluru Urban District, Bengaluru to set aside the Order dated 12/03/2015. The Deputy Commissioner after hearing the petition, by the Order dated 17/08/2017 set aside the Order of the Assistant Commissioner and directed Sri. B.H. Srinivasaiah to approach the Civil Court to establish his rights over the property. The copies of the said Revision Petition and Order dated 17/08/2017 could be evidenced from **Document No. 41.**

c) It is observed that the Order of the Deputy Commissioner passed in the above said Revision Petition in No. 429/2015-16 was challenged by Sri. K.C. Prabhakar Reddy and another in the Writ Petition No. 54169/2017 (KLR-RES), before the Hon'ble High Court of Karnataka, Bengaluru. During the pendency of petition, Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju executed a Deed of Confirmation dated 19/11/2018 (referred to in Section III (q) hereabove) in favour of Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar, wherein they have confirmed and declared





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that Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar alone have right, title and interest in the portion of Survey No. 130, measuring 8 guntas. Further, they have no objection for Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar getting their name mutated/transferred in the revenue records with respect to the said property. Sri. K.C. Prabhakar Reddy and another undertakes to withdraw the case pending before the Hon'ble High Court of Karnataka, Bengaluru. Accordingly, Sri. K.C. Prabhakar Reddy and another had filed a memo seeking permission to withdraw the petition. Hence, on 03/04/2019, the Hon'ble High Court dismissed the writ petition as withdrawn. The copy of the said Order dated 03/04/2019 could be evidenced from **Document No. 42.**

d) Sri. K. Ramaraju, Sri. K. Changam Raju and Sri. K. Subbaraju, all sons of Late Krishnam Raju filed an appeal in R.A. (BE) 03/2017-18 before the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru seeking to mutate their names with respect to the portion of Survey No. 130, measuring 2 acres 4 guntas in the revenue records being the legal heir of Late Krishnam Raju. Upon conducting an enquiry, the Assistant Commissioner by the Order dated 02/06/2017 directed the Thasildar to mutate the name of Sri. K. Ramaraju and others with respect to the portion of Survey No. 130, measuring 2 acres 4 guntas in the revenue records. The copy of the said Order dated 02/06/2017 could be evidenced from **Document No. 43.**

e) In the Sale Deed dated 23/03/1989 referred to in Section III (t) hereabove, the survey number of the property conveyed in favour of Smt. M. C. Padma is mentioned as Survey No. 130 and new No. 198 and in accordance with the Sale Deed, her name is mutated in the revenue records/RTCs of Survey No. 198. Hence, Smt. M. C. Padma filed an application before the Thasildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru, to restore the khatha/mutation of 3 acres in the revenue records of Survey No. 130,





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stating that she is in possession of land in Survey No. 130 and the boundaries of the said sale deed pertains to the Survey No. 130. The Thasildar, after conducting enquiry, by the Official Memorandum dated 10-02-2006 in No. RRT (1) CR 829/2005-06 ordered to restore the khatha of the Survey No. 130, measuring 3 acres in the names of Smt. M. C. Padma and Sri. B.S. Vagesh Prasad by deleting their name from the revenue records of Survey No. 198. Further, ordered to club the Survey Nos. 130/P1, 130/P2, 130/P3 and 130/314 into Survey No. 130 and directed to enter the names of owners in the revenue record of Survey No. 130 as per their possession. The copy of the said Order dated 10/02/2006 could be evidenced from **Document No. 44.**

VIII.

Revenue Records/Mutations/ Inheritance

- a) Pursuant to the Order dated 02/06/2017 referred to in Section VII (d) hereabove, the khatha/mutation of the portion of Survey No. 130, measuring 2 acres 4 guntas is transferred and registered in the name of Sri. K. Ramaraju, Sri. K. Changam Raju, Sri. K. Subbaraju in serial No. H01/2017-18 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 45.**
- b) Subsequent to phodi of the Survey No. 130, measuring 2 acres 04 guntas, the khatha/mutation of the said property is transferred and registered in the name of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju in serial No. 11/2018-19 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 46.**
- c) Pursuant to the Sale Deed dated 16/02/1951, referred to in Section III (f) hereabove, the name of Sri. Krishnam Raju is entered as the owner of the portion of Survey No. 130, measuring 5 acres in the Index of Lands and





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Record of Rights. The copy of the said Index of Lands and Record of Rights could be evidenced from **Document No. 47.**

- d) Pursuant to the Sale Deed dated 06/02/1981, referred to in Section III (l) hereabove, the khatha/mutation of the portion of Survey No. 130 measuring 30 guntas is transferred and registered in the name of Smt. Reddamma and Sri. Kumara Raju in serial No. 1/1981-82 and 5/1998-99 of the Mutation Register extracts. The copies of the said Mutation Register extracts could be evidenced from **Document Nos. 48 and 49.**
- e) Pursuant to the Sale Deed dated 23/03/1989, referred to in Section III (t) hereabove, the khatha/mutation of 1 acre 20 guntas each in Survey No. 130 (new No. 198) was transferred and registered in the name of Smt. M. C. Padma and Sri. B.S. Vagesh Prasad in serial No. 32/1988-89 of the Mutation Register extract in accordance with the Partition Deed dated 27/04/1989. The copy of the said Mutation Register could be evidenced from **Document No. 50.**
- f) Pursuant to the Sale Deed dated 05/08/2013, referred to in Section III (m) hereabove, the khatha/mutation of the portion of Survey No. 130, measuring 30 guntas is transferred and registered in the name of Smt. Reddamma in serial No. H5/2013-14 of the Mutation Register extract. The copy of the said Mutation Register extract could be evidenced from **Document No. 51.**
- g) Pursuant to the Sale Deed dated 07/07/1964, referred to in Section III (r) hereabove, the khatha/mutation of the portion of Survey No. 130, measuring 10 guntas is transferred and registered in the name of Sri. Narasaraju in serial No. 14/1988-89 of the Mutation Register extract. The copy of the said Mutation Register extract could be evidenced from **Document No. 52.**





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- h) After the death of Sri. Krishnam Raju, the khatha/mutation of the portion of the Survey No. 130 (numbered as 198), measuring 4 acres 10 guntas is transferred and registered in the name of his sons namely Sri. K. Ramaraju, Sri. Changamaraju, Sri. Subbaraju in serial No. 2/1988-89 of the Inheritance Certificate with the consent of their mother Smt. Chinnamma. The copy of the said Inheritance Certificate could be evidenced from **Document No. 53**. It is noted that during lifetime of Sri. Krishnam Raju, he conveyed 1 acre 8 guntas (out of 5 acres). The remaining extent of land in Survey No. 130 is retained by him is 3 acres 32 guntas, hence, after his death, his legal heirs are entitled to 3 acres 32 guntas only in Survey No. 130.
- i) Pursuant to the Order/ Official Memorandum dated 10-02-2006, referred to in Section VII (e) here above, the khatha/mutation of the Survey No. 130, measuring 1 acre is registered in the names of Sri. K. Ramaraju and others; 3 acres in Survey No. 130 is registered in the names of Smt. M. C. Padma and Sri. B.S. Vagesh Prasad, 30 guntas in Survey No. 130 is registered in the name of Smt. Reddamma and another; 10 guntas in Survey No. 130 is registered in the name of Sri. R. Muniraju and 30 guntas in Survey No. 130 is stood in the name of Government in serial No. 32/2005-06 and 34/2005-06 of the Mutation Register extract. The copy of the said Mutation Register extracts could be evidenced from **Document Nos. 54 and 55**.
- j) The names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju are entered as the owners with respect to the portion of Survey No. 247 measuring 1 acre; the name of Smt. Reddamma is entered as the owner with respect to the portion of Survey No. 247 measuring 2 guntas; the name of Smt. M.C. Padma is entered as the owner with respect to the portion of Survey No. 247 measuring 1 acre 14 guntas; the name of Sri. B.S. Vagesh Prasad is entered as the owner with respect to the portion of Survey No. 247 measuring 1 acre 14 guntas and the name of Sri. R. Muniraju is





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entered as the owner with respect to the portion of Survey No. 247 measuring 10 guntas in serial No. 4/2020-21 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 56.**

- k) Subsequent to the phody of the Survey No. 247, the khatha/mutation of Survey No. 247/1 is transferred and registered in the names of Smt. M.C. Padma, Sri. B.S. Vagesh Prasad and Sri. R. Muniraju with respect to 1 acre 14 guntas, 1 acre 14 guntas and 10 guntas, respectively. The khatha/mutation of Survey No. 247/2 measuring 2 guntas is transferred and registered in the name of Smt. Reddamma and the khatha/mutation of Survey No. 247/3 measuring 1 acre is transferred and registered in the joint names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju in serial No. 7/2020-21 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 57.**

The R.T.Cs produced for the period 1982-83 to 1986-87, 2001-02 to 2020-21 with respect to Survey No. 130 reflect the total extent of land as 15 acres 7 guntas. For the period 1982-83 to 1986-87 the name of Muffathu Kavalu is entered in column No. 9 as Owner and no name is entered in cultivator column for the said period. For the period 2001-02 to 2016-17 the names of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju are entered as the owners with respect to 1 acre in column No. 9 and no name is entered in column No. 12 as cultivator for the period 2001-02 to 2004-05. For the period 2005-06 to 2016-17 the names of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju are entered as the cultivators with respect to 1 acre. For the period 2017-18 and 2020-21 the names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju and Smt. Reddamma are entered as the owners and cultivators in column No.





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9 and 12, respectively. The copies of the said R.T.Cs could be evidenced from **Document No. 58.**

- l) The R.T.C produced for the period 2018-19 to 2020-21 with respect to Survey No. 246 reflect the total extent of land as 2 acres 4 guntas without kharab land and for the said period the names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju are entered as the owners and cultivators in column No. 9 and 12, respectively. The copy of the said R.T.C could be evidenced from **Document No. 59.**
- m) The R.T.C produced for the period 2020-21 with respect to Survey No. 247/2 reflect the total extent of land as 2 guntas without kharab land and for the said period the name of Smt. Reddamma is entered as the owner and cultivator in column No. 9 and 12, respectively. The copy of the said R.T.C could be evidenced from **Document No. 60.**
- n) The R.T.C produced for the period 2020-21 with respect to Survey No. 247/3 reflect the total extent of land as 1 acre $\frac{3}{4}$ guntas with $\frac{3}{4}$ gunta kharab land and for the said period the names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju are entered as the owners and cultivators in column No. 9 and 12, respectively. The copy of the said R.T.C could be evidenced from **Document No. 61.**

IX.

Survey Records

- a) On perusal of the Akarband, it is observed that the total extent of land in Survey No. 130 is 15 acres 7 guntas and the entire extent of 15 acres 7 guntas is categorised as 'B' Kharab land. The copy of the said Akarband could be evidenced from **Document No. 62.**
- b) The portion of land in Survey No. 130 granted in favour of Sri. Krishnam Raju was surveyed on 03/11/2017 and bifurcated from the main Survey





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No. 130 by assigning new Survey No. 246, measuring 2 acres 4 guntas. It is further observed that the name of Sri. Krishnam Raju is entered as khardadar/occupant of Survey No. 246 and the names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju are entered as the khatadars of the same. After phodi, the remaining extent of land in Survey No. 130 is 13 acres 3 guntas. The copy of the Phodi Tippy and Phodi Tippy Book could be evidenced from **Document Nos. 63 and 64.**

c) Subsequent to phodi of Survey No. 130, as per Akarband, the total extent of land in Survey No. 130 is 13 acres 3 guntas (which is categorised as 'B' kharab) and the total extent of land in Survey No. 246 is 2 acres 4 guntas without kharab land and the same is in conformity with the extent mentioned in the R.T.C for the period 2018-19. The copy of the said Akarband could be evidenced from **Document No. 65.**

d) Another portion of land in Survey No. 130 held by Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju, Smt. Reddamma, Sri. R. Muniraju, Smt. M.C. Padma and Sri. B.S. Vageesh Prasad was surveyed on 05/03/2019 and during the survey, it is found that, the extent of land held by them was reduced from 5 acres to 4 acres 3 ½ guntas (including 3 ½ guntas kharab) and assigned with new Survey No. 247. After phodi, the remaining extent of land in Survey No. 130 is 8 acres 39 ½ guntas. The copy of the Phodi Tippy and Phodi sketch could be evidenced from **Document No. 66.**

e) Subsequent to further phodi of Survey No. 130, as per Akarband, the total extent of land in Survey No. 130 is 8 acres 39 ½ guntas (which is categorised as 'B' kharab) and the total extent of land in Survey No. 247 is 4 acres 3 ½ guntas (including 3 ½ guntas 'B' kharab) and the same is in conformity with the extent mentioned in the R.T.C. The copy of the said Akarband could be evidenced from **Document No. 67.**





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- f) On perusal of the Akarband, it is observed that the total extent of land in Survey No. 247/2 is 2 guntas and Survey No. 247/3 is 1 acre $\frac{3}{4}$ guntas (including $\frac{3}{4}$ guntas 'B' kharab. The copy of the said Akarband could be evidenced from **Document No. 68.**
- g) On perusal of the Hissa tippany and RR Pakka Book (Balabagada Nakalu), it is observed that the land bearing Survey No. 247 measuring in total 4 acres $3 \frac{1}{2}$ guntas is bifurcated into three portions, i.e., the Survey No. 247/1 measuring 3 acres $\frac{3}{4}$ guntas including $2 \frac{3}{4}$ guntas kharab; Survey No. 247/2 measuring 2 guntas and Survey No. 247/3 measuring 1 acre $\frac{3}{4}$ guntas including $\frac{3}{4}$ guntas kharab. The names of Sri. R. Muniraju, Smt. M.C. Padma and Sri. B.S. Vagesh Prasad are entered as the owners of Survey No. 247/1. The name of Smt. Reddamma is entered as the owners of Survey No. 247/2 measuring 2 guntas. The names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju are entered as the owners of Survey No. 247/3 measuring 1 acre. The copy of the said Hissa Tippany and RR Pakka Book (Balabagada Nakalu) could be evidenced from **Document No. 69 and 70.**
- h) The Survey No. 130 of Hoodi Village is a larger extent and the Survey No. 246 and 247 is a portion of the same. The Survey No. 246 and 247 is bifurcated and allotted the new survey number. However, the shape and location of the same could not be compared in the old Village Map. The copy of the said Village Map of Hoodi Village could be evidenced from **Document No. 71.**

X.

Conversions / Change of Land use

- a) The Deputy Commissioner, Bengaluru Urban District has converted the Survey No. 246, measuring 2 acres 4 guntas from agricultural use to non-agricultural/commercial use vide Official Memorandum dated 17/08/2019 in No. ALN(E/EKHW)SB06/2019-20. The copies of the said Official





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Memorandum, Challan for having paid the conversion fine and sketch prepared at the time of conversion could be evidenced from **Document Nos. 72 to 74.**

- b) The Bangalore Planning Authority, Bengaluru vide the letters dated 28-06-2019, 11-12-2020 in Nos. BDA/UP/ALC-381/463/2019-20, BDA/UP/ALC-252/664/2020-21 and BDA/UP/ALC-252/665/2020-21 has stated that the Survey Nos. 246, 247/3 and 247/2, respectively, is categorized as Industrial (Hi-tech) zone and as per RMP-2015, 45 meters wide is reserved for road and the area opposite to the said reserved portion of the road is marked as a mutation corridor (the Subject Property is situated next to the mutation corridor). It is further stated that, 12 meters frontage to the mutation corridor is permissible to be used for commercial purposes. The copy of the said letter could be evidenced from **Document Nos. 75 to 77.**
- c) The Deputy Commissioner, Bengaluru Urban District has converted the Survey No. 247/2, measuring 2 guntas from agricultural use to non-agricultural/commercial use vide Official Memorandum dated 21/12/2020 in No. ALN (EKHW) SR 13/20-21. The copies of the said Official Memorandum, Challan for having paid the conversion fine and sketch prepared at the time of conversion could be evidenced from **Document Nos. 78 to 80.**
- d) The Deputy Commissioner, Bengaluru Urban District has converted the Survey No. 247/3, measuring 1 acre from agricultural use to non-agricultural/commercial use vide Official Memorandum dated 21/12/2020 in No. ALN (EKHW) SR 14/20-21. The copies of the said Official Memorandum, Challan for having paid the conversion fine and sketch prepared at the time of conversion could be evidenced from **Document Nos. 81 to 83.**





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XI.

Statutory Authority – Endorsements

- a) The Thasildar Grade-2, Bengaluru East Taluk, K.R. Puram vide the Endorsement dated 27/07/2017 in No. RK.CR/1450/2017-18 has stated that MR No. 15/62-63, 16/62-63, MR 8/54-55, MR 13/55-56, MR 1/81-82, IHC 6/1975-76 and Preliminary Record are not available with respect to the Survey No. 130. The copies of the said Endorsements dated 27/07/2017 and 29/08/2017 could be evidenced from **Document Nos. 84 and 85.**
- b) The Thasildar, Bengaluru East Taluk, Bengaluru District, vide the Certificate in No. RD0039270030767 dated 09/05/2017 has certified that there are no tenancy application filed in Form 7 and 7A (Section 48A and 77A) of the Karnataka Land Reforms Act, 1961 with respect to the Survey No. 130, measuring 1 acre. The copy of the said Certificate could be evidenced from **Document No. 86.**
- c) The Thasildar, Bengaluru East Taluk, Bengaluru District, vide the Certificate in No. RD0039270034100 dated 26/10/2017 has certified that there are no tenancy application filed in Form 7 and 7A (Section 48A and 77A) of the Karnataka Land Reforms Act, 1961 with respect to the Survey No. 246, measuring 2 acres 4 guntas. The copy of the said Certificate could be evidenced from **Document No. 87.**
- d) The Assistant Commissioner at the time of conversion of land, by the Report dated 19/07/2019 has stated that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 and the provisions of the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, 1978 with respect to the Survey No. 246, measuring 2 acres 4 guntas. The copy of the said AC Report could be evidenced from **Document No. 88.**





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- e) The Assistant Commissioner at the time of conversion of land, by the Report has stated that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 and the provisions of the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, 1978 with respect to the Survey No. 247/2, measuring 2 guntas. The copy of the said Report could be evidenced from **Document No. 89.**
- f) The Assistant Commissioner at the time of conversion of land, by the Report has stated that there are no proceedings initiated under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 and the provisions of the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, 1978 with respect to the Survey No. 247/3, measuring 1 acre. The copy of the said Report could be evidenced from **Document No. 90.**

XII. **Statutory Authority - Endorsements - Land Acquisition**

- a) The Assistant Commissioner, (Land Acquisition), Bengaluru Development Authority, Bengaluru vide the Letter in No. BDA/(LAQ)/773/2019-20 dated 19/07/2019 has certified that the Survey No. 246, measuring 2 acres 4 guntas have not been notified for the acquisition for its developmental purposes. The copy of the said Letter dated 19/07/2019 could be evidenced from **Document No. 91.**
- b) The Public Information Officer, Land Acquisition Officer, Karnataka Housing Board, Bengaluru vide the Endorsement in No. KHB/SLA/161/2017-18 dated 23/10/2017 has certified that the Survey No. 130 has not been acquired for its developmental purposes. The copy of the said Endorsement dated 23/10/2017 could be evidenced from **Document No. 92.**





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- c) The Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board, Bengaluru vide the Endorsement dated 03/07/2014 has certified that the Survey No. 130 measuring 5 acres were earlier notified for acquisition vide the Notification dated 13-09-1984 in No. CI 100 SPQ 84 and subsequently have been dropped vide proceeding dated 17/02/1989 in No. KIADB,S.L.A.O/LQ/1163/88-89 and after that no notification issued. The copy of the said Endorsement dated 03/07/2014 could be evidenced from **Document No. 93.**
- d) The Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board, Bengaluru vide the Endorsement No. Bengaluru/SLAO-2/1236/2019-20 dated 12/07/2019 has certified that the Survey No. 246, measuring 2 acres 4 guntas has not been acquired for its developmental purposes. The copy of the said Endorsement dated 12/07/2019 could be evidenced from **Document No. 94.**
- e) The Information Officer and the Special Land Acquisition Officer and Estate Officer, National Highway, K.R. Circle, Bengaluru vide the Endorsement in No. LAQ/NH/Right to Information/GL 43/2017-18 dated 10/10/2017 has stated that there is no information regarding the acquisition of lands in Survey No. 130 for National Highway. The copy of the said Endorsement dated 10/10/2017 could be evidenced from **Document No. 95.**
- f) The Special Land Acquisition Officer and Estate Officer, Bengaluru at the time of conversion of the land vide the Letter in No. SLAC/ALN/(E-T)/242/20-21 issued on November 2020 reported to the Deputy Commissioner that the Survey No. 247/2 measuring 2 guntas is not acquired for its developmental purposes. The copy of the said issued on November 2020 could be evidenced from **Document No. 96.**
- g) The Assistant Commissioner, (Land Acquisition), Bengaluru Development Authority, Bengaluru at the time of conversion of the land vide the letter in





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No. BDA/(LAQ)/593/2020-21 dated 08/12/2020 reported to the Deputy Commissioner that, the Survey No. 247/2, measuring 2 guntas have not been notified for the acquisition for its developmental purposes. The copy of the said Letter dated 08/12/2020 could be evidenced from **Document No. 97.**

h) The Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board, Bengaluru at the time of conversion of the land vide the Letter in No. Bengaluru/SLAO-2/2868/2020-21 dated 25/11/2020 reported to the Deputy Commissioner that the Survey No. 247/2, measuring 2 guntas is not acquired for its developmental purposes. The copy of the said letter dated 25/11/2020 could be evidenced from **Document No. 98.**

i) The Special Land Acquisition Officer and Estate Officer, Bengaluru at the time of conversion of the land vide the letter in No. SLAC/ALN/(E-T)/241/20-21 issued on November 2020 reported to the Deputy Commissioner that the Survey No. 247/3 measuring 1 acre is not acquired for its developmental purposes. The copy of the said letter issued on November 2020 could be evidenced from **Document No. 99.**

j) The Assistant Commissioner, (Land Acquisition), Bengaluru Development Authority, Bengaluru at the time of conversion of the land vide the letter in No. BDA/(LAQ)/592/2020-21 dated 08/12/2020 reported to the Deputy Commissioner that, the Survey No. 247/3, measuring 1 acre have not been notified for the acquisition for its developmental purposes. The copy of the said Letter dated 08/12/2020 could be evidenced from **Document No. 100.**

k) The Special Land Acquisition Officer – 2, Karnataka Industrial Areas Development Board, Bengaluru at the time of conversion of the land vide the letter in No. Bengaluru/SLAO-2/2869/2020-21 dated 25/11/2020 reported to the Deputy Commissioner that the Survey No. 247/3,





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measuring 1 acre is not acquired for its developmental purposes. The copy of the said letter dated 25/11/2020 could be evidenced from **Document No. 101.**

Observation: It is advised to produce the Endorsement regarding notification issued, if any for the acquisition of Survey No. 130 (now bearing Survey No. 246 and 247) for any of their development purposes.

XIII.

Oravia Buildcraft Incorporation

- a) By the Limited Liability Partnership Agreement dated 13/06/2017 Sri. Ramsha Prabhu Tadiboyana and Sri. Vishwanath Gaddemane Annaigowda have formed a Limited Liability Partnership in the name and style of M/s Oravia Buildcraft LLP. The business of M/s Oravia Buildcraft LLP is to carry on the business of builders, developers, contractors and dealing in all types of movable and immovable properties. The copy of the said Limited Liability Partnership Agreement could be evidenced from **Document No. 102.**
- b) M/s. Oravia Buildcraft LLP is incorporated under the provision of Limited Liability Partnership Act, 2008 vide LLP identification No.AAJ-6864 with the Registrar, Bengaluru. The copy of the said Certificate of Incorporation dated 13/06/2017 could be evidenced from **Document No. 103.**
- c) On perusal of the Balance Sheets of M/s Oravia Buildcraft LLP for the year ending 31/03/2018, 31/03/2019 and 31/03/2020, it is observed that there are no secured loans as on 31/03/2020. The copies of the said Balance sheets could be evidenced from **Document No. 104.**
- d) On perusal of the Search Report dated 28-06-2021, issued by Sri. Bhaskar G P, for Venkatesh Bhaskar and Associates, Chartered Accountants, it is observed that, there are no charges created by M/s. Oravia Buildcraft LLP.





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The copy of the said Search Report could be evidenced from **Document No. 105.**

- e) Sri. Bhaskar G P, for Venkatesh Bhaskar and Associates, Chartered Accountants by the Certificate dated 28-06-2021 has stated that there are no mortgages, encumbrances, lien or charges created by M/s. Oravia Buildcraft LLP with respect to the Subject Property. The copy of the said Certificate could be evidenced from **Document No. 106.**

XIV.

Special Notice and Amalgamation Deed

- a) The Survey No. 246 owned by Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju is assessed to taxes by the Bruhat Bangalore Mahanagara Palike, Bengaluru and has assigned new BBMP khatha No. 1851. The Bruhat Bangalore Mahanagara Palike, Bengaluru has assessed the said property at non-residential rates for an annual tax of Rs. 68,607/- on a total area of 2 acres 4 guntas. The copy of the Letter dated 08/02/2021 in No. PR/KTR/393/2020-21/M.R/45/20-21 issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bengaluru could be evidenced from **Document No. 107.**
- b) The Survey No. 247/2 owned by Smt. Reddamma is assessed to taxes by the Bruhat Bangalore Mahanagara Palike, Bengaluru and has assigned new BBMP khatha No. 1853. The Bruhat Bangalore Mahanagara Palike, Bengaluru has assessed the said property at residential rates for an annual tax of Rs. 1,634/- on a total area of 2 guntas. The copy of the Letter dated 08/02/2021 in No. PR/KTR/395/2020-21/M.R/46/20-21 issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bengaluru could be evidenced from **Document No. 108.**
- c) The Survey No. 247/3 owned by Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju is assessed to taxes by the Bruhat Bangalore





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Mahanagara Palike, Bengaluru and has assigned new BBMP khatha No. 1852. The Bruhat Bangalore Mahanagara Palike, Bengaluru has assessed the said property at non-residential rates for an annual tax of Rs. 32,670/- on a total area of 1 acre. The copy of the Letter dated 08/02/2021 in No. PR/KTR/394/2020-21/M.R/44/20-21 issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bengaluru could be evidenced from **Document No. 109.**

d) By virtue of the Amalgamation Deed dated 15/02/2021 Sri. K. Ramaraju, Smt. Reddamma, Sri. K. Changamaraju and Sri. K. Subbaraju agreed to amalgamate their properties bearing Survey No. 246 measuring 2 acres 4 guntas; 247/2 measuring 2 guntas; and Survey No. 247/3 measuring 1 acre and get a single khatha in the joint names. The said Amalgamation Deed is registered vide Document No. 7305/2020-21 of Book I, stored in CD No. 786, in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru and a copy of the same could be evidenced from **Document No. 110.**

e) By the Special Notice in No. K.T.R.P.R 450/2020-21 M.R/C.R. 4/2021-22 dated 12/05/2021, issued by the Assistant Revenue Officer, Hoodi Sub-Division, Bruhat Bengaluru Mahanagara Palike, Bengaluru, the properties bearing BBMP khatha Nos. 1851, 1852 and 1853, measuring in total 3 acres 6 guntas clubbed together and the BBMP khatha No. 1851 was retained for the amalgamated property, by deleting the BBMP khatha No. 1852 and 1853 from the Revenue Records. The copy of the Special Notice dated 12/05/2021 could be evidenced from **Document No. 111.**

XV.

Khatha & Property Taxes & Betterment Charges

a) The khatha of the property bearing BBMP khatha No. 1851 is registered in the names of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju in the records of the Bruhat Bangalore Mahanagara Palike, Bangalore and





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the Assistant Revenue Officer has issued the Certificate dated 10/02/2021 in this regard. The tax assessment extract issued by the Assistant Revenue Officer with respect to the said property, states that the taxes are assessed on a total area of 2 acres 4 guntas. The copies of the Certificate dated 10/02/2021 and the tax assessment extract dated 06/02/2021 issued by the Assistant Revenue Officer could be evidenced from **Document Nos. 112 and 113.**

b) The khatha of the property bearing BBMP khatha No. 1853 is registered in the names of Smt. Reddamma and Sri. K. Ramaraju in the records of the Bruhat Bangalore Mahanagara Palike, Bangalore and the Assistant Revenue Officer has issued the Certificate dated 10/02/2021 in this regard. The tax assessment extract issued by the Assistant Revenue Officer with respect to the said property, states that the taxes are assessed on a total area of 2 guntas. The copies of the Certificate dated 10/02/2021 and the tax assessment extract dated 06/02/2021 issued by the Assistant Revenue Officer could be evidenced from **Document Nos. 114 and 115.**

c) The khatha of the property bearing BBMP khatha No. 1852 is registered in the names of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju in the records of the Bruhat Bangalore Mahanagara Palike, Bangalore and the Assistant Revenue Officer has issued the Certificate dated 10/02/2021 in this regard. The tax assessment extract issued by the Assistant Revenue Officer with respect to the said property, states that the taxes are assessed on a total area of 1 acre. The copies of the Certificate dated 10/02/2021 and the tax assessment extract dated 06/02/2021 issued by the Assistant Revenue Officer could be evidenced from **Document No. 116 and 117.**

d) The khatha of the amalgamated property bearing BBMP khatha No. 1851 is registered in the names of Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju and Smt. Reddamma in the records of the Bruhat Bangalore





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Mahanagara Palike, Bangalore and the Assistant Revenue Officer has issued the Certificate dated 13/05/2021 in this regard. The tax assessment extract issued by the Assistant Revenue Officer with respect to the said property, states that the taxes are assessed on a total area of 3 acres 6 guntas. The copies of the Certificate dated 13/05/2021 and the tax assessment extract dated 13/05/2021 issued by the Assistant Revenue Officer could be evidenced from **Document Nos. 118 and 119.**

- e) The amount of Rs. 21,25,372/- towards Betterment Charges has been remitted by Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju to the Bruhat Bangalore Mahanagara Palike, Bengaluru vide Receipt dated 05/02/2021 with respect to Survey No. 246 (new BBMP khatha No. 1851). The copy of the Receipt dated 05/02/2021 could be evidenced from **Document No. 120.**
- f) The amount of Rs. 50,604/- towards Betterment Charges has been remitted by Smt. Reddamma to the Bruhat Bangalore Mahanagara Palike, Bengaluru vide Receipt dated 05/02/2021 with respect to Survey No. 247/2 (new BBMP khatha No. 1853). The copy of the Receipt dated 05/02/2021 could be evidenced from **Document No. 121.**
- g) The amount of Rs. 10,12,082/- towards Betterment Charges has been remitted by Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju to the Bruhat Bangalore Mahanagara Palike, Bengaluru vide Receipt dated 05/02/2021 with respect to Survey No. 247/3 (new BBMP khatha No. 1852). The copy of the Receipt dated 05/02/2021 could be evidenced from **Document No. 122.**
- h) The property taxes for the period 2019-20 with respect to the Survey No. 246 (new BBMP khatha No. 1851) is being paid to the Bruhat Bangalore Mahanagara Palike in the name of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju. The copy of the said tax paid receipts for the period





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2019-20 issued by the Bruhat Bangalore Mahanagara Palike could be evidenced from **Document No. 123.**

- i) The property taxes for the period 2020-21 with respect to the Survey No. 247/2 (new BBMP khatha No. 1853) is being paid to the Bruhat Bangalore Mahanagara Palike in the name of Smt. Reddamma. The copy of the said tax paid receipts for the period 2020-21 issued by the Bruhat Bangalore Mahanagara Palike could be evidenced from **Document No. 124.**
- j) The property taxes for the period 2020-21 with respect to the Survey No. 247/3 (new BBMP khatha No. 1852) is being paid to the Bruhat Bangalore Mahanagara Palike in the name of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju. The copy of the said tax paid receipts for the period 2020-21 issued by the Bruhat Bangalore Mahanagara Palike could be evidenced from **Document No. 125.**
- k) The property taxes for the period 2021-22 with respect to the amalgamated BBMP khatha No. 1851 is being paid to the Bruhat Bangalore Mahanagara Palike in the name of Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju. The copy of the said tax paid receipts for the period 2021-22 issued by the Bruhat Bangalore Mahanagara Palike could be evidenced from **Document No. 126.**

Observations:

- a) The BBMP vide the Special Notice dated 08/02/2021 has assessed the property No. 1851 at non-residential rates for a total property tax of Rs. 85073/- on a total area of 2 acres 4 guntas. However, for the year of 2019-20, the owners have paid the property tax of Rs. 44528/- at residential rates. It is advised that the party shall pay the arrears of taxes.
- b) The BBMP vide the Special Notice dated 08/02/2021 has assessed the property No. 1853 at residential rates for a total property tax of Rs. 2026/- on a total area of 2 guntas. However, for the year of 2020-21,





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the owners have paid the property tax of Rs. 971/- at residential rates. It is advised that the party shall pay the arrears of taxes.

- c) The BBMP vide the Special Notice dated 08/02/2021 has assessed the property No. 1852 at non-residential rates for a total property tax of Rs. 40,511/- on a total area of 1 acre. However, for the year of 2020-21, the owners have paid the property tax of Rs. 8,811/- at residential rates. It is advised that the party shall pay the arrears of taxes.
- d) The BBMP vide the Special Notice dated 12/05/2021 has assessed the amalgamated property No. 1851 at non-residential rates for a total property tax of Rs. 1,02,087/- on a total area of 3 acres 6 guntas. However, for the year of 2021-22, the owners have paid the property tax of Rs. 31,535/- at residential rates. It is advised that the party shall pay the arrears of taxes.

XVI.

Encumbrance Certificates & Search Reports

- a) The Encumbrance Certificates produced for the period 01/04/1900 to 26/08/2019 with respect Survey No. 130, it is observed that there several entries, out of which 18 entries are pertaining to the Composite Property. The first entry being execution of the Sale Deed dated 16/02/1951 by Sri. A. Munishami Reddy in favour of Sri. Krishnam Raju. The second entry being execution of the Sale Deed dated 14/12/1953 by Sri. Krishnam Raju in favour of Sri. P.V. Balakrishna Reddy. The third entry being execution of the Sale Deed dated 15/10/1954 by Sri. P.V. Balakrishna Reddy in favour of Sri. Krishnam Raju. The fourth entry being execution of the Sale Deed dated 22/08/1957 by Sri. Krishnam Raju in favour of Sri. Munishami Reddy. The fifth entry being execution of the Sale Deed dated 07/07/1964 by Sri. Krishnam Raju in favour of Sri. Jayarama Reddy. The sixth entry being execution of the Sale Deed dated 07/07/1964 by Sri. Krishnam Raju in favour of Sri. Narasa Raju. The seventh entry being execution of Sale Deed dated 21/02/1963 by Sri. Munishami Shetty in favour of Sri. Krishnam Raju. The eighth entry being execution of the Sale Deed dated 07/07/1964 by Sri. Krishnam Raju in favour of Sri. Kanna alias Kannaiah. The ninth entry being execution of the Sale Deed dated 06/02/1981 by Sri.





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H.G. Jayarama Reddy in favour of Smt. Reddamma. The tenth entry being execution of the Sale Deed dated 10/03/1989 by Sri. Ramaraju and others in favour of Smt. M.C. Padma and another. The eleventh entry being execution of the Sale Deed dated 27/02/1993 by Sri. Narasa Raju in favour of Sri. R. Muniraju. The twelfth entry being execution of the Release Deed dated 05/08/2013 by Sri. Kumara Raju in favour of Smt. Reddamma. The thirteenth entry being execution of the Agreement of Sale dated 13/07/2016 by Sri. Ramaraju and others in favour of Sri. Vishwanath. G.A. The fourteenth and fifteenth entries being execution of the Agreement of Sale dated 13/07/2016 by Sri. Ramaraju and others in favour of Sri. Muroor Rajendra Kumar. The sixteenth entry being execution of the Release Deed dated 31/07/2017 by Smt. Narasamma, Smt. Lakshamma and Smt. Jayalakshamma, all daughters of Late Krishnam Raju in favour of Sri. K. Ramaraju and others. The seventeenth entry being execution of the Joint Development Agreement dated 01/08/2017 by Sri. K. Ramaraju, son of Late Krishnam Raju and others in favour of M/s Oravia Buildcraft LLP. The eighteenth entry being execution of the Deed of Confirmation dated 19/11/2018 executed by Sri. K. Ramaraju and others in favour of Sri. K.C. Prabhakar Reddy. Apart from the said entries there are no other entries for having encumbered the Subject Property during the said period and hence, we can construe that there are no registered encumbrances on the Subject Property during the said period. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 127 to 133**. The sixth and eleventh entry does not pertain to the Subject Property.

- b) The Encumbrance Certificate produced for the period 01/04/2004 to 20/06/2021 with respect Survey No. 246, it is observed that there are no entries for having encumbered the Survey No. 246 for the said period. The copy of the said Encumbrance Certificates could be evidenced from **Document No. 134 to 137**.





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- c) The Encumbrance Certificate produced for the period 01/04/2020 to 20/06/2021 with respect Survey No. 247/2, it is observed that there are no entries for having encumbered the Survey No. 247/2 for the said period. The copy of the said Encumbrance Certificates could be evidenced from **Document No. 138 to 139.**
- d) The Encumbrance Certificate produced for the period 01/04/2020 to 20/06/2021 with respect Survey No. 247/3, it is observed that there are no entries for having encumbered the Survey No. 247/3 for the said period. The copy of the said Encumbrance Certificates could be evidenced from **Document No. 140 to 141.**

XVII.

Public Notice

- a) A Public Notice with respect to the development of the Survey No. 246, measuring 2 acres 4 guntas was published in the English daily newspaper the Times of India and Kannada daily newspapers Vijaya Karnataka on 18/06/2019. Pursuant to the said Public Notice no objections/ claims from third persons have been received as on date. The copy of the said Public Notice dated 18/06/2019 could be evidenced from **Document No. 142.**

XVIII.

Opinion

- a) On perusal of the above documents and subject to the observations made above, I am of the opinion that;
- i. Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju, all sons of Late Krishnam Raju, Smt. Reddamma wife of Sri. K. Ramaraju, Sri. K.C. Prabhakar Reddy, son of Sri. Chokkappa and Sri. K.C. Gangadhar, son of Sri. Chokkappa are the absolute owners of commercially converted lands bearing BBMP khatha No. 1851 (earlier bearing BBMP khatha Nos. 1851, 1853 and 1852, much earlier bearing Survey No. 246, 247/2 and 247/3 (converted for commercial use vide the Official Memoranda No. ALN (EKHW) SR





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06/19-20 dated 17/08/2019; No. ALN (EKHW) SR 13/20-21 dated 21/12/2020; and No. ALN (EKHW) SR 14/20-21 dated 21/12/2020 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru), situated at Hoodi Village, Krishnarajapuram Hobli, Bengaluru East Taluk, Bengaluru, measuring 3 acres 6 guntas or 1,37,214 square feet

- ii. Further, in terms of the Joint Development Agreement dated 01/08/2017 M/s. Oravia Buildcraft LLP is entitled to develop the Survey No. 246, part of earlier bearing Survey No.130) measuring 2 acres 4 guntas and Survey No. 247/2, part of earlier bearing Survey No. 130), measuring 02 guntas and M/s. Oravia Buildcraft LLP is entitled to 66% of the total development made on the said property and Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju, all sons of Late Krishnam Raju, Smt. Reddamma wife of Sri. K. Ramaraju are collectively entitled to 34% of the total development made on the said property.
- iii. Further, in terms of the Joint Development Agreement dated 25/10/2019 M/s. Oravia Buildcraft LLP is entitled to develop the Survey No. 247/3, part of earlier bearing Survey No. 130), measuring 8 guntas and M/s. Oravia Buildcraft LLP is entitled to 55% of the total development made on the said property and Sri. K. C. Prabhakar Reddy and Sri. K.C. Gangadhar are entitled to 45% of the total development made on the said property.
- iv. By the separate Agreement to Sell both dated 13/07/2016 Sri. Vishwanath G.A, son of Sri. Annaiah Gowda and Sri. Muroor Rajendra Kumar, son of Late Venkataramana has right to purchase 20 guntas each in old Survey No. 130.

XIX. Requirement of additional documents for certification of marketable title

- a) Cancellation of the Agreement to Sell dated 13/07/2016 entered between Sri. Ramaraju and others and Sri. Vishwanath G.A and to produce the copy of the cancellation deed.





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- b) Cancellation of the Agreement to Sell dated 13/07/2016 entered between Sri. Ramaraju and others and Sri. Muroor Rajendra Kumar and to produce the copy of the cancellation deed.
- c) New Village Map of Hoodi incorporating the new Survey Nos. 246 and 247.
- d) Survey Sketch of Survey No. 130 and 246 and 247 issued by the survey department clearly demarking the portion of land in possession of each owner and also clearly demarking the location and extent of the portion intended to be developed along with boundaries and remaining portion /hissas, demarking road and kharab, if any.
- e) To get the khatha of the portion of the Subject Property measuring 4 guntas each in the name of Sri. K.C. Prabhakar Reddy and Sri. K.C. Gangadhar in the records of Bruhat Bengaluru Mahanagara Palike and to produce the rectified khatha certificate and khatha assessment extract with respect to the Subject Property measuring 3 acres 6 guntas.
- f) Encumbrance Certificate for the period 20/06/2021 to date with particulars of all transactions along with the boundaries and extent with respect to BBMP khatha No. 1851 (earlier bearing Survey No. 246, 247/2 and 247/3).
- g) It is advised to publish a public notice in any of the local daily newspapers to ascertain whether any person/s is/are having any sort of right, title and interest in the Survey Nos. 247/2 and 247/3 (earlier part of Survey No. 130).
- h) To produce all documents for original verification.


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Advocate





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Annexure – 'A'

Standard Exceptions to the Title Search

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.





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Annexure – 'B'

This title search report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described herebelow and based thereon, the title to the Property is vested in this current owner.

<u>Doc. No.</u>	<u>Date of Execution/ issue</u>	<u>Description of Documents</u>
1.	20/05/1942	Official Memorandum in No. D.Dis.Dar.27/1942-43 issued by the Deputy Commissioner, Bengaluru.
2.	11/06/1942	Official Memorandum in No. B3 DD 18/1942-43 issued by the Sub-Division Officer, Bengaluru Sub-Division, Bengaluru.
3.	12/08/1942	Grant Certificate issued by the Thasildar Grade-2, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
4.	--	Grant Saguvali Register extract issued by the Thasildar Grade-2, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
5.	--	Revenue sketch issued by the Thasildar, Bengaluru East Taluk, Bengaluru.
6.	16/02/1951	Sale Deed executed by Sri. R. Munishami Reddy, son of Sri. Ramaiah Reddy in favour of Sri. Krishnam Raju, son of Sri. Changam Raju, registered vide Document No. 7111/1950-51 of Book I, Volume 1183, at Pages 161 to 162 in the office of the Sub-Registrar, Bengaluru Taluk, with respect to portion of Survey No. 130, measuring 5 acres.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
7.	14/12/1953	Sale Deed executed by Sri. Krishnam Raju, son of Sri. Changam Raju in favour of Sri. P.V. Balakrishna Reddy, son of Sri. P. Veerappa Reddy, registered vide Document No. 6027//1953-54 of Book I, Volume 1387, at Pages 81 to 82 in the office of the Sub-Registrar, Bengaluru Taluk, Bengaluru, with respect to portion of Survey No. 130, measuring 5 acres.
8.	15/10/1954	Sale Deed executed by Sri. P.V. Balakrishna Reddy in favour of Sri. Krishnam Raju, registered vide Document No. 3418/1954-55 of Book I, Volume 1436, at Pages 102 to 103 in the office of the Sub-Registrar, Bengaluru Taluk, with respect to portion of Survey No. 130, measuring 5 acres.
9.	22/08/1957	Sale Deed executed by Sri. Krishnam Raju in favour of Sri. Munishami Shetty, son of Sri. Rangappa Shetty, registered vide Document No. 1988/1957-58 of Book I, Volume 21, at Pages 190 to 192 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru, with respect to portion of Survey No. 130, measuring 5 acres.
10.	21/02/1963	Sale Deed executed by Sri. Munishami Shetty, son of Sri. Rangappa Shetty in favour of Sri. Krishnam Raju, registered vide Document No. 6620/1962-63 of Book I, Volume 379, at Pages 62 to 63 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru with respect to portion of Survey No. 130, measuring 5 acres.
11.	07/07/1964	Sale Deed executed by Sri. Krishnam Raju in favour of Sri. Jayarama Reddy, son of Sri. Gorumurthy, registered vide Document No. 1997/1964-65 of Book I, Volume 460, at Pages 203 to 204 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru with respect to portion of Survey No. 130, measuring 30 guntas.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
12.	06/02/1981	Sale Deed executed by Sri. Jayarama Reddy, son of Sri. Gurumurthy in favour of Smt. Reddamma, wife of Sri. Ramaraju and Sri. Kumara Raju, son of Sri. Narayanaraju, registered vide Document No. 11389/1980-81 of Book I, Volume 1635, at Pages 162 to 166 in the office of the Sub-Registrar, Bengaluru South Taluk, with respect to portion of Survey No. 130, measuring 30 guntas.
13.	05/08/2013	Deed of Release executed by Sri. Kumara Raju, son of Sri. Narayana Raju in favour of Smt. Reddamma, wife of Sri. Ramaraju, registered vide Document No. 4414/2013-14 of Book I, stored in C.D. No. 486, in the office of the Sub-Registrar, Krishnarajapura, Bengaluru, with respect to portion of Survey No. 130, measuring 30 guntas.
14.	07/07/1964	Sale Deed executed by Sri. Krishnam Raju in favour of Sri. Kanna alias Kannaiah, son of Sri. Balappa, registered vide Document No. 1999/1964-65 of Book I, Volume 459, at Pages 149 to 151 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru, with respect to portion of Survey No. 130, measuring 07.27 guntas.
15.	18/08/2007	Absolute Sale Deed executed by Sri. Srinivasaiah, son of Late Kanna alias Kannaiah and others in favour of Sri. K.C. Prabhakar Reddy, registered vide Document No. 3702/2007-08 of Book I, stored in C.D. No. 13, in the office of the Sub-Registrar, Mahadevapura, Bengaluru, with respect to portion of Survey No. 130, measuring 8 guntas.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
16.	03/09/2016	Gift Deed executed by Sri. K.C. Prabhakar Reddy in favour of his brother Sri. K.C. Gangadhar, registered vide Document No. 4494/2016-17 of Book I, stored in CD No. 583, in the office of the Sub-Registrar, Krishnarajapura, Bengaluru.
17.	19/11/2018	Deed of Confirmation executed by Sri. K. Ramaraju, Sri. K. Changamaraju and Sri. K. Subbaraju in favour of Sri. K. C. Prabhakar Reddy and Sri. K.C. Gangadhar, registered vide Document No. 7867/2018-19 of Book I, stored in CD No. 232, in the office of the Sub-Registrar, Indiranagar, Bengaluru.
18.	07/07/1964	Sale Deed executed by Sri. Krishnam Raju in favour of Sri. Narasaraju, son of Sri. Abbaraju, registered vide Document No. 1998/1964-65 of Book I, Volume 465, at Pages 20 to 23 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru, with respect to portion of Survey No. 130, measuring 10 guntas.
19.	27/02/1993	Sale Deed executed by Sri. Narasaraju, son of Sri. Apparaju in favour of Sri. R. Muniraju, son of Sri. Venkataramaiah, registered vide Document No. 8431/1992-93 of Book I, Volume 631, at Pages 234 to 239 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru.
20.	23/03/1989	Sale Deed executed by Sri. K. Ramaraju, son of Late Krishnam Raju and others in favour of Smt. M. C. Padma, daughter of Late M.C. Naidu and Sri. B.S. Vagesh Prasad, son of Sri. Shivappa, registered vide Document No. 16363/1988-89 of Book I, Volume 3089, at Pages 112 to 120 in the office of the Sub-Registrar, Bengaluru South Taluk, Bengaluru, with respect to portion of Survey No. 130, measuring 3 acres.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
21.	31/07/2017	Deed of Release executed by Smt. Narasamma, Smt. Lakshamma and Smt. Jayalakshamma, all daughters of Late Krishnam Raju in favour of Sri. K. Ramaraju and others, registered vide Document No. 4286/2017-18 of Book I, stored in CD No. 211, in the office of the Sub-Registrar, Mahadevapura, Bengaluru.
22.	13/07/2016	Agreement to Sell entered between Sri. Ramaraju and others with Sri. Vishwanath G.A, son of Sri. Annaiah Gowda, registered vide Document No. 2917/2016-17 of Book I, stored in C.D. No. 172, in the office of the Sub-Registrar, Indiranagar, Bengaluru, with respect to Survey No. 130, measuring 20 guntas.
23.	13/07/2016	Agreement to Sell entered between Sri. Ramaraju and others with Sri. Muroor Rajendra Kumar, son of Late Venkataramana Bhat registered vide Document No. 2919/2016-17 of Book I, stored in C.D. No. 172, in the office of the Sub-Registrar, Indiranagar, Bengaluru, with respect to Survey No. 130, measuring 20 guntas.
24.	01/08/2017	Joint Development Agreement entered between Sri. K. Ramaraju, son of Late Krishnam Raju and others with M/s Oravia Buildcraft LLP, registered vide Document No. 4310/2017-18 of Book I, stored in CD No. 211, in the office of the Sub-Registrar, Mahadevapura, Bengaluru.
25.	01/08/2017	General Power of Attorney executed by Sri. K. Ramaraju, son of Late Krishnam Raju and others in favour of M/s Oravia Buildcraft LLP, registered vide Document No. 186/2017-18 of Book IV, stored in CD No. 211, in the office of the Sub-Registrar, Mahadevapura, Bengaluru.





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<u>Doc. No.</u>	<u>Date of Execution/ issue</u>	<u>Description of Documents</u>
26.	25/10/2019	Joint Development Agreement executed between Sri. K. C. Prabhakar Reddy and Sri. K.C. Gangadhar both sons of Sri. Chokkappa as owners along with Sri. K. Ramaraju, Sri. K. Changamaraju, Sri. K. Subbaraju with M/s. Oravia Buildcraft LLP, a Limited Liability Partnership, registered vide Document No. 4563/2019-20 of Book I, stored in CD No. 578, in the office of the Sub-Registrar, Shivajinagar (Varthur), Bengaluru Urban District.
27.	25/10/2019	General Power of Attorney executed by Sri. K. C. Prabhakar Reddy and Sri. K.C. Gangadhar both sons of Sri. Chokkappa and others in favour of M/s. Oravia Buildcraft LLP, a Limited Liability Partnership registered vide Document No. 193/2019-20 of Book I, stored in CD No. 578, in the office of the Sub-Registrar, Shivajinagar (Varthur), Bengaluru Urban District
28.	24/10/1987	Death Certificate of Sri. Krishnam Raju issued by the Secretary, Hoodi Panchayat, Bengaluru South Taluk, Bengaluru.
29.	28/02/1989	Death Certificate of Smt. Chinnamma issued by the Secretary, Hoodi Panchayat, Bengaluru South Taluk, Bengaluru.
30.	29/08/2019	Family Tree of Sri. Krishnam Raju sworn by way of Affidavit.
31.	04-03-2021	Family Tree of Sri. Srinivasaiiah, son of Late Kann alias Kannaiah sworn by way of an affidavit.
32.	--	Plaint, Order Sheet, Judgment and Decree in O.S. No. 1166/2002 passed by the Court of the City Civil Judge at Bengaluru City.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
33.	--	Memorandum of Writ Petition in No.62137/2016 (LR) and Order dated 05/01/2017 passed by the Hon'ble High Court of Karnataka, Bengaluru.
34.	24/05/2018	Proceedings held in the Committee meeting on 24/05/2018 by the Deputy Commissioner and President, District Missing Record Committee, Bengaluru Urban District, Bengaluru.
35.	16/02/2018	Official Memorandum in No. L.N.D/C.R. 152/2018-19 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
36.	06/03/2018	Proceedings held in the Committee meeting on 06/03/2018 by the Deputy Commissioner and President, District Missing Record Committee, Bengaluru Urban District, Bengaluru.
37.	27/03/2018	Official Memorandum/Order in No. LND/CR/67/17-18 issued by the Assistant Commissioner, Bengaluru North Sub-Divisions, Bengaluru.
38.	05/07/2009	Order in No. RRT (2) CR. 13/2001-02 passed by the Special Deputy Commissioner, Bengaluru District, Bengaluru.
39.	23/10/2017	Official Memorandum in No. L.N.D/C.R. 142/2017-18, issued by the Thasildar, Bengaluru East Taluk, Bengaluru.
40.	--	Memorandum of Revenue Appeal in No. R.A (BE) 333/2013-14 and Order dated 12/03/2015 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.





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<u>Doc. No.</u>	<u>Date of Execution/ issue</u>	<u>Description of Documents</u>
41.	--	Revision Petition in No. 429/2015-16 and Order dated 17/08/2017 passed by the Deputy Commissioner, Bengaluru Urban District, Bengaluru.
42.	03/04/2019	Order in Writ Petition No. 54169/2017 (KLR-RES) passed by the Hon'ble High Court of Karnataka, Bengaluru.
43.	02/06/2017	Order in No. R.A. (BE) 03/2017-18 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru.
44.	10/02/2006	Official Memorandum in RRT (1) CR 829/2005-06 issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
45.	18/07/2017	Mutation Register extract in serial No. H01/2017-18, issued by the Revenue Inspector, Bengaluru East Taluk, Bengaluru.
46.	03-06-2019	Mutation Register extract in serial No. 11/2018-19 issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura.
47.	--	Index of Lands and Record of Rights issued by the Thasildar, Bengaluru South Taluk.
48.	02/07/1981	Mutation Register extract in serial No. 1/1981-82 issued by the Village Accountant, Hoodi Panchayat, Bengaluru South Taluk.
49.	28/10/1998	Mutation Register extract in serial No. 5/1998-99 issued by the Revenue Inspector, Whitefield Circle, Bengaluru South Taluk.
50.	--	Mutation Register extract in serial No. 32/1988-89, issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
51.	12/11/2013	Mutation Register extract in serial No. H5/2013-14 issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
52.	--	Mutation Register extract in serial No. 14/1988-89 issued by the Thasildar Grade- 2, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
53.	--	Inheritance Certificate in serial No. 2/1988-89 issued by the Thasildar Grade- 2, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
54.	20/02/2006	Mutation Register extract in serial No. 32/2005-06, issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
55.	25/02/2006	Mutation Register extract in serial No. 34/2005-06, issued by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
56.	--	Mutation Register extract in serial No. 4/2020-21.
57.	--	Mutation Register extract in serial No. 7/2020-21.
58.	--	RTCs for the period 1982-83 to 1986-87, 2001-02 to 2020-21 issue by the Thasildar/Village Accountant, Bengaluru East Taluk, Krishnarajapura, Bengaluru, with respect to Survey No. 130.
59.	--	RTC for the period 2018-19 to 2020-21 issue by the Village Accountant, Bengaluru East Taluk, Krishnarajapura, Bengaluru, with respect to Survey No. 246.
60.	--	RTC for the period 2020-21 with respect to Survey No. 247/2.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
61.	--	RTC for the period 2020-21 with respect to Survey No. 247/3.
62.	15/12/2014	Akarband issued by the Thasildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru, with respect to Survey No. 130.
63.	03/11/2017	Phodi Tippyany issued by the Taluk Land Surveyor, Bengaluru East Taluk, Krishnarajapura with respect to Survey No. 246.
64.	03/11/2017	Phodi Tippyany Book issued by the Taluk Land Surveyor, Bengaluru East Taluk, Krishnarajapura, Bengaluru with respect to Survey No. 246.
65.	--	Akarband issued by the Joint Director of Land Records, Office of the Deputy Commissioner, Bengaluru Urban District, Bengaluru with respect to Survey No. 130 and 246.
66.	05/03/2019	Phodi Tippyany and Phodi sketch issued by the Assistant Director of Land Records, Bengaluru East Taluk, K.R. Puram.
67.	--	Akarband issued by the Assistant Director of Land Records, Bengaluru East Taluk, K.R. Puram with respect to Survey No. 247.
68.	--	Akarband issued by the Supervisor, Bengaluru East Taluk, K.R. Puram with respect to Survey Nos. 247/2 and 247/3.
69.	--	Hissa tippyany) issued by the Inspector, Bengaluru East Taluk, K.R. Puram with respect to Survey No. 247.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
70.	--	RR Pakka Book (Balabagada Nakalu) issued by the Inspector, Bengaluru East Taluk, K.R. Puram with respect to Survey No. 247.
71.	--	Village Map of Hoodi Village.
72.	17/08/2019	Official Memorandum in No. ALN(E/EKHW) SB06/2019-20 issued by the Deputy Commissioner, Bengaluru Urban District with respect to Survey No. 246.
73.	06/08/2019	Challan for having paid the conversion fine with respect to Survey No. 246.
74.	--	Sketch attached to the Official Memorandum, issued by the Taluk Land Surveyor, Bengaluru East Taluk, Krishnarajapura, Bengaluru with respect to Survey No. 246.
75.	28-06-2019	Letter in No. BDA/UP/ALC-381/463/2019-20 issued by the Bangalore Development Authority with respect to Survey No. 246.
76.	11/12/2020	Letter in No. BDA/UP/ALC-252/664/2020-21 issued by the Bangalore Development Authority with respect to Survey No. 247/3.
77.	11/12/2020	Letter in No. BDA/UP/ALC-252/665/2020-21 issued by the Bangalore Development Authority with respect to Survey No. 247/2.
78.	21/12/2020	Official Memorandum in No. ALN (EKHW) SR 13/20-21 issued by the Deputy Commissioner, Bengaluru Urban District with respect to Survey No. 247/2.
79.	18/12/2020	Challan for having paid the conversion fine with respect to Survey No. 247/2.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
80.	--	Sketch attached to the Official Memorandum, issued by the Land Surveyor, Bengaluru East Taluk with respect to Survey No. 247/2.
81.	21/12/2020	Official Memorandum in No. ALN (EKHW) SR 14/20-21 issued by the Deputy Commissioner, Bengaluru Urban District with respect to Survey No. 247/3.
82.	18/12/2020	Challan for having paid the conversion fine with respect to Survey No. 247/3.
83.	--	Sketch attached to the Official Memorandum, issued by the Land Surveyor, Bengaluru East Taluk with respect to Survey No. 247/3.
84.	27/07/2017	Endorsement in No. RK.CR/1450/2017-18 issued by the Thasildar Grade-2, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
85.	29/08/2017	Endorsement in No. RK.CR/1861/2017-18 issued by the Thasildar Grade-2, Bengaluru East Taluk, Krishnarajapura, Bengaluru.
86.	09/05/2017	Certificate in No. RD0039270030767 issued by the Thasildar, Bengaluru East Taluk, Bengaluru District with respect to the Survey No. 130, measuring 1 acre.
87.	26/10/2017	Certificate in No. RD0039270034100 issued by the Thasildar, Bengaluru East Taluk, Bengaluru District with respect to the Survey No. 246.
88.	19/07/2019	AC Report issued by the Assistant Commissioner at the time of conversion of land in Survey No. 246.
89.	--	Report issued by the Assistant Commissioner at the time of conversion of land in Survey No. 247/2.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
90.	--	Report issued by the Assistant Commissioner at the time of conversion of land in Survey No. 247/3.
91.	19/07/2019	Letter in No. BDA/(LAQ)/773/2019-20 issued by the Assistant Commissioner, (Land Acquisition), Bengaluru Development Authority, Bengaluru.
92.	23/10/2017	Endorsement in No. KHB/SLA/161/2017-18 issued by the Public Information Officer, Land Acquisition Officer, Karnataka Housing Board, Bengaluru.
93.	03/07/2014	Endorsement in No. Bengaluru/SLAO/724/2014-15 issued by the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bengaluru.
94.	12/07/2019	Endorsement in No. Bengaluru/SLAO-2/1236/2019-20 issued by the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bengaluru with respect to Survey No. 246.
95.	10/10/2017	Endorsement in No. LAQ/NH/Right to Information/GL 43/2017-18 issued by the Information Officer and the Special Land Acquisition Officer and Estate Officer, National Highway, K.R. Circle, Bengaluru.
96.	November 2020	Letter in No. SLAC/ALN/(E-T)/242/20-21 issued by the Special Land Acquisition Officer and Estate Officer, Bengaluru with respect to Survey No. 247/2.
97.	08/12/2020	Letter in No. BDA/(LAQ)/593/2020-21 issued by the Assistant Commissioner, (Land Acquisition), Bengaluru Development Authority, Bengaluru with respect to Survey No. 247/2.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
98.	25/11/2020	Letter in No. Bengaluru/SLAO-2/2868/2020-21 dated 25/11/2020 issued by the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bengaluru with respect to Survey No. 247/2.
99.	November 2020	Letter in No. SLAC/ALN/(E-T)/241/20-21 issued by the Special Land Acquisition Officer and Estate Officer, Bengaluru with respect to Survey No. 247/3.
100.	08/12/2020	Letter in No. BDA/(LAQ)/592/2020-21 issued by the Assistant Commissioner, (Land Acquisition), Bengaluru Development Authority, Bengaluru with respect to Survey No. 247/3.
101.	25/11/2020	Letter in No. Bengaluru/SLAO-2/2869/2020-21 dated 25/11/2020 issued by the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bengaluru with respect to Survey No. 247/3.
102.	13/06/2017	Limited Liability Partnership Agreement entered between Sri. Ramsha Prabhu Tadiboyana, son of Sri. Dhananjaya Rao. T and Sri. Vishwanath Gaddemane Annaigowda, son of Sri. Gaddemane Ramaiah Annaiah Gowda.
103.	13/06/2017	Certificate of Incorporation of M/s Oravia Buildcraft LLP issued by the Registrar, Bengaluru.
104.	--	Balance Sheets of M/s Oravia Buildcraft LLP for the year ending 31/03/2018, 31/03/2019 and 31/03/2020.
105.	28-06-2021	Search Report issued by Sri. Bhaskar G P, for Venkatesh Bhaskar and Associates, Chartered Accountants.
106.	28-06-2021	Certificate issued by Sri. Bhaskar G P, for Venkatesh Bhaskar and Associates, Chartered Accountants.
107.	08/02/2021	Letter in No. PR/KTR/393/2020-21/M.R/45/20-21 issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bengaluru.





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
108.	08/02/2021	Letter in No. PR/KTR/395/2020-21/M.R/46/20-21 issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bengaluru.
109.	08/02/2021	Letter in No. PR/KTR/394/2020-21/M.R/44/20-21 issued by the Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bengaluru.
110.	15/02/2021	Amalgamation Deed entered between Sri. K. Ramaraju, Smt. Reddamma, Sri. K. Changamaraju and Sri. K. Subbaraju, registered vide Document No. 7305/2020-21 of Book I, stored in CD No. 786, in the office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bengaluru.
111.	12/05/2021	Special Notice in No. K.T.R.P.R 450/2020-21 M.R/C.R. 4/2021-22 issued by the Assistant Revenue Officer, Hoodi Sub-Division, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
112.	10/02/2021	Certificate issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 246 (new BBMP khatha No. 1851).
113.	06/02/2021	Tax assessment extract issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 246 (new BBMP khatha No. 1851).
114.	10/02/2021	Certificate issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 247/2 (new BBMP khatha No. 1853).





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<u>Doc. No.</u>	<u>Date of Execution/ issue</u>	<u>Description of Documents</u>
115.	06/02/2021	Tax assessment extract issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 247/2 (new BBMP khatha No. 1853).
116.	10/02/2021	Certificate issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 247/3 (new BBMP khatha No. 1852).
117.	06/02/2021	Tax assessment extract issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 247/3 (new BBMP khatha No. 1852).
118.	13/05/2021	Certificate issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to amalgamated BBMP khatha No. 1851.
119.	13/05/2021	Tax assessment extract issued by the Assistant Revenue Officer, Hoodi Zone, Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to amalgamated BBMP khatha No. 1851.
120.	05/02/2021	Receipt for having paid the Betterment Charges to the Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 246 (new BBMP khatha No. 1851).
121.	05/02/2021	Receipt for having paid the Betterment Charges to the Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 247/2 (new BBMP khatha No. 1853).





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<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
122.	05/02/2021	Receipt for having paid the Betterment Charges to the Bruhat Bangalore Mahanagara Palike, Bengaluru with respect to Survey No. 247/3 (new BBMP khatha No. 1852).
123.	10/02/2021	Tax paid receipts for the period 2019-20 issued by the Bruhat Bangalore Mahanagara Palike with respect to the Survey No. 246 (new BBMP khatha No. 1851).
124.	10/02/2021	Tax paid receipts for the period 2020-21 issued by the Bruhat Bangalore Mahanagara Palike with respect to the Survey No. 247/2 (new BBMP khatha No. 1853).
125.	10/02/2021	Tax paid receipts for the period 2020-21 issued by the Bruhat Bangalore Mahanagara Palike with respect to the Survey No. 247/2 (new BBMP khatha No. 1853).
126.	13/05/2021	Tax paid receipts for the period 2021-22 issued by the Bruhat Bangalore Mahanagara Palike with respect to the amalgamated BBMP khatha No. 1851.
127.	15/05/2017	Encumbrance Certificate in S.A. No. 412/17-18 for the period 01/04/1900 to 30/06/1924, issued by the Sub-Registrar, Gandhinagar, Bengaluru, with respect to Survey No. 130, measuring 15 acres 07 guntas.
128.	29/06/2017	Encumbrance Certificate for the period 01/07/1924 to 14/02/1957 issued by the Sub-Registrar, Peenya, Bengaluru, with respect to Survey No. 130.
129.	10/05/2017	Encumbrance Certificate in S.A No. 3878/17-18 for the period 15/02/1957 to 31/05/1989, issued by the Sub-Registrar, Bommanahalli, Bengaluru Urban District, Bengaluru, with respect to Survey No. 130, measuring 15 acres 07 guntas.





Jayanth M. Pattanshetti
ADVOCATE

Continuation Sheet

<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
130.	04/05/2017	Encumbrance Certificate in S.A No. 5369/17-18 for the period 01/06/1989 to 31/03/2004, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 130.
131.	04/05/2017	Encumbrance Certificate in S.A No. 5368/17-18 for the period 01/04/2004 to 02/05/2017, issued by the Sub-Registrar, Krishnarajapura with respect to Survey No. 130.
132.	23/11/2017	Encumbrance Certificate in S.A No. 10566/17-18 for the period 01/04/2017 to 22/11/2017, issued by the Sub-Registrar, Indiranagar, Bengaluru with respect to Survey No. 130.
133.	28/08//2019	Encumbrance Certificate in S.A No. 26597/2019-20 for the period 01/04/2017 to 26/08/2019, issued by the Sub-Registrar, Krishnarajapura, Bengaluru
134.	28/08/2019	Encumbrance Certificate in S.A No. 26598/2019-20 for the period 01/04/2004 to 26/08/2019, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 246.
135.	04/01/2021	Encumbrance Certificate in S.A No. 37075/2020-21 for the period 01/04/2019 to 03/01/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 246.
136.	04/03/2021	Encumbrance Certificate in S.A No. 49077/2020-21 for the period 01/04/2020 to 02/03/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 246.
137.	21/06/2021	Encumbrance Certificate in S.A No. 5615/2021-22 for the period 01/02/2021 to 20/06/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 246.





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ADVOCATE

Continuation Sheet

<u>Doc. No.</u>	<u>Date of Execution/issue</u>	<u>Description of Documents</u>
138.	04/03/2021	Encumbrance Certificate in S.A No. 49076/2020-21 for the period 01/04/2020 to 02/03/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 247/2.
139.	21/06/2021	Encumbrance Certificate in S.A No. 5616/2021-22 for the period 01/02/2021 to 20/06/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 247/2.
140.	04/03/2021	Encumbrance Certificate in S.A No. 49075/2020-21 for the period 01/04/2020 to 02/03/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 247/3.
141.	21/06/2021	Encumbrance Certificate in S.A No. 5614/2021-22 for the period 01/02/2021 to 20/06/2021, issued by the Sub-Registrar, Krishnarajapura, Bengaluru with respect to Survey No. 247/3.
142.	18/06/2019	Public Notice published in English daily newspaper the Times of India and Kannada daily newspapers Vijaya Karnataka.



