



**CLIENTS: DBS BANK LIMITED.**

Re: **PATEL ENGINEERING LIMITED.**

Confirmation of title with respect to property being converted land mainly residential and partly sensitive zone land measuring 15 guntas including 1 Gunas Kharab land in Survey No 87/1-P1, land measuring 2 Acres 04 Gunas and 2 Gunas of Kharab land in Survey No 85/P1(Old No 85) , land measuring 1 Acre 24 Gunas in Survey No 86/P1, and land measuring 10 Gunas in Survey No 87/2B (Old No 87/2), land measuring 20 Gunas in Survey No 87/2A (Old No 87/2, land measuring 6 Gunas in Survey No 90 and land measuring 17 Gunas in Survey No 91/1, all situated at Belathur Village, Bidarahalli Hobli, Bangalore East Taluk. (Hereinafter referred as **Subject Property**).

**REPORT ON TITLE**

We have been furnished with the copies of following documents in connection with confirmation of title of the aforesaid Property (Hereinafter referred to as "**Subject Property**").

**A. Survey No 87/1 P-1 measuring 15 Gunas.**

1. Memorandum of Partition dated 28 June 2000 executed between Chinnappa alias Annayappa and two sons namely, Muniyallappa and Suresh.
2. Genealogical tree of Chinnanna.
3. Mutation Register Extract bearing No 14/2000-01.
4. Notarised General Power of Attorney dated 27 July 2007 executed by Neelamma in favour of Muniyallappa .
5. Sale Deed dated 30 August 2007 executed by Muniyallappa, Rajamma wife of Muniyallappa, Ammaiyamma daughter of Muniyallappa, Neelamma daughter of Muniyallappa, Venkatalakshmi daughter of Muniyallappa, Manjamma daughter of Muniyallappa, Manjunath son of Muniyallappa, Master Muniraju son of Muniyallappa, Rathnamma daughter of Chinnappa, Gowramma daughter of



Chinnappa and Ayamma daughter of Chinnappa in favour of Rupen Patel registered as Document No 1818/2007-08 in the Office of Sub-Registrar, Bidarahalli, Bangalore.

6. Mutation Register Extract bearing No 12/2007-08.
7. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) SR 99/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore.
8. RTCs /Pahanies for the period from 1969-70 to 2000-01.
9. Computerised RTCs/Pahanies for the period from 2001-02 to 2009-10.
10. Endorsement dated 28 May 2008 issued by The Assistant Commissioner, Bangalore North, Sub-Division, Bangalore, confirming that no proceedings are initiated under section 79-A and 79-B of Karnataka Land Reforms Act, 1961.
11. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram, confirming that no proceedings are initiated under Section 48(1) Karnataka Land Reforms Act, 1961.
12. Endorsement dated 17 September 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, disclosing that no proceedings are initiated attracting the provisions of Karnataka Scheduled Cast and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
13. Endorsement dated 31 August 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram, disclosing non-availability of Index of Land and Record of Rights.
14. Endorsement dated 29 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram, disclosing non- availability of Atlas.
15. Endorsement dated 22 March 2011 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram, disclosing non-availability of Pahanies for the period between 1985-86 and 1989-90.
16. Letter dated 23 October 2008 issued by Bangalore Development Authority disclosing that property in Survey No 87/P1 is earmarked in mainly Residential Zone in the Revised Master Plan-2015.
17. Hissa Survey Tippani with respect to Survey No 87/1-P1.
18. Akarbandh with respect to Survey No 87/1-P1.



19. Village Map of Belathur Village.
20. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
21. Encumbrance Certificate for the period from 01 April 2008 to 03 February 2014.
22. Encumbrance Certificate for the period from 01 February 2014 to 04 August 2014.
23. Encumbrance Certificate for the period from 01 August 2014 to 31 March 2019
24. Encumbrance Certificate for the periods from 01 April 2019 to 13 August 2019.
25. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**B. Survey No 85/P1 Measuring 02 Acres 04 Guntas and 2 Guntas of Kharab Land.**

1. Order dated 18 March 1985 passed in Case No HOA 183 /1970-71 issued by Tahsildar, Hoskote Taluk, re-granting land measuring 02 Acres 06 Guntas in Survey No 85 in favour of Janakamma wife of Ramaiah alias Shanubhoga B Ramaiah.
2. Genealogical tree of Janakamma.
3. Endorsement dated 28 October 2010 issued by Tahsildar, Bangalore East Taluk, Krishnarajapuram disclosing the non-availability of case paper in Case No LRF(B) (4) 1225/1974-75 in respect of land in Survey No 85/P1.
4. Memorandum of Partition dated 28 December 1991 executed between B S Seetharamaiah, B R Sudhakar and B S Ram Prasad.
5. Mutation Register Extract bearing MR No 64/1994-95 in the name of B R Seetharamaiah, B R Sudhakara and B S Ram Prasad.
6. Death Certificate of B S Ram Prasad.
7. Genealogical tree of B S Ram Prasad.
8. Mutation Register Extract bearing MR No 4/2008-09 in the names of B R Seetharamaiah, B R Sudhakara and B S Ram Prasad.
9. Agreement of Sale dated 10 March 2006 executed by B R Seetharamaiah and his wife P Susheela Devi and his children viz., B S Ramaprasad, B S Venkateshamurthy and his children viz., Master Sai Suhas and Kum Sai Spoorthy Gayathri, V Nandini and her



son Master Harsha, B R Sudhakar and his wife Smt Geetha and his sons Pradeep, Praveen in favour of N Yellappa in respect of property measuring 02 Acres 06 Guntas in Survey No 85/P1.

10. General Power of Attorney dated 26 October 2006 executed by Ramaprasad in favour of his father B S Seetharamaiah.
11. Sale Deed dated 30 October 2006 executed by B R Seetharamaiah and his wife P Susheela Devi and his children B S Ramaprasad, B S Venkateshwaranmurthy and his children viz., Master Sai Suhas and Kum Sai Spoorthy Gayathri, V Nandini and her son Master Harsha, B R Sudhakar and his wife Geetha and his sons viz., Pradeep and Praveen in favour of Rupen Patel registered as Document No.24751/2006-07 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
12. Mutation Register Extract bearing MR No 9/2008-09 in the name of Mr Rupen Patel.
13. Conversion Order dated 15 June 2009 bearing No A L N(E)(B) SR 131/2008 -09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore permitting 02 Acres 04 Guntas and 02 Guntas 'A' Kharab land of property in Survey No 85/P1 for non-agricultural Residential use.
14. RTCs/Pahanies for the period from 1969-70 to 2000-01.
15. Computerised RTCs/Pahanies for the period from 2003-04 to 2010-11.
16. Endorsement dated 31 October 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram, disclosing that no proceedings are pending under Section-48 (1) of Karnataka Land Reforms Act, 1961.
17. Endorsement dated 04 November 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, disclosing that no proceedings are pending under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961.
18. Endorsement dated 05 November 2008 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore disclosing that no proceedings are pending attracting the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
19. Endorsement dated 16 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram, disclosing the non-availability of Pahanies for the period between 1985-86 and 1989-90 and Index of Land and Record of Rights in respect of property bearing Survey No 85.



20. Endorsement dated 29 September 2010 issued by Tahsildar, Bangalore East Taluk, disclosing the non-availability of Atlas and Survey Sketch in respect of property bearing Survey No 85/P1.
21. Tippani Copy in respect of Survey No 85/P1.
22. Akarbandh in respect of Survey No 85/P1.
23. Belathur Village Map.
24. Encumbrance Certificate for the period from 01 April 1960 to 31 May 1989.
25. Encumbrance Certificate for the period from 01 June 1989 to 23 November 2010.
26. Encumbrance Certificate for the period from 01 April 2008 to 03 February 2014.
27. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
28. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
29. Encumbrance Certificate for the periods from 01 April 2019 to 13 August 2019.
30. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**C. Survey No 87/2A (old No 87/2) measuring 20 Guntas and Survey No 87/2B (Old No 87/2) measuring 10 Guntas.**

1. Sale Deed dated 05 March 1962 executed by Venkatamma in favour of Venkataramanappa registered as Document No 3575/1962-63, in the Office of Sub-Registrar, Bangalore Taluk, Bangalore.
2. Genealogical Tree of Venkataramanappa.
3. Partition Deed dated 15 January 2005 executed between Venkataramanappa and his wife Thimmakka and his children Muniyappa, Krishnappa, Venkataswamy, Jayamma, Usha, Devaraj, and Manjunath registered as Document No 27699/2004-05 in the Office of Sub Registrar, Krishnarajapuram, Bangalore.
4. Mutation Register Extract bearing MR No 48/2004-05.
5. Sale Deed dated 22 September 2008 executed by Venkataramanappa, Thimmakka wife of Venkataramanappa, Muniyappa Son of Venkataramanappa, Ashwathamma



wife of Muniyappa, Rathnamma daughter of Muniyappa, Manjunath Son of Muniyappa, Kum Mamatha daughter of Muniyappa, Kum Ashwini daughter of Muniyappa, Master Babu son of Muniyappa, Krishnappa Son of Venkataramanappa, Rukkamma wife of Krishnappa, Padmamma daughter of Krishnappa, Murali daughter of Krishnappa, Pushpa daughter of Krishnappa, Kumar son of Krishnappa, Venkataswamy son of Venkataramanappa, Sorajamma wife of Venkataswamy, Mahesh Son of Venkataswamy, Harish Son of Venkataswamy, Rajesh Son of Venkataswamy, Santhosh Kumar Son of Venkataswamy, Usha wife of late Nagaraj, Deveraj Son of Venkataramanappa, Shobha wife of Deveraj, Master Lakshmana Son of Deveraj, Manjunath Son of Venkataramanappa, Manjula wife of Manjunath, Master Vinay Son of Manjunath in favour of Rupen Patel registered as Document No 1664/2008-09, in the Office of Sub-Registrar, Bidarahalli, Bangalore.

6. Mutation Register Extract bearing MR No 15/2008-09.
7. Consent Deed dated 06 October 2008 executed by Narayanaswamy alias Narayananana in favour of S Yallappa and Rupen Patel in respect of the land in Survey No 87/2B.
8. Relinquishment Deed dated 07 August 2009 executed by Smt Rathnamma in favour of Rupen Patel registered as Document No 2770/2009-10 in the Office of Sub-Registrar, Bidarahalli, Bangalore.
9. Conversion Order dated 15 June 2009 bearing No A L N (E)(B) SR 11/2009 -10 issued by The Special Deputy Commissioner, Bangalore District, Bangalore, permitting 10 Guntas in Survey No 87/2B for non-agricultural residential use.
10. Index of the land in respect of Survey No 87/2B.
11. RTCs/Pahanies for the period from 1969-70 to 2008-09.
12. RTCs/Pahanies for the period from 2008-09 to 2010-11.
13. Endorsement dated 16 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram, disclosing the non-availability of Pahanies for the period between 1985-86 and 1989-90 and Index of Land and Record of Rights in respect of property bearing Survey No 87/2.
14. Computerised Nil Tenancy Certificate dated 15 December 2009 issued by the Tahsildar, Bangalore East Taluk stating that there are no proceedings initiated under Sections 1, 7 and 7A of the Karnataka Land Reforms Act, 1961.



15. Endorsement dated 09 January 2009 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, disclosing that no proceedings are pending under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961.
16. Endorsement dated 24 January 2009 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore disclosing that no proceedings are pending attracting the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
17. Endorsement dated 29 September 2010 issued by Tahsildar, Bangalore East Taluk, disclosing the non-availability of Atlas and Survey Sketch in respect of property bearing Survey No 87/2.
18. Tippanni Copy in respect of Survey No 87/2.
19. Akarbandh in respect of Survey No 87/2.
20. Belathur Village Map.
21. Encumbrance Certificate for the period from 01 April 1960 to 31 March 2004.
22. Encumbrance Certificate for the period from 01 April 2004 to 28 December 2010.
23. Encumbrance Certificate for the period from 01 April 2008 to 03 February 2014.
24. Encumbrance Certificate for the period from 01 April 2004 to 05 August 2014.
25. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
26. Encumbrance Certificate for the periods from 01 April 2019 to 13 August 2019.
27. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**D. Survey No 86/P1 Measuring 32+32 Guntas.**

1. Order dated 08 May 1979 passed by the Land Tribunal, Hoskote in Case bearing LRF No. (B) B 14/602/1974-75, LRF No.(B)BS11/114/1974-75 registering Narayanappa, son of Muniswamappa as Occupant for 34 Guntas in Survey No 86 of Belathur Village.
2. Occupancy Certificate dated 29 March 1982 in (Form 10) in Case No LRF(B) 792/75-76, No LRF(B) 602/75-76, No LRF(B) U9/1974-75 and No LRF(B) 1208/75-76 issued



by The Special Tahsildar, Hoskote Taluk registering Narayanappa, son of Muniswamappa as tenant under Section 55 (1) of Karnataka Land Reforms Act, 1961 in respect of property measuring 00 Acre 32 Guntas in Survey No 86.

3. Sale Deed dated 14 September 2007 executed by Narayanappa and his wife Annamma and his daughter Kum Rajeshwari in favour of Mr Rupen Patel, registered as Document No 1955/2007-08 in the Office of the Sub-Registrar, Bidarahalli, Bangalore, in respect of land measuring 32 Guntas in Survey No 86/P1 (Old Survey No 86).
4. Mutation Register Extract bearing M R No 14/2007-08 in respect of the land measuring 32 Guntas in the name of Mr Rupen Patel.
5. Order dated 08 May 1979 passed by the Land Tribunal, Hoskote in Case bearing LRF No (B) B 14/602/1974-75, LRF No (B) BSII/114/1974-75 registering Narayanappa, son of Yellappa as Occupant for 34 Guntas in Survey No 86.
6. Occupancy Certificate dated 29 March 1982 in (Form 10) in Case No LRF(B) 792/75-76, No LRF(B) 602/75-76, No LRF(B) 119/1974-75 and No LRF(B) 1208/75-76 issued by The Special Tahsildar, Hoskote Taluk registering Narayanappa, son of Yellappa as a tenant under Section 55 (1) of Karnataka Land Reforms Act, 1961 in respect of property measuring 00 Acre 34 Guntas in Survey No 86.
7. Sale Deed dated 23 May 1992 executed by Narayanappa in favour of H Nagaraj registered as Document No 1217/1992-93 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore, in respect of land measuring 20 Guntas in Survey No 86.
8. Mutation Register Extract bearing MR No 34/1992-93 issued in the name of H Nagaraj.
9. Genealogical Tree of H Nagaraj.
10. General Power of Attorney dated 20 June 2006 executed by Gowramma, Geetha, Manjula, Ravikumar, Ambica, Poovamma and Nagaraj in favour of Narayanappa.
11. Sale Deed dated 28 October 2006 executed by Narayanappa and his children Gowramma, Geetha, Manjula, Ravikumar and Ambica in favour of Rupen Patel, registered as Document No 30563/2006-07 in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore, in respect of property measuring 00 Acre 12 Guntas in Survey No 86/P1 (Old Survey No 86).
12. Mutation Register Extract bearing MR No 32/2006-07 in the name of Mr Rupen Patel.



13. Sale Deed dated 18 August 2007 executed by H Nagaraj and his wife Rathnamma and his children Usha, Shobha, Kumudha and Harish in favour of Mr Rupen Patel, registered as Document No. 1839/2007-08 in the Office of the Sub-Registrar, Bidarahalli, Bangalore, in respect of land measuring 20 Guntas in Survey No 86/P1 (Old Survey No 86).
14. Mutation Register Extract bearing MR No 13/2007-08 issued in the name of Mr Rupen Patel.
15. Order dated 27 May 2008 passed by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore in Case bearing No LRF (BE) 146/2006-07 regarding proceedings initiated by Government under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 against Mr Rupen Patel.
16. Order dated 19 October 2007 passed by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, in Case bearing No LRF (BE) 84/2007-08 regarding proceedings initiated by The Government under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 against Mr Rupen Patel.
17. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) SR:99/2008-09 issued by The Special Deputy Commissioner, Bangalore District Bangalore, permitting 01 Acre 12 Guntas in Survey No 86 (New Survey No 86/P1) for non-agricultural mainly residential and partly sensitive zone use.
18. Conversion Order dated 15 June 2009 bearing No ALN (E) (B) SR 131/2008 -09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore, permitting 00 Acre 13 Guntas in Survey No 86/P1 for non-agricultural residential use.
19. RTCs/Pahanies for the period from 1969-70 and 2000-01.
20. RTCs/Pahanies for the period from 2001-02 and 2010-11.
21. Endorsements dated 28 May 2008 and 04 November 2008 both issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, discloses that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 apart from the proceedings initiated in LRF (BE), 146/2006-07 and later the same was dropped.
22. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram, discloses that no proceedings are initiated under the provisions of Karnataka Land Reforms Act, 1961.



23. Endorsement dated 05 November 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore, discloses that no proceedings are initiated attracting the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
24. Endorsement dated 29 September 2010 issued by Tahsildar, Bangalore East Taluk, Bangalore discloses the non-availability of Atlas and Survey Sketch.
25. Letter dated 23 October 2008 issued by Bangalore Development Authority discloses that property in Survey No 86/P1 is earmarked as mainly residential and partly sensitive zone in the Revised Master Plan-2015.
26. Tippanni copy of Survey No 86/P1.
27. Akarbandh in respect of Survey No 86/P1.
28. Village Map of Belathur Village.
29. Encumbrance Certificate for the period from 01 April 1960 to 31 March 2006.
30. Encumbrance Certificate for the period from 01 April 2006 to 14 September 2010.
31. Encumbrance Certificate for the period from 01 April 2008 to 03 February 2014.
32. Encumbrance Certificate for the period from 01 February 2014 to 31<sup>st</sup> March 2019
33. Encumbrance Certificate for the periods from 01 April 2019 to 13 August 2019.
34. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**E. Survey No 90 Measuring 06 Guntas.**

1. Sale Deed dated 25 May 1978 executed by Siddalingappa and Choudappa in favour of Ms Lakshmmma registered as Document No 538/1978-79 in Book I, stored in Volume No 1543 in pages 74 to 75, at the office of the Sub-Registrar, Hoskote,
2. Entry in mutation register bearing MR No 15/93-94.
3. Release Deed dated 8 April 1986 executed by Annaiappa son of Chinnachari in favour of Chinnachari registered as Document No 2/86-87 in Book I, at the office of the Sub-Registrar, Hoskote.



4. Deed of Settlement dated 23 February 2006 executed by Chinchari and his wife Lakshmamma in favour of Nagachari registered as Document No KRI-1-20028-2005-06, stored in Book I, CD No KRID187, at the office of the Sub-Registrar, KR Puram.
5. Entry in Mutation Register bearing MR No 4/2006-07.
6. Genealogical tree of Chinnachaari.
7. Death certificate of Sarswatamma dated 10 September 2001 issued by Chief Registrar of Birth and Death, Government of Karnataka.
8. Agreement of Sale dated 17 February 2011 executed by C Nagachari and others in favour of Rupen Patel registered as Document No BDH-1-05848-2010-11 in Book I, stored in CD No BDHD61, at the office of the Sub-Registrar, Bidarahobli.
9. Sale Deed dated 6 March 2012 executed by C Nagachari and others in favour of Rupen Patel registered as Document No BDH-1-09283-2011-12 in Book I, stored in CD No BDHD82, at the office of the Sub-Registrar, Bidarahobli.
10. General Power of Attorney executed by Rupen Patel in favour of Prakash Babu dated 2 September 2006.
11. Village Map of Bellathur village.
12. RTC extracts for the years 1969-70 to 1984-85, 1990-91 to 2010-11.
13. Endorsement dated 2 November 2010 bearing No RK.CR/703/09-10 issued by the Shirastidar, Bangalore East Taluk.
14. Official Memorandum of September 2011 bearing No ALN [PU] [B] SR 35/11-12 issued by the office of the Special Deputy Commissioner, Bangalore District.
15. Karnataka Revision Settlement Akarband.
16. Moola tippani.
17. Endorsement dated 14 December 2009 bearing No GERADRAVIDA/BIDARAHALLI/106/2009-10 issued by Tahsildar.
18. Endorsement dated 13 January 2010 in proceedings bearing No LRF [BE] 448/09-10, issued by Assistant Commissioner.



19. Endorsement from the jurisdictional Assistant Commissioner dated 1 February 2012 bearing No PTCL CR 1587/2011-12.
20. Applications dated 27 October 2018 submitted to the Public Information Officer of KIADB and KHB under the Right to Information Act, 2005.
21. Encumbrance certificate for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004 and 1 April 2004 to 25 October 2018.
22. Encumbrance Certificate for the period from 01 October 2018 to 31 March 2019.
23. Encumbrance Certificate for the periods from 01 April 2019 to 13 August 2019.
24. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**F. Survey No 91/1 Measuring 17 Guntas.**

1. Village Map of Bellathur village.
2. Sale Deed dated 24 August 1968 executed by Annayyappa in favour of B Narayanaswami registered as Document No 1712/64-65 in Book I, stored in Volume No 1097 in pages 164 to 166, the office of the Sub-Registrar, Hoskote,
3. Sale Deed dated 22 December 1969 executed by B Srinivasa Reddy in favour of Narayanappa registered as Document No 2981/1969-70, in Book I, Volume No 1263, in pages 36 to 38 in the office of Sub-Registrar, Hoskote.
4. Sale Deed dated 20 June 1973 executed by B Narayanappa in favour of Shankara Raju registered as Document No 1310/1973-74 in Book I, volume No 1365, in pages 230 to 232, at the office of the Sub-Registrar, Hoskote.
5. Mutation Register bearing MR No 7/91-92.
6. Sale Deed dated 10 March 1995 executed by Shankara Raju, represented by his attorney holder, Chinnachari, in favour of Chinnachari registered as Document No 12520/1994-95 in Book I, stored in Volume 9510, in pages 7357-63 in the office of the Sub-Registrar, Hoskote.
7. Mutation Register bearing MR No 25/1995-96.



8. General power of attorney executed by Shankara Raju executed in favour of Chinnachari, dated 27 June 1994.
9. Mutation register bearing MR No 18/2009-10.
10. Agreement of Sale dated 17 February 2011 executed by Chinnachari and others in favour of Rupen Patel registered as Document No BDH-1-05852-2010-11 in Book I, stored in CD No BDHD61, at the office of the Sub-Registrar, Bidarahobli.
11. Sale Deed dated 6 March 2012 executed by Chinnachari and others in favour of Rupen Patel registered as Document No BDH-1-09281-2011-12 in Book I, stored in CD No BDHD82, at the office of the Sub-Registrar, Bidarahobli.
12. GPA executed by Rupen Patel in favour of Prakash Babu dated 2 September 2006.
13. RTC extracts in relation to Survey No 91/1, for the years 1969-70 to 2011-12.
14. Endorsement dated 2 November 2010 bearing No RK.CR/703/09-10 issued by the Shirastidar, Bangalore East Taluk.
15. Official Memorandum of September 2011 bearing No ALN [PU] [B] SR 35/11-12 issued by the office of the Special Deputy Commissioner, Bangalore District.
16. Karnataka Revision Settlement Akarband issued by the office of Tahsildar, Bangalore East Taluk, Krishnarajapura.
17. Moola tippani of Survey No 91.
18. Hissa tippani extract.
19. Endorsement dated 15 December 2009 bearing No GERADRAVIDA/BIDARAHALLI/106/2009-10 issued by Tahsildar.
20. Endorsement dated 13 January 2010 in proceedings bearing No LRF [BE] 448/09-10, issued by Assistant Commissioner.
21. Endorsement from the jurisdictional Assistant Commissioner dated 1 February 2012 bearing No PTCL CR 1587/2011-12.
22. Applications dated 27 October 2018 submitted to the Public Information Officer of KIADB and KHB under the Right to Information Act, 2005.



23. Encumbrance certificate for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004 and 1 April 2004 to 1 April 2004 to 25 October 2018.
24. Encumbrance Certificate for the period from 01 October 2018 to 31<sup>st</sup> March 2019.
25. Encumbrance Certificate for the periods from 01 April 2019 to 13 August 2019.
26. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**COMMON DOCUMENT.**

1. Security Trustee Agreement dated 19 February 2013 executed between DBS Bank Limited (As Lender) IDBI Trusteeship Service Limited (As Trustee) M/s Patel Engineering Limited (As Borrower) and Mr Rupen Patel (As Security Provider)
2. Letter dated 15 March 2013 bearing No 8853/ITSL/OPR/2012-13 issued by IDBI Trusteeship Service Limited in favour of DBS Bank Limited.

**CHAIN OF TITLE**

**SURVEY NO 87/P-1 MEASURING 15 GUNTAS INCLUDING 1 GUNTA OF KHARAB LAND**

On perusal of the RTCs/Pahanies for the periods from 1969-70 to 2000-01 and the recitals in the Memorandum of Partition dated 28 June 2000, it appears that originally the land measuring 15 Guntas including 1 Gunta of Kharab land in survey No 87/1 (New survey No 87/1-P1) situated at Belathur Village, Bangalore belonged to Chinnanna alias Chinnappa alias Annayappa and the said land was an ancestral property.

Subsequently, Chinnanna alias Chinnappa alias Annayappa along with his sons Muniyallappa and Suresh effected the partition of the family properties including the said land pursuant to a Memorandum of Partition dated 28 June 2000. In terms of the said partition, the said land was allotted to the share of Muniyallappa and the same was mutated in his name as owner and Khatedar as per the Mutation Register bearing MR No 14/2000-01. *Whereas Rathnamma, Gowramma and Ayamma all daughters of Chinnanna alias Chinnappa were not parties to the said partition.*

Later the Survey No 87/1 was re-surveyed and assigned with new Survey No 87/1-P1

Subsequently, Neelamma daughter of Muniyallappa executed a Notarized General Power of Attorney dated 27 July 2007 in favour of Muniyallappa empowering him to sell her share of the said land.



Later Muniyallappa, Rajamma wife of Muniyallappa, Ammaiayamma daughter of Muniyallappa, Neelamma daughter of Muniyallappa, Venkatalakshmi daughter of Muniyallappa, Manjamma daughter of Muniyallappa, Manjunath son of Muniyallappa, Master Muniraju son of Muniyallappa, Rathnamma daughter of Chinnappa, Gowramma daughter of Chinnappa and Ayamma daughter of Chinnappa conveyed the said land in favour of Rupen Patel pursuant to a Sale Deed dated 30 August 2007 registered as Document No 1818/2007-08 in Book-1, Stored in CD No BDHD5 in the Office of Sub-Registrar, Bidarahalli, Bangalore and the same was mutated in the name of Rupen Patel as per Mutation Register bearing MR No 12/2007-08 as the Khatedar in possession of the said land.

Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the official memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 99/2008-09 converted the said land from agricultural to non-agricultural mainly residential and partly sensitive zone purpose.

**SURVEY NO 85/P-1- LAND MEASURING 02 ACRES 06 GUNTAS INCLUDING 2 GUNTAS OF KHARAB LAND**

Originally, the land measuring 02 Acres 06 Guntas including 2 Guntas of Kharab land in SURVEY No 85 (New Survey No 85/P1) situated at Belathur Village, Bangalore was under occupation of one Ramaiah alias Shanbhaoga B Ramaiah as Naukri Inamdar. Subsequently, the said Ramaiah died leaving behind his wife Jankamma and his children B R Seetharamaiah, B R Srinivasaiah, B R Sudhakara, B R Sumithra Devi and Smt B R Sharada Devi as his legal heirs.

Later, Smt Janakamma wife of Late Sri Ramaiah and her elder son Sri B R Seetharamaiah filed an application for re-grant of the said land in their favour. Upon consideration of the said application, the Tahsildar Hoskote re-granted the said land to Smt Janakamma wife of Late Ramaiah pursuant to an order dated 18 March 1985 passed in Case No HOA 183/1970-71. It appears that one Sri Malur Abbaiah had filed a Form No 7 claiming the occupancy rights in respect of the said land before the Land Tribunal in case No LRF (B) (4) 1225/1974-75 and case No LRF (B) KA 26, 20 607,608/1974-75 and the said claim was rejected by the Land Tribunal by its orders dated 9 May 1979. Further the said Sri Malur Abbaiah had filed a Writ Petition before the Hon'ble High Court of Karnataka against the said order of the Land Tribunal which was also dismissed. *Endorsement dated 28 October 2010 issued by the Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses the non-availability of case papers pertaining to Case No LRF(B)(4)1225/1975-76. It appears that the said Malur Abbaiah had not pursued the matter further.*

In terms of the said re-grant, Smt Janakamma along with her three sons B R Seetharamaiah, B R Srinivasaiah and B R Sudhakar became the owners and were in occupation and cultivation of the land.

Thereafter, Smt Janakamma and one of her sons B R Srinivasaiah died leaving behind B R Seetharamaiah, B R Sudhakara and B S Ram Prasad, son of late B R Srinivasaiah. The said legal



heirs of late Janakamma and late B R Srinivasaiah, partitioned their family properties including the said land pursuant to a Memorandum of Partition Deed dated 28 December 1991. As per the said partition, the said land measuring 2 Acre 6 Guntas was equally shared (1/3<sup>rd</sup> equal Share) between them. The mutation was affected in terms of the said partition as per MR No 64/1994-95.

Subsequently, B S Ramprasad also died on 17 July 1999 leaving behind his wife Smt V Nandini and his only son Master Harsha and they succeeded his property.

The said Survey No 85 was Re-Surveyed and assigned with New Survey No 85/P1. As per the said partition, out of the said land measuring 2 Acre 6 Guntas including 2 Guntas of Kharab land, 1/3<sup>rd</sup> partition each was under occupation of B R Seetharamaiah and B R Sudhakar and remaining 1/3<sup>rd</sup> was under the occupation of Smt V Nandini and Master Harsha jointly.

Later, B R Seetharamaiah, P Susheela Devi wife of B R Seetharamaiah, Ramaprasad son of B R Seetharamaiah, B S Venkateshamurthy, Master Sai Suhas son of B S Venkateshamurthy, Kum Sai Spoorthy Gayathri daughter of B S Venkateshamurthy, V Nandini wife of Late Sri B S Ramaprasad, Master Harsha son of Late B S Ramaprasad, B R Sudhakar, Smt Geetha wife of B R Sudhakar, Pradeep son of B R Sudhakar and Praveen son of B R Sudhakar executed an Agreement to Sale dated 10 March 2006 with one N Yellappa agreeing to sell the said land in his favour. The said Ram Prasad executed a General Power of Attorney empowering his father B R Seetharamaiah to sell his share of the said land.

Thereafter, B R Seetharamaiah, P Susheela Devi wife of B R Seetharamaiah, Ramaprasad, B S Venkateshamurthy, Master Sai Suhas son of B S Venkateshamurthy, Kum Sai Spoorthy Gayathri daughter of B S Venkateshamurthy, V Nandini wife of Late B S Ramaprasad, Master Harsha son of B S Ramaprasad, B R Sudhakar, Geetha wife of B R Sudhakar, Pradeep son of B R Sudhakar, Praveen son of B R Sudhakar and N Yellapp joining as consenting witness, conveyed the said land in favour of Rupen Patel pursuant to a Sale Deed dated 30 October 2006 registered as Document No 24751/2006-07 in Book-1, Stored in CD No KRID263 in the Office of Sub-Registrar, Krishnarajapuram. As per the said sale, the land was mutated in the name of Rupen Patel pursuant to the Mutation Register bearing MR No 9/2008-09.

Upon consideration of the application filed by Rupen Patel, the Special Deputy Commissioner, Bangalore District pursuant to an official memorandum dated 15 June 2009 bearing No ALN (E) (B) SR 131/2008-09 converted the said land from agricultural to non-agricultural residential purpose.

#### SURVEY NO 86/P1- LAND MEASURING 32 GUNTAS.

Originally, the land measuring 32 Guntas in Survey No 86 (New Survey No 86/P1) situated at Belathur Village, Bangalore belonged to one Narayanappa son of Muniswamappa. The said land was granted in favour of Narayanappa son of Muniswamappa by the Land Tribunal,



Hoskote confirming his occupancy right pursuant to an Order dated 08 May 1979 in Case No LRF No (B) B14/602/1974-75 and LRF No (B) BS11/114/1974-75. Accordingly, a Form No 10 dated 29 March 1982 was issued by the Tahasildar, Hoskote. As per the said grant and Form No 10, the said land was mutated in the name of Narayanappa pursuant to the Mutation Registrar bearing MR No 13/1985-86.

In the meanwhile, the said land bearing Survey No 86 was Re-Surveyed and was assigned with new Survey No 86/P1 of Belathur Village. Subsequently, the said Narayanappa along with his wife Annamma and daughter Kum Rajeshwaris sold the said land in favour of Rupen Patel pursuant to a Sale Deed dated 14 September 2007, registered as Document No 1955/2007-08, Book-1 Stored in CD No BDHD6 in the Office of Sub-Registrar, Bidarahalli, Bangalore and the same was mutated in the name of Rupen Patel as per the Mutation Register Extract bearing MR No 14/2007-08.

Upon consideration of the application filed by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to Official Memorandum dated 15 June 2009 bearing No ALN (E) (B) SR 131/2008-09 in respect of the land measuring 13 Guntas in Survey No 86/P1 and Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 99/2008-09 in respect of the land measuring 1 Acre 12 Gutnas totally measuring 1 Acre 25 Guntas in Survey No 86/P1 including other land was converted from agricultural to non-agricultural mainly residential and partly sensitive zone.

We have not been provided with the following release deeds executed in favour of Narayanappa, hence it is advisable to obtain copy of the same.

- (i) Release Deed dated 11 November 2014 registered as Document No BDH-1-02594-2014-15 in Book I, stored in CD No BDHD115, at the office of the Sub-Registrar, Bidarahalli, executed by Krishnamma, daughter of Munishamappa in favour of Narayanappa, son of Munishamappa, whereby, Krishnamma relinquished and released her rights over the Subject Property in favour of Narayanappa.
- (ii) Release Deed dated 4 February 2015 registered as Document No BDH-1-03321-2014-15 in Book I, stored in CD No BDHD117, at the office of the Sub-Registrar, Bidarahalli, executed by Narayanamma, daughter of Munishamappa in favour of Narayanappa, son of Munishamappa, whereby, Narayanamma relinquished and released her rights over the Subject Property in favour of Mr Narayanappa.

#### **SURVEY NO 86/P1- LAND MEASURING 32 GUNTAS.**

Originally, the land measuring 32 Guntas in Survey No 86 (New No 86/P1) of Belathur Village, Bidarahalli Hobli, Bangalore South Taluk belonged to Narayanappa son of Yellappa. The said land was granted in favour of Narayanappa son of Muniswamappa by the Land Tribunal



Hoskote confirming his occupancy right pursuant to an Order dated 08 May 1979 in Case No LRF No (B) B14/602/1974-75 and LRF No (B) BS11/114/1974-75. Accordingly, a Form No 10 dated 29 March 1982 was issued by the Tahasildar Hoskote. As per the said grant and Form No 10, the said land was mutated in the name of Narayanappa pursuant to the Mutation registrar bearing MR No 13/1985.

Subsequently, the said Narayanappa sold a portion of the land measuring 20 Guntas out of the land measuring 32 Guntas in favour of H Nagaraj pursuant to a Sale Deed dated 23 May 1992, registered as Document No 1217/1992-93, Book-1, Volume 532 at pages 185 to 188 in the Office of Sub- Registrar, K R Puram, Bangalore and the same was mutated in the name of H Nagaraj as per the Mutation Register bearing MR No 34/1992-93.

Later, the said H Nagaraj and Narayanappa along with their family members sold the land measuring 20 Guntas and 12 Guntas respectively totally measuring 32 Guntas in favour of Rupen Patel under two different Sale Deeds. A Sale Deed dated 28 October 2006 was executed by Narayanappa, Smt Gowramma daughter of Narayanappa, Kum Geetha daughter of Gowramma, Manjula daughter of Narayanappa, Ravikumar son of Narayanappa and Ambica daughter of Narayanappa all represented by their Power of Attorney holder Narayanappa in respect of the land measuring 12 Guntas, registered as Document No 30563/2006-07, Book-1, Stored in CD No KRID278 in the Office of Sub-Registrar, K R Puram, Bangalore. Later, a Sale Deed dated 18 August 2007 was executed by H Nagaraj, Rathnamma wife of H Nagaraj, Usha daughter of H Nagaraj, Shobha daughter of H Nagaraj, Kumudha daughter of H Nagaraj and Harish son of H Nagaraj in respect of the land measuring 20 Guntas, registered as Document No 1839/2007-08, Book-1, Stored in CD No BDHD5 in the Office of Sub-Registrar, Bidarahalli, Bangalore and the same was mutated in the name of Rupen Patel as per the Mutation Register Extract bearing MR No 32/2006-07 and MR No 13/2007-08. *Whereas Poorvamma daughter of Narayanappa and Nagaraj Son of Poorvamma had executed Power of Attorney in favour of Narayanappa and are not made parties or not either confirmed or consented to the said Sale Deed dated 28 October 2006. In any event, more than 3 years have passed since 28 October 2006. Therefore, we can assume that the period of limitation for making any claim by them has expired*

Upon consideration of the application filed by Rupen Patel, the Special Deputy Commissioner, Bangalore District pursuant to the Official Memorandum dated 15 June 2009 bearing No ALN (E) (B) SR 131/2008-09 and Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 99/2008-09 converted the lands measuring 1 Acre 12 Gutnas totally measuring 1 Acre 25 Guntas respectively in Survey No 86/P1 from agricultural to non-agricultural mainly residential and partly sensitive zone.

It is found that the property was a tenanted property and was subject matter under the proceeding No LRF(B) D: 14/602/1974-75 of Land Tribunal, Hoskote, wherein the land Tribunal passed an Order dated 8 May 1979 confirming the said occupancy rights of the applicant, thereby registering Mr Yellappa as the occupant.



Thereafter, the said property has been alienated vide Sale Deed dated 23 May 1992, it is to be noted that the property has been alienated within a time period of 15 years from the date of the final order of the Land Tribunal, as per Section 61 of the Karnataka Land Reforms Act, 1961 ("Land Reforms Act") considered as the non-alienation period during which time the occupant is not eligible to alienate the property. In case where the occupant has transferred the land in violation of the aforesaid provision, the same is held to be invalid and the land stands vested with the State Government. The State Government, thereafter, can dispose it in accordance with the provision of Section 77 of the Land Reforms Act.

Section 82 of the Land Reforms Act states:

*"Reporting of illegal transactions.—Every village officer and every officer of the Revenue, Registration and Land Records Departments shall report to the prescribed authority, every transaction in respect of any land in contravention of any of the provisions of this Act, which comes to the notice of such officer".*

Hence, as the authorities knew that the above transaction dated 23 May 1992, evidenced by the mutation entries issued by them, there was an obligation cast, per Section 82, upon the revenue officer to report the transaction, further, the prescribed authority is obliged to determine whether a transaction is unlawful and make a declaration accordingly. Thereupon, the transaction is declared to be null and void and the land in vested with the Government.

Under this premise, Section 83 (of Land Reforms Act) proceedings are initiated. There being no limitation period prescribed for the authorities to exercise this power, the authorities would be within the law to initiate proceedings in consideration of the fact that the conveyance/transfer of the property took place in 1992 which is within the non-alienation time period of fifteen (15) years (as provided under Section 61 of the Land Reforms Act) from the final order of the Land Tribunal, in such cases, the transfer/alienation made is subject to the rigors of the proviso to Section 61 of the Land Reforms Act.

However, in light of considerable lapse of time from the execution of the above said transfer, till date, and in consideration of the decisions of several courts holding that where no time limit is prescribed to exercise power under a statute, then in such circumstances it is expected that the power be exercised within a reasonable period of time.

In the premise that there is a requirement of declaration to declare the transaction as invalid and the proceedings has to be initiated. The same has to be exercised within reasonable period. Thus declaration cannot be made at this length of time as the powers which are not exercised within the reasonable length of time or the powers which are sought to be exercised with delay and latches. Under such circumstances though there is an error or though the transaction is infested with the chance of being declared as invalid, the powers to declare the



same as invalid is taken away by long lapse of time as the exercise of power at this length of time has died its natural death on account of delay and latches in exercising such powers.

In view of the same we are of the opinion that as the authorities have not exercised the powers under the said act till date, the same shall not affect the aforesaid transaction.

**Survey No 87/2A (old No 87/2) measuring 20 Guntas and Survey No 87/2B (Old No 87/2) measuring 10 Guntas.**

Originally land measuring 10 Guntas in Survey No 87/2B and Survey No 87/2A measuring 20 Guntas\_(herein after collectively referred to as 'the said land') forming a major portion of larger property situated at Belathur Village, Bangalore belonged to Venkataramanappa, who purchased the same from Smt Venkatamma by virtue of a Sale Deed dated 05 March 1962, registered as Document No. 3575/1962-63 in Book-I, Volume-1018, at pages 101 to 103, in the Office of the Sub-Registrar, Hoskote.

Later Nagaraj son of Venkataramanappa died intestate leaving behind his wife Usha as his only legal heir.

Later, the said land measuring Guntas in Survey No 87/2 was re-surveyed and allotted a new Survey No 87/2B and Survey No 87/2A Subsequently, Venkataramanappa along with his wife Thimmakka and his children Muniyappa, Krishnappa, Venkataswamy, Jayamma, Usha wife of late Nagaraj, Devaraj and Manjunath partitioned the said land measuring 12 Guntas pursuant to a Partition Deed dated 15 January 2005, registered as Document No 27699/2004-05 in Book -1, stored in CD No KRID104, in the Office of Sub-Registrar, Krishnarajapuram, Bangalore. As per the said partition, the land measuring 1½ Guntas was allotted to the share of Venkataramanappa and his wife Thimmakka, land measuring 1 ¼ Guntas was allotted to the share of Muniyappa son of Venkataramanappa, land measuring 1½ Guntas was allotted to the share of Krishnappa son of Venkataramanappa, land measuring 3 Guntas was allotted to the share of Venkataswamy son of Venkataramanappa, land measuring 1½ Guntas was allotted to the share of Usha wife of late Nagaraj, land measuring 1½ Guntas was allotted to the share of Devaraj and land measuring ¾ Gunta was allotted to the share of Manjunath son of Venkataramanappa. Accordingly, Venkataramanappa, Thimmakka, Muniyappa, Krishnappa, Venkataswamy, Usha wife of late Nagaraj, Devaraj and Manjunath became owners of the respective portion of the said land and their name was mutated in the Revenue Records as Khatedars as per Mutation Register bearing MR No 48/2004-05. It is important to note that the remaining land measuring 02 Guntas in the said land was retained by Venkataramanappa. Since Rathnamma daughter of Venkataramanappa was not made party to the said partition, she executed a Relinquishment Deed in favour of Rupen Patel (Prospective buyer) pursuant to a Relinquishment Deed dated 07 August 2009 registered as Document No 2770/2009-10, in Book-1, Stored in CD No BDHD28 in the Office of Sub-Registrar, Bidarahalli, Bangalore by releasing and relinquishing her rights in the said land in favour of prospective buyer.



Subsequently, the said Venkataramanappa, Thimmakka wife of Venkataramanappa, Muniyappa son of Venkataramanappa, Ashwathamma wife of Muniyappa, Rathnamma daughter of Muniyappa, Manjunath son of Muniyappa, Kum Mamatha daughter of Muniyappa, Kum Ashwini daughter of Muniyappa, Master Babu son of Muniyappa, Krishnappa son of Venkataramanappa, Rukkamma wife of Krishnappa, Padmamma daughter of Krishnappa, Murali daughter of Krishnappa, Pushpa daughter of Krishnappa, Kumar son of Krishnappa, Venkataswamy son of Venkataramanappa, Sorajamma wife of Venkataswamy, Mahesh son of Venkataswamy, Harish son of Venkataswamy, Rajesh son of Venkataswamy, Santhosh Kumar son of Venkataswamy, Usha wife of late Nagaraj, Deveraj son of Venkataramanappa, Shobha wife of Deveraj, Master Lakshmana son of Deveraj, Manjunath son of Venkataramanappa, Manjula wife of Manjunath, Master Vinay son of Manjunath conveyed the said land in favour of Rupen Patel pursuant to a Sale Deed dated 22 September 2008 registered as Document No 1664/2008-09, Book-1, Stored in CD No BDHD17, in the Office of Sub-Registrar, Bidarahalli, Bangalore and his name was mutated in the Revenue Records as Khatedar vide Mutation Register bearing MR No 15/2008-09. ***It is to be noted that Narayanaswamy alias Narayana son of Venkataramanappa has neither confirmed nor consented to the said Sale Deed dated 22 September 2008. Later the said Narayanaswamy alias Narayan has executed an unregistered Consent Deed in favour of Rupen Patel confirming that he has no Claims over the said land and has no objection to sell the said land in favour of Rupen Patel.***

Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner Bangalore District, pursuant to the Official Memorandum dated 15 June 2009 bearing No ALN (E) (B) SR 11/2009-10 converted the said land measuring 10 Guntas from agricultural to non-agricultural residential use.

Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner Bangalore District, pursuant to the official Memorandum dated 15 June 2009 bearing No ALN [PU] [B] 28 /11-11 converted the said land measuring 20 Guntas from agricultural to non-agricultural residential use.

**SURVEY NO 90 MEASURING 06 GUNTAS:**

it appears that originally one Nagappa, son of Papanna initially owned the land measuring 06 Guntas in Survey No 90(land). ***Please note that we have not been provide with documents indicating the manner in which Nagappa acquired title to the Schedule Property. However, in view of the fact that substantial time has elapsed, the non-availability of the said document will not materially affect the observations set out in this Report.***

Thereafter, Nagappa's children, Siddalingappa and Choudappa, conveyed the land in favour of Lakshmma, wife of Chinchari, by the execution of Sale Deed dated 25 May 1978 registered as Document No 538/1978-79 in Book I, stored in Volume No 1543 in pages 74 to 75, at the



office of the Sub-Registrar, Hoskote. Entry in mutation register bearing MR No 15/93-94 records the transfer of revenue documents to the name of Lakshmamma, pursuant to the above sale deed.

We have also been provided with Release Deed dated 8 April 1986 registered as Document No 2/86-87 in Book I, at the office of the Sub-Registrar, Hoskote, executed by Annaiappa, son of Chinnachari in favour of Chinnachari, whereby, Annaiappa and his family relinquished their rights in the land in favour of Chinnachari. *However, in the said document, there is no mention of the land and we cannot confirm if the relinquishment was indeed in relation to the land. Further, we are unable to confirm if there was any separate relinquishment in favour of Lakshmamma, wife of Chinchari. We are also unable to confirm the reason why the above release deed was recorded in Book I.*

Thereafter, Chinchari and his wife Lakshmamma execute a Deed of Settlement Deed dated 23 February 2006 registered as Document No KRI-1-20028-2005-06, stored in Book I, CD No KRID187, at the office of the Sub-Registrar, KR Puram, whereby, the land was absolutely vested in the name of C Nagachari, son of Chanchari. Entry in Mutation Register bearing MR No 4/2006-07 records the transfer of revenue documents to the name of Nagachari, pursuant to the above settlement deed. In this regard, we have also perused the genealogical tree of Chinnachaari, according to which, he was married to Lakshmamma and their children included Sarswatamma, Krishnachari, Nagarajachari, Eshawarachari and Chandrachari. We have also been provided with the death certificate of Sarswatamma dated 10 September 2001 issued by Chief Registrar of Birth and Death, Government of Karnataka. Based on the genealogical tree provided to us, we observe that all the family members of Chinnachari alive at the time of execution of the above settlement deed were made parties to it.

Thereafter, C Nagachari along with his wife Savithramma and their minor children Shashikumar and Pavankumar (represented by their father and natural guardian, C Nagachari), agreed to convey the land in favour of Rupen Patel, represented by his attorney holder, Prakash Babu, by the execution of Agreement of Sale dated 17 February 2011 registered as Document No BDH-1-05848-2010-11 in Book I, stored in CD No BDHD61, at the office of the Sub-Registrar, Bidarahobli. In relation to the agreement to sell, we have also been provided with GPA executed by Mr Rupen Patel in favour of Mr Prakash Babu dated 2 September 2006.

Subsequently C Nagachari along with his wife Savithramma and their minor children Shashikumar and Pavankumar, conveyed the land in favour of Rupen Patel, represented by his attorney holder, Prakash Babu, by the execution of Sale Deed dated 6 March 2012 registered as Document No BDH-1-09283-2011-12 in Book I, stored in CD No BDHD82, at the office of the Sub-Registrar, Bidarahobli.



**SURVEY NO 91/1 MEASURING 17 GUNTAS:**

It appears that the land measuring 17 Guntas in Survey No 91/1 (said Land) of Belathur Village, Bidarahalli Hobli, Bangalore South Taluk belonged to Annayyappa. The said land was granted in favour of Annayyappa by the Land Tribunal Hoskote confirming his occupancy right pursuant to an Inam Order 1070/1962-63. *We have been provided with an incomplete copy of the Inam Abolition Order. Please provide a complete copy of the same. Further, the Inam Abolition order refers to property in Survey No 91 and not 91/1. We are unable to identify the manner in which Survey No 91/1 was carved out from 91 or if the two form a parcel of the larger extent of the property. Please clarify*

Thereafter, we understand that Annayyappa acquired title to the said land. Annayyappa conveyed the said land in favour of B Narayanaswami, by the execution of Sale Deed dated 24 August 1968 registered as Document No 1712/64-65 in Book I, stored in Volume No 1097 in pages 164 to 166, the office of the Sub-Registrar, Hoskote.

Subsequently, B Srinivasa Reddy, son of B Narayanaswami conveyed the Said land in favour of Narayanaappa, son of Yellappa, by the execution of Sale Deed dated 20 December 1969 registered as Document No 2981/1969-70, in Book I, Volume No 1263, in pages 36 to 38 in the office of Sub-registrar, Hoskote. *Please note that we have not been provided with documents evidencing the manner in which B Srinivasa Reddy acquired title to the property from B Narayanaswami. However, in view of the fact that there appears to be no challenge to B Srinivasa Reddy's title to the Said land and that substantial time has elapsed from the above transaction, the risk arising from any adverse claims to B Srinivasa Reddy's title to the Said property appears to be minimum.* Upon acquiring title to the said land, Narayanaappa conveyed the Said land in favour of Shankara Raju by the execution of Sale Deed dated 20 June 1973 registered as Document No 1310/1973-74 in Book I, volume No 1369, in pages 230 to 232, at the office of the Sub-Registrar, Hoskote. Entry in Mutation Register bearing MR No 7/91-92 records the transfer of revenue documents to the name of Shankara Raju pursuant to the above sale deed.

Subsequently, Shankara Raju, represented by his attorney holder, Chinnachari, conveyed the Said land in favour of Chinnachari, by the execution of Sale Deed dated 10 March 1995 registered as Document No 12520/1994-95 in Book I, stored in Volume 9510, in pages 7357-63 in the office of Sub-registrar, Hoskote. Entry in Mutation Register bearing MR No 25/1995-96 records the transfer of revenue documents to the name of Chinnachari, pursuant to the above sale deed. In this regard, we have also been provided with the general power of attorney executed by Shankara Raju executed in favour of Chinnachari, dated 27 June 1994. We have also been provided with entry in mutation register bearing MR No 18/2009-10, which records that the names of the vendor, Shankara Raju and purchaser Chinnachari have been recorded incorrectly in MR No 25/1995-96 and the same stands rectified in MR No 18/2009-10.



Thereafter, Chandrachari along with his wife Lakshmi and their minor daughter, Neha (represented by her father and natural guardian, Chandrachai), agreed to convey the Said Land in favour of Rupen Patel, represented by his attorney holder, Prakash Babu, by the execution of Agreement of Sale dated 17 February 2011 registered as Document No BDH-1-05852-2010-11 in Book I, stored in CD No BDHD61, at the office of the Sub-Registrar, Bidarahobli. Subsequent to the execution of the agreement of sale, Chandrachari along with his wife Lakshmi and their minor daughter, Neha (represented by her father and natural guardian, Chandrachai), conveyed the Said land in favour of Rupen Patel, represented by his attorney holder, Prakash Babu, by the execution of Sale Deed dated 6 March 2012 registered as Document No BDH-1-09281-2011-12 in Book I, stored in CD No BDHD82, at the office of the Sub-Registrar, Bidarahobli.

**ENDORSEMENT**

**SECTION 79A & B PROCEEDINGS UNDER THE KARNATAKA LAND REFORMS ACT**

The Assistant Commissioner, Bangalore North Sub-Division pursuant to an Endorsement dated 28 May 2008 has confirmed that no proceedings initiated or recorded under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey No 87/P-1.

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore had initiated a proceeding against Rupen Patel for violation of Section 79-A and 79-B of the Karnataka Land Reforms Act 1961 in respect of the lands in Survey No 80/12, Survey No 80/2, Survey No 80/8, Survey No 79/19, Survey No 79/11, Survey No 79/7 and Survey No 86/P1 in cases bearing No LRF (BE) 146/2006-07 and bearing No LRF (BE) 84/2007-08 and the same was dropped by the Assistant Commissioner by his orders dated 19 October 2007 and 27 May 2008. Further, the Sub-Divisional Officer Bangalore North Sub-Division, Bangalore pursuant to an Endorsement dated on 29 August 2008 bearing No LRF (BE) SR 362/08-09 has confirmed that proceedings had been dropped under Section 79A & 79B of Karnataka Land Reforms Act initiated against Rupen Patel.

The Assistant Commissioner, Bangalore North Sub-Division pursuant to an Endorsement dated 04 November 2008 has confirmed that no proceedings initiated or recorded under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey No 85/P-1.

The Assistant Commissioner, Bangalore North Sub-Division pursuant to an Endorsement dated 09 January 2009 has confirmed that no proceedings initiated or recorded under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey No 87/2B.

We have also been provided with Endorsement dated 13 January 2010 in proceedings bearing No LRF [BE] 448/09-10, issued by Assistant Commissioner, stating that no proceedings are



pending / initiated under Sections 79-A and 79-B of the Land Reforms Act with respect to the in Survey No 90.

We have also been provided with Endorsement dated 13 January 2010 in proceedings bearing No LRF [BE] 448/09-10, issued by Assistant Commissioner, stating that no proceedings are pending / initiated under Sections 79-A and 79-B of the Land Reforms Act with respect to the in Survey no 91/1.

#### **PROCEEDINGS UNDER SECTION 48 (1) OF THE KARNATAKA LAND REFORMS ACT**

Endorsement dated 03 June 2008 issued by Special Tahsildar of Bangalore East Taluk Krishnarajapuram stating that no application in Form No 7 was submitted under Section 48 (1) of the Karnataka Land Reforms Act, 1961 for claiming occupancy right in respect of the lands in Survey No 86/P1 and Survey No 87/1-P1.

Computerized Nil Tenancy Certificate dated 15 December 2009 issued by Tahsildar, Bangalore East Taluk stating that no proceedings initiated under Sections 1, 7 and 7A of the Karnataka Land Reforms Act, 1961 in respect of the land in Survey No 87/2B.

Endorsement dated 28 September 2008 issued by Special Tahsildar of Bangalore East Taluk Krishnarajapuram stating that no application in Form No 7 was submitted under Section 48 (1) of the Karnataka Land Reforms Act, 1961 for claiming occupancy right in respect of the land in Survey No 80/12, Survey No 80/2, Survey No 80/8, Survey No 79/19, Survey No 79/11 and Survey No 79/7.

Endorsement dated 31 October 2008 issued by Special Tahsildar of Bangalore East Taluk Krishnarajapuram stating that no application in Form No 7 was submitted under Section 48 (1) of the Karnataka Land Reforms Act, 1961 for claiming occupancy right in respect of the land in Survey No 85/P1.

Endorsement dated 14 December 2009 bearing No GERADRAVIDA/BIDARAHALLI/106/2009-10 issued by Tahsildar depicts that here are no claims initiated / pending under Section 48-A of the Land Reforms Act, with respect to land in Survey No 90.

Endorsement dated 15 December 2009 bearing No GERADRAVIDA/BIDARAHALLI/106/2009-10 issued by Tahsildar depicts that here are no claims initiated / pending under Section 48-A of the Land Reforms Act, with respect to land in Survey No 91/1.



**ENDORSEMENT PERTAINING TO PTCL PROCEEDINGS**

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement dated 17 September 2008 has confirmed that lands in Survey No 87/1-P1, Survey No 80/12, Survey No 80/2, Survey No 80/8, Survey No 79/19, Survey No 79/11 and Survey No 79/7 do not come under purview of Karnataka Schedule Caste & Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act).

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement dated 5 November 2008 has confirmed that lands in Survey No 86/P1 and Survey No 85/P1 do not come under purview of Karnataka Schedule Caste & Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act).

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement dated 24 January 2009 has confirmed that land in Survey No 87/2B does not come under purview of Karnataka Schedule Caste & Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act).

Endorsement from the jurisdictional Assistant Commissioner dated 1 February 2012 bearing No PTCL CR 1587/2011-12, stating that no proceedings have been initiated / pending in relation to the land in Survey No 90 under the PTCL Act.

Endorsement from the jurisdictional Assistant Commissioner dated 1 February 2012 bearing No PTCL CR 1587/2011-12, stating that no proceedings have been initiated/pending in relation to the land in Survey No 91/1 under the PTCL Act.

**ENDORSEMENT FROM BANGALORE DEVELOPMENT AUTHORITY.**

Bangalore Development Authority by its letter dated 23 October 2008 has confirmed that lands in Survey No 87/P1, Survey No 86/P1, Survey No 79/7, Survey No 79/11, Survey No 79/11, Survey No 80/2, Survey No 80/8 Survey No 80/12 Survey No 87/1-P1, Survey No 90 and Survey No 91/1 is earmarked as mainly Residential Zone in the Revised Master Plan-2015.

**MUTATION**

**Survey No 87/1-P1(Old No 87/1)**

Mutation Register Extract bearing MR No 14/2001-01 reflects that the mutation was affected in the name of Muniyallappa son of Chinnappa in terms of partition dated 28 June 2000.

Mutation Register Extract bearing MR No 12/2007-08 reflects that the mutation was affected in the name of Rupen Patel in terms of Sale Deed dated 30 August 2007.



**Survey No 87/2B**

Mutation Register Extract bearing MR No 48/2004-05 reflects that the mutation was affected in the name of Venkataramanappa, wife of Thimmakka and children Muniyappa, Krishnappa, Venkataswamy, Usha wife of Nagraj, Devaraj and Manjunath in terms of partition dated 15 January 2005.

Mutation Register Extract bearing MR No 15/2008-09 reflects that the mutation was affected in the name of Rupen Patel in terms of Sale Deed dated 22 September 2008.

**Survey No 85/P1**

Mutation Register Extract bearing MR No 64/1994-95 reflects that the mutation was affected in the name of B R Seetharamaiah, B R Sudhakar and B S Ram Prasad in terms of Memorandum of Partition dated 28 December 1991.

Mutation Register Extract bearing MR No 4/2008-09 discloses that the property in Survey No 85 is re-surveyed and assigned with New Survey No 85/P1 in the name of B R Seetharamaiah, B R Sudhakar and B S Ram Prasad.

Mutation Register Extract bearing MR No 9/2008-09 reflects that the mutation was affected in the name of Rupen Patel in terms of Sale Deed dated 30 October 2006.

**Survey No 86/P1**

Mutation Register Extract bearing MR No 34/1992-93 reflects that the mutation in respect to the land measuring 20 Guntas was affected in the name of H Nagaraj in terms of Sale Deed dated 23 May 1992.

Mutation Register Extract bearing MR No 32/2006-07 reflects that the mutation in respect to the land measuring 12 Guntas was affected in the name of Rupen Patel in terms of Sale Deed dated 28 October 2006.

Mutation Register Extract bearing MR No 13/2007-08 reflects that the mutation in respect of the land measuring 20 Guntas was affected in the name of Rupen Patel in terms of Sale Deed dated 18 August 2007.

Mutation Register Extract bearing MR No 14/2007-08 reflects that the mutation in respect of the land measuring 32 Guntas was affected in the name of Rupen Patel in terms of Sale Deed dated 14 September 2007.



### **SETTLEMENT AKARBAND**

Extract of the Settlement Akarband issued by the Tahsildar, Bangalore East Taluk discloses the total measurement of the lands in Survey No 87/1-P1, Survey No 87/2A, Survey No 87/2B Survey No 85/P1, Survey No 86/P1, Survey No 80/2, Survey No 80/12, Survey No 80/8, Survey No 79/19, Survey No 79/11, Survey No 90, Survey No 91/1 and 79/7. The said Settlement Akarband discloses the Akar/Rate, the total measurement of cultivable land etc.

### **INDEX OF LANDS**

Endorsement dated 31 August 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk confirms non-availability of Index of lands and Record of Rights in respect of Survey No 87/1-P1.

Endorsement dated 16 September 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk confirms non-availability of Index of lands and Record of Rights in respect of Survey No 85/P1 and 86/P1.

Endorsement dated 29 July 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk confirms non-availability of Index of lands and Record of Rights in respect of Survey Nos 79/11, 79/19, 80/8, 80/2 and 80/12.

### **VILLAGE MAP**

The Village Map of Belathur Village issued by the Office of the Assistant Director of Land Records, Bangalore, demarcates about Roads, Well, Lake, Pedestrian way etc. situated on various Survey Numbers of the said Village.

### **TIPPANI/SKETCH/ATLAS/HISSA SURVEY TIPPANY**

Hissa Survey Tippany copy in respect of Survey No 87/1-P1, Survey No 87/2B, Survey No 85/P1 Survey No 86/P1, Survey No 80/2, Survey No 80/12, Survey No 80/8, Survey No 79/19, Survey No 79/11 and Survey No 79/7 indicates the shape of the land and details of the measurements and the same appears to be in order, all issued by Village Accountant, Krishnarajapuram, Bangalore East Taluk.

Endorsement dated 29 September 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk confirms non-availability of Atlas in respect of Survey Nos 85/P1, 86/P1, 87/2A, 87/2B and 87/1-P1.



#### GENEALOGICAL TREE

We have perused Genealogical Trees issued by the concerned Revenue Office of Chinnanna alias Chinnappa alias Annyappa (Survey No 87/1-P1), H Nagaraj (Survey No 86/P1), Janakamma , B S Ram Prasad (Survey No 85/P1), Vekataramanappa (Survey No 87/2B), Sanjeevamma wife of Narayanappa (Survey No 79/7, Survey No 79/11, Survey No 79/19, Survey No 80/2, Survey No 80/8 and Survey No 80/12). The said Genealogical Trees contained the details of their legal heirs/ family members which appear to be in order.

#### RTCs/PAHANIES/RECORD OF RIGHTS

##### Survey No 87/1-P1

Endorsement dated 22 March 2011 issued by Taluk Shirestdar, Krishnarajapuram, Bangalore East Taluk discloses RTCs from 1985-86 to 1989-90 in respect of land in Survey No 87/1-P1 which is not available.

The Pahanis/RTCs for the year 1969-70 to 1983-84 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of Chinnanna alias Chinnappa as Khabjedar in possession of the land measuring 15 Guntas including 1 Gunta of Kharab land in Survey Number 87/1-P1.

The Pahanis/RTCs for the year 1989-90 to 2006-07 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of Muniyallappa as Khabjedar in possession of the land measuring 15 Guntas including 1 Guntas of Kharab land in Survey Number 87/1-P1 as recorded in MR No 14/2000-01 as per the Memorandum of Partition dated 28 June 2000.

##### Survey No 87/2B

The Pahanis/RTCs for the year 1969-70 to 2008-09 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of Venkataramanappa, Thimmakka, Muniyappa, Krishnappa, Venkataswamy, Usha, Devaraj, Manjunath and Rupen Patel as Khabjedar in possession of the land in Survey No 87/2B for the relevant period.

##### Survey No 85/P1

The Pahanis/RTCs for the year 1969-70 to 2004-05 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of B Ramaiah, B R Seetharamaiah, B S Ramprasad and B R Sudhakara as Khabjedar in possession of the land measuring 2 Acres and 06 Guntas including 2 Guntas of Kharab land in Survey No 85/P1. It has been reflected that the source of possession was through Re-Grant under Inams Abolition.



The Pahanis/RTCs for the year 2008-09 to 2010-11 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of Rupen Patel as Khabjedar in possession of the land measuring 2 Acres 06 Guntas including 2 Guntas of Kharab land in Survey No 85/P1 as recorded in MR No 9/2008-09 pursuant to Sale Deed dated 30 October 2006.

**Survey No 86/P1**

The Pahanis/RTCs for the year 1969-70 to 1985-96 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of Narayanappa son of Munishami and Narayanappa son of Yellappa and H Nagaraj as Khabjedar in possession of the land in Survey No 86/P1 for the relevant period.

The Pahanis/RTCs for the year 1991-92 to 2010-11 issued by the Tahsildar/Village Accountant Bangalore South Taluk, K R Puram show the name of Narayanappa son of Munishami and Narayanappa son of Yellappa, H Nagaraj and Rupan Patel as Khabjedar in possession of the land in Survey No 86/P1 for the relevant period.

**Survey No 90**

RTC/s for the period from 1969-70 to 1979-80 reflect the name of Nagappa as the holder of the land and the names of Nagappa as the cultivator for the year 1969-70 to 1973-74 and the names of Choudappa and Siddalingappa as the cultivator for the years 1974-75 to 1975-76 and the name of Siddalingappa as the cultivator for the years 1976-77 to 1979-80.

RTC/s for the period from 1980-81 to 1984-85 reflects the name of Nagappa as the holder and the name of Siddalingappa as the cultivator of the land.

RTC/s for the period from 1990-91 to 1995-96 reflects the name of Lakshmamma as the holder and the name of Siddalingappa as the cultivator of the land for the years 1990-91 to 1993-94 and the name of Lakshmamma as the cultivator for the year 1994-95 to 1995-96.

RTC/s for the period 1996-97 to 2006-07 reflects the name of Lakshmamma as the holder and cultivator of the land.

RTC/s for the period 2007-08 to 2010-11 reflects the name of C Nagachari as the holder and cultivator of the land.

**SURVEY NO 91/1**

RTC/s for the period from 1969-70 to 1984-85 reflects the name of Narayanaswamy as the holder and cultivator of the in Survey No 91/1.



RTC/s for the period from 1990-91 to 1995-96 reflects the name of Chandrachari as the holder and the name of Narayanaswami as the cultivator of the land in Survey No 91/1 for the year 1990-91 to 1992-93 and the name of Shankara Raju as the cultivator for the year 1992-93 to 1994-95 and the name of Chandrachari as the cultivator for the year 1995-96.

RTC/s for the period 1996-97 to 2011-12 reflects the name of Chandrachari as the holder and cultivator of the land in Survey No 91/1.

#### **CHANGE OF LAND USE /CONVERSION**

##### **Survey No 87/1-P1 measuring 14 Guntas and 1 Gunta of Kharab land.**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 99/2008-09 dated 21 May 2009, the said land has been converted from agricultural to non-agricultural mainly residential purpose and partly sensitive zone.

##### **Survey No 85/P-1 measuring 02 Acres 04 Guntas and 2 Guntas of Kharab land.**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 131/2008-09 dated 15 June 2009, the said land has been converted from agricultural to non-agricultural residential purpose.

##### **Survey No 86/P1 land measuring 32+32 Guntas**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 131/2008-09 dated 15 June 2009 and Official Memorandum bearing No ALN (P) (B) SR 99/2008-09 dated 21 May 2009 the said land has been converted from agricultural to non-agricultural mainly residential purpose and partly sensitive zone.

##### **Survey No 87/2B (Old Survey No 87/2) Land measuring 10 Guntas**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 11/2009-10 dated 15 June 2009, the said land has been converted from agricultural to non-agricultural residential purpose.

##### **Survey No 87/2B (Old Survey No 87/2) Land measuring 20 Guntas**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN [PU] [B] 28 /11-11 dated 15 June 2009, the said land has been converted from agricultural to non-agricultural residential purpose



**Survey No 90 Land measuring 06 Guntas**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing ALN [PU] [B] SR 35/11-12 dated September 2011, the said land has been converted from agricultural to non-agricultural residential purpose.

**Survey No 91/1 Land measuring 17 Guntas**

Pursuant to order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing ALN [PU] [B] SR 35/11-12 dated September 2011, the said land has been converted from agricultural to non-agricultural residential purpose.

**MUNICIPAL/PANCHAYAT RECORDS/KHATHA.**

We have not been provided with latest Khatha Certificate and Khatha Extract (Form No 9 and 11) issued by competent authority.

**PROPERTY TAX**

We have not been provided with latest Property tax paid receipts with respect to Subject Properties issued by competent authority.

**MORTGAGES/ CHARGES/ LIENS.**

From Security Trustee Agreement dated 19 February 2013 between DBS Bank Ltd and IDBI Trusteeship Services Ltd and Patel Engineering Limited and Rupen Patel it appears that credit facilities by DBS Bank Ltd to Patel Engineering Limited was agreed to be secured by security of subject property and IDBI Trusteeship Services Ltd was appointed as security Trustee in this regard to hold the security documents and the secured properties. We further understand that the original title deeds for the subject property are being held by IDBI Trusteeship Services Ltd.

IDBI Trusteeship Service Limited in their capacity as Security Trustee for the benefit of DBS Bank Limited, by its letter dated 15 March 2013 written to DBS Bank Limited has confirmed that on 20 February 2013 Mr Rupen Patel for securing working capital facility to Patel Engineering Ltd has created a charge/mortgage inter alia on the subject properties by deposit of title deeds and that IDBI Trusteeship Service Limited has received the title deeds for the subject property.

**LITIGATIONS AND ACQUISITIONS**

Based on the documents provided to us, it appears that there is no pending litigation or acquisition proceedings in relation to the Schedule Property. However, it is recommended to



take suitable representation stating that the Schedule Property is not subject to acquisition or litigation proceedings and take covenants stating that alternate security of equivalent value shall be provided in case of any adverse impact on the value of the Schedule Property by virtue of any acquisition or litigation.

**ENCUMBRANCE**

**Survey No 87/1-P1.**

Encumbrance Certificate for the periods from 01/04/1997 to 31/03/2004 in respect of the land measuring 14 Guntas in Survey No 87/1-P1 show "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 04/07/2012 in respect of the land measuring 14 Guntas in Survey No 87/1-P1 discloses the sale transaction by Muniyallappa and others in favour of Rupen Patel.

Encumbrance Certificate for the period from 01/04/2008 to 03/02/2014 in respect of the land measuring 14 Guntas in Survey No 87/1-P1 show "Nil Encumbrance" during the said period.

Encumbrance Certificate for the periods from 01/04/2014 to 04/08/2014 with respect to the land in Survey No 87/1-P1 show "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 25/10/2018 with respect to the land in Survey No 87/1-P1 show Sale Deed executed by Muniyallappa and others in favour of Rupen Patel.

Encumbrance Certificate for the periods from 01/04/2019 to 13/08/2019 and 01/01/2018 to 05/02/2020 with respect to the land in Survey No 87/1-P1 show "Nil Encumbrance" during the said period.

**Survey No 85/P-1.**

Encumbrance Certificate for the periods from 01/04/1960 to 31/07/1986, 01/08/1986 to 31/05/1989, 01/04/1994 to 31/03/2004 and 01/04/2001 to 31/03/2004 in respect of the land measuring 2 Acres 06 Guntas including 2 Guntas of Kharab land show "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 08/06/2012 in respect of the land measuring 2 Acres 06 Guntas including 2 Guntas of Kharab land discloses the sale transaction by B R Seetharamaiah and others in favour of Rupen Patel.



Encumbrance Certificate for the period from 01/04/2008 to 03/02/2014 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 04/08/2014 and 01/04/2004 to 22/05/2018 with respect to the land in Survey No 85/P1 discloses the sale transaction executed by B R Seetharamaiah and others in favour of Rupen Patel.

Encumbrance Certificate for the periods from 01/04/2019 to 13/08/2019 and 01/01/2018 to 05/02/2020 with respect to the land in Survey No 85/P1 show "Nil Encumbrance" during the said period.

**Survey No 80/2 and Survey 80/8 (Old No 80/2)**

Encumbrance Certificate for the period from 01/04/1960 to 31/07/1986 discloses the following transactions:

- a. Sale Deed dated 9 June 1964 executed by Nanjamma and Muni Venkatappa in favour of Thammaiah.
- b. Sale Deed dated 20 May 1970 executed by Thammaiah in favour of Nanjamma, Gunjooramma, Jayamma and Chika Thayamma.
- c. Partition Deed dated 21 August 1975 executed between Gunjooramma, Jayamma and Thayamma.
- d. Sale Deed dated 18 September 1984 executed by Gujjappa, Venkatappa and Chika Thayamma in favour of Sanjeevamma.

Encumbrance Certificate for the period from 01/08/1986 to 31/05/1989 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/06/1989 to 31/03/1994 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/1994 to 31/03/2004 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/1997 to 31/03/2004 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 26/08/2008 in respect of Schedule Property shows "Nil Encumbrance" during the said period.



Encumbrance Certificate for the period from 01/04/2004 to 06/07/2012 in respect of Schedule Property reflects Sale Deed executed by Sanjeevamma in favour of Rupen Patel.

Encumbrance Certificate for the period from 27/04/2008 to 28/12/2010 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2008 to 03/02/2014 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the periods from 01/04/2019 to 13/08/2019 and 01/01/2018 to 05/02/2020 with respect to the Schedule Property show "Nil Encumbrance" during the said period.

**Survey No 86/P1**

Encumbrance Certificate for the period from 01/04/1960 to 31/07/1986 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/08/1986 to 31/07/1989 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/06/1989 to 31/03/2006 in respect of Schedule Property reflects Sale Deed executed by Narayanappa in favour of H Nagaraj.

Encumbrance Certificate for the period from 01/04/2004 to 14/09/2010 in respect of Schedule Property reflects Sale Deed executed by Narayanappa and others in favour of Rupen Patel.

Encumbrance Certificate for the period from 01/04/2004 to 04/07/2012 discloses the following transactions:

- a. Sale Deed dated 14 September 2007 executed by Narayanappa and others in favour of Rupen Patel in respect of land measuring 32 Guntas in Survey No 86/P1.
- b. Sale Deed dated 30 August 2007 executed by H Nagaraj in favour of Rupen Patel in respect of land measuring 20 Guntas in Survey No 86/P1.
- c. Sale Deed dated 05 December 2006 executed by Narayanappa and others in favour of Rupen Patel in respect of land measuring 12 Guntas in Survey No 86/P1.

Encumbrance Certificate for the period from 01/04/2008 to 03/02/2014 in respect of Schedule Property shows "Nil Encumbrance" during the said period.



Encumbrance Certificate for the period from 01/04/2004 to 25/10/2018 and 01/08/2014 to 31 March 2019 reflects the following transactions:

- a. Release Deed executed by Narayanamma in favour of Narayanappa.
- b. Release Deed executed by Krishnamma in favour of Narayanappa.
- c. Sale Deed executed by Narayanappa in favour of Rupen Patel.
- d. Sale Deed executed by Nagaraj in favour of Rupen Patel.
- e. Sale Deed executed by Narayanappa in favour of Rupen Patel.

Encumbrance Certificate for the periods from 01/04/2019 to 13/08/2019 and 01/01/2018 to 05/02/2020 with respect to the Schedule Property show "Nil Encumbrance" during the said period.

**Survey No 87/28 (Old Survey No 87/2)**

Encumbrance Certificate for the period from 01/08/1986 to 31/05/1989 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/06/1989 to 31/03/2004 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 08/09/2010 in respect of Schedule Property shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01/04/2004 to 04/07/2012 discloses the following transactions:

- a. Partition Deed 15 June 2005 executed between Venkataramanappa and his Children.
- b. Sale Deed dated 23 September 2008 executed by Venkataramanappa and others in favour of Rupen Patel.

Encumbrance Certificate for the period from 01/04/2008 to 03/02/2014 in respect of Schedule Property shows "Nil Encumbrance" during the said period. *Whereas the said Encumbrance Certificate does not reflect the Sale transaction dated 23 September 2008. Hence it is advisable to obtain a fresh Encumbrance Certificate.*

Encumbrance Certificate for the period from 01/04/2004 to 05/08/2014 and 01 August 2014 to 31 March 2019 discloses the following transactions:

- a. Partition Deed executed between Venkataramanappa and others.
- b. Release Deed executed by Rathnamma in favour of Rupen Patel.
- c. Sale Deed executed by Venkataramanappa and others in favour of Rupen Patel.



Encumbrance Certificate for the periods from 01/04/2019 to 13/08/2019 and 01/01/2018 to 05/02/2020 with respect to the Schedule Property show "Nil Encumbrance" during the said period.

**Survey No 90**

Encumbrance Certificate for the period 1 April 1960 to 31 July 1986 reflects the Sale Deed dated 25 May 1978 registered as Document No 638/74-75, executed by Siddalingappa in favour of Lakshmamma.

Encumbrance Certificate for the periods from 01 August 1986 to 31 May 1989 and 1 June 1989 to 31 March 2004, with respect to the Schedule Property show "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 1 April 2004 to 22 October 2018 reflects the following transactions:

1. Sale Deed dated 6 March 2010 registered as Document No 9283/11-12, executed by C Nagachari and others in favour of Rupen Patel.
2. Agreement of Sale dated 17 February 2011 registered as Document No 5848/10-11, executed between C Nagachari and Rupen Patel.
3. Settlement Deed dated 23 February 2006 registered as Document No 20028/2005-06, executed between Chinnnachari and others and Nagachari.

Encumbrance Certificate for the periods from 01/01/2019 to 05/02/2020 with respect to the Schedule Property show "Nil Encumbrance" during the said period.

**Survey No 91/1**

Encumbrance Certificate for the period 1 April 1960 to 31 July 1986 reflects the following transactions:

- a. Sale Deed dated 24 August 1968, executed by Annayyappa in favour of B Narayanaswami.
- b. Sale Deed dated 20 December 1969 executed by B Srinivasa Reddy in favour of Narayanappa.
- c. Sale Deed dated 20 June 1973 executed by B Narayanappa in favour of Shankara Raju.



Encumbrance Certificate for the periods from 1 August 1986 to 31 May 1989 with respect to the Schedule Property show "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 1 June 1989 to 31 March 2004 reflects Sale Deed dated 10 March 1995 registered as Document No 12520/1994-95 in Book I, stored in Volume 9510, in pages 7357-63, executed by Shankara Raju, represented by his attorney holder, Chinnachari, in favour of Chinnachari.

Encumbrance Certificate for the period from 1 April 2004 to 25 October 2018 and 01 October 2018 to 31 March 2019 reflects the following transactions:

- (a) Agreement of Sale dated 17 February 2011 executed by Chinnachari and others in favour of Rupen Patel.
- (b) Sale Deed dated 6 March 2012 executed by Chinnachari and others in favour of Rupen Patel.

Encumbrance Certificate for the periods from 01/01/2019 to 05/02/2020 with respect to the Schedule Property show "Nil Encumbrance" during the said period.

#### **OBSERVATION**

1. IDBI Trusteeship Service Limited in their capacity as Security Trustee for the benefit of DBS Bank Limited, by its letter dated 15 March 2013 written to DBS Bank Limited has confirmed that on 20 February 2013 Rupen Patel for securing working capital facility to Patel Engineering Ltd has created a charge/mortgage inter alia on the subject properties by deposit of title deeds and that IDBI Trusteeship Service Limited has received the title deeds for the subject property.
2. Latest Property tax paid receipt for the year 2013-14 and 2014-15 need to be produced.
3. Latest Khatha Extract and Khatha Certificate issued by Belathur Grama Panchayathi need to be produced.
4. All original documents need to be examined.

#### **ASSUMPTIONS**

This Report is based on the following assumptions:

- 1.1 That the photocopies of all documents furnished to us are complete, accurate and a faithful reproduction of the originals of which they purport to be copies.



- 1.2 That all public records and documents, and the entries therein, referred to or relied upon herein are true, accurate, and current and have been validly made.
- 1.3 That all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been set aside or revoked at any time.
- 1.4 That there are no facts or circumstances in existence and no events have occurred which render any of the documents referred to or relied upon in this Report void or voidable, repudiated or frustrated or capable of rescission for any reason and in particular, but without limitation by reason of lack of consideration, default, fraud or misrepresentation and that no authorization, whether under any power of attorney, resolution or otherwise, has been withdrawn, cancelled or revoked.
- 1.5 That the genuineness of all signatures, the authenticity of the documents submitted to us and conformity in all respects of the copies of documents produced before us to the originals thereof. We have also assumed the genuineness of the contents and authority of the sender in respect of the email messages and their attachments received by us.

**DISCLAIMER**

- 1.1 This report is limited to certifying the legal right, title of the present owner based on an examination of photocopies only without going into the physical location and other physical encumbrances upon the property.
- 1.2 We have not conducted an independent search of any Government Authority or public records. However, we have not noticed any reason to suspect or doubt the veracity of any documents produced.
- 1.3 The contents of this Report are our views on the title to the subject property based on our perusal of the documents made available to us, and in no event shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever.
- 1.4 To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
- 1.5 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in



whole or in part, other than you, your professional advisors, officers and employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of the Report.

**CONCLUSION**

In the premise, we confirm that subject to existing mortgage and due compliance of the above said observation the title of the Rupen Patel with respect to Subject Property is in order and the said Rupen Patel has marketable title.

Dated this, the 4<sup>th</sup> day of March 2020

For KHAITAN & CO LLP

( O P Agarwal )

Housiey.com



**CLIENTS: DBS BANK LIMITED.**

**Re: PATEL ENGINEERING LIMITED.**

Confirmation of title being converted mainly residential and partly Valley use, land measuring 27 guntas in Survey 80/B, land measuring 27 Guntas in Survey No 80/A, land measuring 1 Acre 9 Guntas in Survey No 84/A, land measuring 1 Acre 23 Guntas in Survey No 77, land measuring 24½ Guntas in Survey No 79/A, land measuring 23 Guntas in 81A, land measuring 22 Guntas in Survey No 81/B, land measuring 34½ Guntas in Survey No 82, land measuring 30 Guntas in Survey No 78/A, land measuring 1 Acre 14 Guntas in Survey No 78/B, land measuring 20 Guntas in Survey No 84/B, land measuring 7.05 Guntas (7678.03 Sq Ft) in Survey No 85/A and 86/A and 86/B measuring 12.95 Guntas (14111.93 Sq Ft) all situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk (hereinafter referred to as 'Subject Property')

**REPORT ON TITLE**

We have been furnished with the copies of following documents in connection with confirmation of title of the aforesaid Property (Hereinafter referred to as "Subject Property").

**Land measuring 30 Guntas in Survey No 78/A (Old No 78) of Kumbena Agrahara Village.**

1. Order dated 28 November 1962 issued by The Special Deputy Commissioner for Abolition of Inams in Case No 1066/1962-63 in the name of Muniswamy alias Munishamappa as an occupant in respect of Land measuring 30 Guntas in Survey No 78.
2. Endorsement dated 21 December 1967 issued by The Special Deputy Commissioner for Abolitions of Inams in Case No 1066/1962-63 in the name of Muniswamy alias Munishamappa as an Occupant in respect of Land measuring 30 Guntas in Survey No 78.
3. Sale Deed dated 28 October 1976 executed by Munishamappa alias Muniswamy in favour of Chinnappa registered as document No 2101/1976-77 in the Office of the Sub-



registrar, Hoskote in respect of land measuring 15 Guntas in Survey No 78/A (Old Survey No 78).

4. Sale Deed dated 26 July 1993 executed by Munishamappa alias Muniswamy and his daughters Ramakka and Muniyamma in favour of H Nagaraj registered as Document No 1595/1993-94 in the Office of the Sub-registrar Krishnarajapuram, Bangalore in respect of land measuring 15 Guntas in Survey No 78/A (Old Survey No 78)
5. Memorandum of Partition dated 28 June 2000 executed between Chinnappa alias Annayappa and his sons Muniyallappa, Suresh.
6. General Power of Attorney dated 27 July 2007 executed by Neelamma in favour of her father Muniyallappa in respect to land measuring 7½ Guntas in Survey No 78/A.
7. Sale Deed dated 18 August 2007 executed by H Nagaraj, Rathnamma, Usha, Shobha, Kumudha and Harish in favour of Rupen Patel registered as Document No 1839/2007-08 in the Office of the Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 15 Guntas in Survey No 78/A (Old No 78).
8. Sale Deed 30 August 2007 executed by Muniyallappa, Rajamma, Ammaiyamma, Neelamma Venkatalakshmi, Manjamma, Manjunath, Master Muniraju, Rathnamma, Gowramma and Ayamma in favour of Rupen Patel registered as Document No 1818/2007-08 in the Office of the Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 7½ Guntas in Survey No 78/A along with land measuring 13½ Guntas in Survey No 78/B.
9. Sale Deed dated 13 September 2007 executed by Suresh, Ratnamma, Vijayalakshmi, Roopa, Kantharaj, Rathanaamma, Gowramma and Ayamma in favour of Rupen Patel registered as Document No 1957/2007-08 in the office of Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 7½ Guntas in Survey No 78/A (Old No 78) along with land measuring 13½ Guntas in Survey No 78/B.
10. Mutation Register extract bearing MR No 11/1996-97.
11. Mutation Register extract bearing MR No 30/2007-08.
12. Mutation Register extract bearing MR No 14/2000-01.
13. Mutation Register extract bearing MR No 2/2008-09.
14. Mutation Register extract bearing MR No 10/2008-09.
15. Genealogical Tree of M Nagaraj.



16. Genealogical Tree of Chinnanna alias Chinnappa.
17. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
18. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019.
19. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
20. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**LAND MEASURING 01 ACRE 14 GUNTAS IN SURVEY NO 78/B (OLD NO 78) OF KUMBENA  
AGRAHARA VILLAGE.**

1. Order dated 09 May 1979 passed in Case No LRF (B) KA 26/607/74-75 and LRF (B) KA 20/609/1974-75 issued by the Special Tahsildar, Bangalore East Taluk in the name of Muniswamappa as Occupant in respect of land measuring 27 Guntas in Survey No 78/B.
2. Sale Deed dated 26 July 1993 executed by Munishamajippa alias Muniswamy and his daughters Ramakka and Muniyamma in favour of H Nagaraj registered as Document No 1595/1993-94 in office of Sub-registrar, Krishnarajapuram, Bangalore in respect of land measuring 27 Guntas in Survey No 78/B.
3. Sale Deed dated 18 August 2007 executed by H Nagaraj, Rathnamma, Usha, Shobha, Kumudha and Harish in favour of Mr Rupen Patel registered as Document No 1839/2007-08 in the Office of Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 27 Guntas in Survey No 78/B.
4. Order Sheet in Case bearing No LRF (B) KA/22/608/1974-75 issued by Land Tribunal, Hoskote conforming Occupancy Rights to Chinnappa in respect of land measuring 27 Guntas in Survey No 78/B.
5. Occupancy Certificate/Form-10 dated 30 March 1982 issued in Case No LRF(B) KA/22/1974-75 by The Special Tahsildar, Bangalore South Taluk conforming Occupancy Rights of Chinnappa as an Occupant in respect of land measuring 27 Guntas in Survey No 78/B.
6. Memorandum of Partition dated 28 June 2000 executed between Chinnappa alias Annayappa and his sons Muniyallappa, Suresh.
7. General Power of Attorney dated 27 July 2007 executed by Neelamma in favour of her father Muniyallappa.



8. Sale Deed dated 30 August 2007 executed by Muniyallappa, Rajamma, Ammaiayamma, Neelamma, Veknataalakshmi, Manjamma, Manjunath, Master Muniraju, Rathnamma, Gowramma and Ayamma in favour of Rupen Patel registered as Document No 1818/2007-08, in the office of Sub-registrar, Bidarahalli, Bangalore in respect to land measuring 13½ Guntas in Survey No 78/B along with 7½ Guntas in Survey No 78/A.
9. Sale Deed dated 13 September 2007 executed by Suresh, Ratnamma, Vijayalakshmi, Roopa, Kantharaj, Rathnamma, Gowramma and Ayamma in favour of Rupen Patel registered as Document No 1957/2007-08 in the Office of the Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 13½ Guntas in Survey No 78/B along with land measuring 7½ Guntas in Survey No 78/A.
10. Mutation Register extract bearing MR No 16/1983-84.
11. Mutation Register extract bearing MR No 11/1996-97.
12. Mutation Register extract bearing MR No 11/2007-08.
13. Mutation Register extract bearing MR No 14/2000-01.
14. Mutation Register extract bearing MR No 2/2008-09.
15. Mutation Register extract bearing MR No 10/2008-09.
16. Genealogical Tree of H Nagaraj.
17. Genealogical Tree of Chinnanna.
18. RTCs/Pahanies for the years 1968-69 and 2006-07 in respect to Survey No 78/A.
19. RTCs/Pahanies for the years 2009-10 to 2010-11 in respect to Survey No 78.
20. RTCs/Pahanies for the years 1974-75 to 2006-07 in respect to Survey No 78/B.
21. Endorsement dated 21 August 2007 issued by Tahsildar, Bangalore East Taluk, Krishnarajapuram regarding non-availability of Pahanies for the period between 1968-69 to 1973-74, 1980-81 to 1989-90 and Mutation Register bearing MR No 21/1983-84.
22. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses that no proceedings are initiated under Section-48(1) of Karnataka Land Reforms Act, 1961 in respect of Land bearing Survey No 78 of Kumbena Agrahara Village.



23. Endorsement dated 28 May 2008 and 04 November 2008 both issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under section 79-A and 79-B of the Karnataka Land Reforms Act 1961 in respect of land measuring 01 Acre 02 Guntas and 27 Guntas in Survey No 78.
24. Endorsement dated 17 September 2008 issued by the Assistant commissioner, Bangalore North Sub-Division, Bangalore disclosing that no proceedings are initiated attracting the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the land in Survey No 78.
25. Letter dated 23 October 2008 issued by Bangalore Development Authority confirms that land in Survey No 78 is mainly residential Zone in the Revised Master Plan 2015.
26. Tippanni Copy in respect of Survey No 78.
27. Akarbandh in respect of Survey No 78.
28. Village Map of Kumbena Agrahara Village.
29. Conversion order dated 21 May 2009 bearing No ALN (E) ( B) SR/ 93/2008-09 issued by The Special Deputy Commissioner Bangalore District, Bangalore converting the land measuring 01 Acre 02 Guntas in Survey No 78 from non-agricultural mainly residential and partly Valley use.
30. Conversion order dated 21 May 2009 bearing No ALN(E) (B) SR/130/2008-09 by the Special Deputy Commissioner Bangalore District, Bangalore converting 1 Acre 2 guntas in Survey No 78 from non-agricultural mainly residential (Sensitive) and partly Valley use.
31. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
32. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
33. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
21. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
22. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

Land measuring 24½ Guntas in Survey No 79/A (Old No 79) of Kumbena Agrahara Village.



1. Order dated 26 November 1962 issued by The Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar in Case No 1028/1962-63 in the name of Ramaiah as an Occupant in respect of land measuring 01 Acre 30 Guntas.
2. Register No VIII issued by Taluk Shirastedar, Bangalore East Taluk in respect of the land measuring 01 Acre 30 Guntas.
3. Case papers in OS No 42/1995 re-numbered as OS No 270/1995 filed by R Narayanappa against Ramaiah and K Shaiikar alias J Shaiikarappa in the Court of City Civil Judge, Bangalore Rural District, Bangalore.
4. Genealogical Tree of Ramaiah.
5. Sale Deed dated 23 June 2006 executed by K Shankarappa, Dilipa, M Chandramma, S Deepashree, S Roopashree in favour of Rupen Patel in respect of land measuring 24½ Guntas in Survey No 79/A registered as Document No.9859/2006-07 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore.
6. Mutation Register extract bearing MR No 18/1995-96.
7. Mutation Register extract bearing MR No 9/2006-07.
8. Genealogical Tree of R Shankarappa.
9. RTCs/Pahanies for the years 1968-69 to 1984-85 and 1990-1991 to 2010-11.
10. Endorsement 23 August 2010 issued by Taluk Shirastedar, Bangalore East Taluk, disclosing the non-availability of Pahanies for the period between 1985-86 and 1989-90 in respect of land in Survey No 79/A.
11. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram disclosing that no proceedings are initiated under Section-48(1) of Karnataka Land Reforms Act in respect of land in Survey No 79/A.
12. Endorsement dated 28 May 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 79/A.
13. Endorsement dated 17 September 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated attracting the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of land in Survey No 79/A.



14. Letter dated 23 October 2008 issued by Bangalore Development Authority discloses that Land in Survey No 79/A is earmarked as Residential (Main) Zone in the Revised Master Plan -2015.
15. Atlas in respect to Survey No 79/A.
16. Tippani in respect to Survey No 79/A.
17. Akarbandh in respect to Survey No 79/A.
18. Village Map of Kumbena Agrahara Village.
19. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore permitting land measuring 24½ Guntas in Survey No 79/A for agricultural to non-agricultural mainly residential and partly Valley use.
20. Encumbrance for the period between 01 April 1960 to 28 December 2010.
21. Encumbrance Certificate for the period from 01 January 2010 to 31<sup>st</sup> March 2019
22. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
23. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 34½ Guntas in Survey No 82 of Kumbena Agrahara Village.**

1. Order dated 22 January 1963 issued by the Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar in case No 1047/1962-63 in the name of Channappa and R Krishnappa as the occupant in respect of land measuring 01 Acre 29 Guntas in Survey No 82.
2. Memorandum of Partition dated 20 February 1963 executed between Shivaramaiah and R Krishnappa and others.
3. Sale Deed dated 04 October 1999 executed by R Krishnappa in favour of Narayanappa registered as Document No 4909/1999-2000 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore Urban District in respect of land measuring 24½ Guntas in Survey No 82.
4. Sale Deed dated 04 October 1999 executed by R Krishnappa in favour of R Lakshmamma registered as Document No 4911/1999-2000 in the Office of the Sub-registrar,



Krishnarajapuram, Bangalore Urban District in respect of land measuring 10 Guntas in Survey No 82.

5. Notarized General Power of Attorney dated 20 June 2006 executed by Gowramma, Geetha, Manjula, Ravikumar, Ambica, Poovamma, Nagaraj in favour of Narayanappa son of late Smt Chinnamma.
6. Sale Deed dated 28 October 2006 executed by Narayanappa and his children Gowramma, Kum.Geetha, Manjula, Ravikumar and Ambica in favour of Rupen Patel registered as Document No 30557/2006-07 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore in respect of land measuring 24½ Guntas in Survey No 82.
7. Sale Deed 28 October 2006 executed by R Lakshmamma in favour of Mr Rupen Patel registered as Document No.30558/2006-07 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore in respect of land measuring 10½ Guntas in Survey No 82.
8. Mutation Register extract bearing MR No 4/1999-2000.
9. Mutation Register extract bearing MR No 5/1999-2000.
10. Mutation Register extract bearing MR No 8/2008-09.
11. Mutation Register extract bearing MR No 9/2008-09.
12. Genealogical Tree of Narayanappa.
13. RTCs/Pahanies for the years 1968-69 to 1984-85 and 1991-92 to 2010-11.
14. Endorsement dated 16 September 2010 issued by the Taluk Shirastedar, Bangalore East Taluk, Bangalore regarding non-availability of Pahanies between 1985-86 and 1989-90 and Index of Lands and Records of Rights in respect of land Survey No 82.
15. Endorsement dated 31 October 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses that no proceedings are initiated under Section-48(1) of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 82.
16. Endorsement dated 04 November 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 82.



17. Endorsement dated 05 November 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition and Transfer of Certain Lands) Act, 1978 in respect of land in Survey No 82.
18. Tippani Copy in respect to Survey No 82.
19. Village Map of Kumbena Agrahara.
20. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) SR/130/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 34½ Guntas in Survey No 82 for agricultural to non-agricultural mainly Residential [Sensitive] and partly Valley use.
21. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
22. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
23. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
25. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
26. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 1 Acre 23 Guntas in Survey No 77 of Kumbena Agrahara Village.**

1. Order issued by The Special Deputy Commissioner for Abolition of Inams in Case No 1036/1962-63 registering the name of Narayanappa as an Occupant in respect of land measuring 01 Acre 23 Guntas in Survey No 77.
2. Extract of Register VIII issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram in respect of land measuring 01 Acres 23 Guntas in Survey No 77.
3. Sale Deed dated 11 October 1968 executed by Narayanappa in favour of Patel C Guruswamappa registered as Document No 2763/1968-69 in the office of Sub-registrar, Hosakote.
4. Sale Deed dated 29 July 1969 executed by Patel C Guruswamappa and his father Chinnappa in favour of Venkataramanappa registered as Document No 1420/1962-63 in the office of Sub-registrar, Hosakote in respect to land measuring 01 Acre 23 Guntas in Survey No 77.
5. Genealogical Tree of Venkataramanappa.



6. Partition deed dated 15 January 2005 executed between Venkataramanappa, Thimmakka, Muniyappa, Krishnappa, Venkataswamy, Jayamma, Usha, Devearaj and Manjunath registered as Document No 27699/2004-05 in the office of Sub-registrar, Krishnarajapuram, Bangalore.
7. Sale Deed dated 04 May 2006 executed by Jayamma and her children Geethamma, Munjula, and Lakshmana in favour of B V Ganesh registered as Document No 3971/2006-07 in the office of Sub-registrar, Krishnarajapuram Bangalore in respect to land measuring 01 guntas in Survey No 77.
8. Sale Deed dated 22 September 2008 executed by Venkataramanappa, Thimmakka, Muniyappa, Ashwathamma, Rathnamm, Manjunath, Kum. Mamatha, Kum. Ashwini, Master Bala, Krishnappa, Rukkamma, Padmamma, Murali, Pushpa, Kumar, Venkataswamy, Sarojamina, Mahesh, Harish Rajesh, Santhosh Kumar, Usha Davaraj, Shobha, Master Lakshmana, Manjimath, Manjula, Master Vinay in favour of Rupen Patel registered as Document No 1665/2008-09 in the office of Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 01 Acre 22 Guntas in Survey No 77.
9. Consent Deed dated 06 October 2008 executed by Narayanaswamy alias Narayana in favour of Rupen Patel and N Yallappa in respect of land measuring 01 Acre 22 Guntas in Survey No 77.
10. Relinquishment Deed dated 07 August 2009 executed by Rathnamma in favour of Rupen Patel registered as Document No 2770/2009-2010 in Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 01 Acre 22 Guntas in Survey No 77.
11. Agreement of Sale dated 13 May 2010 executed by B V Ganesh in favour of Rupen Patel registered as Document No 868/2010-11 in the Office of the Sub-registrar, Bidarahalli, Bangalore in respect of land measuring 01 Gunta in Survey No 77.
12. Sale Deed dated 29 July 2011 executed by B V Ganesh in favour of Rupen Patel registered as Document No 2906/2011-12 in the Office of the Sub-registrar, Bidarahalli, Bangalore in respect of land 01 Gunta in Survey No 77.
13. Mutation Register extract bearing MR No 60/2004-05.
14. Mutation Register extract bearing MR No 80/2005-06.
15. Mutation Register extract bearing MR No 12/2008-09.
16. RTCs/Pahanies for the years 1968-69 and 2010-11.
17. Endorsement dated 27 September 2010 issued by Taluk Shiristedar, Bangalore Krishnarajapuram discloses the non-availability of Pahanies for the period between 1985-86 and 1999-2000 and Index of Land and Record of Rights in respect of land in Survey No 77.



18. Endorsement dated 05 January 2009 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram disclosing that no proceedings are initiated under Section-48(1) of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 77.
19. Nil Tenancy Certificate issued by The Tahsildar, Bangalore East Taluk, disclosing that no proceedings are initiated under Section 1, 7 and 7A of Karnataka Land Reforms Act, 1961 in respect of land measuring 01 Gunta in Survey No 77.
20. Endorsement dated 09 January 2009 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore disclosing that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of land measuring 01 Acre 22 Guntas in Survey No 77.
21. Endorsement dated 15 June 2010 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore disclosing that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of land measuring 01 Gunta in Survey No 77.
22. Endorsement dated 24 January 2009 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore disclosing that no proceedings are initiated attracting the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1478.
23. Letter dated 29 May 2009 issued by Bangalore Development Authority disclosing that land in Survey No 77 is earmarked as mainly Residential Zone in the Revised Master Plan -2015.
24. Tippanni in respect to Survey No 77.
25. Akarbandh in respect to Survey No 77.
26. Village Map of Kumbena Agrahara Village.
27. Conversion Order dated 15 June 2009 bearing No ALN (E) (B) SR/10/2009-10 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting the land measuring 01 Acre 22 Guntas in Survey No 77 from agricultural to non-agricultural residential use.
28. Conversion Order dated 14 September 2010 bearing No ALN (RB)/(K)/SR/27/ 2010-11 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 01 Gunta in Survey No 77 from agricultural to non-agricultural to residential use.
29. Encumbrance Certificate for the period from 01 April 1960 to 30 June 2011.
30. Encumbrance Certificate for the period from 01 July 2011 to 31<sup>st</sup> March 2019
31. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.



32. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 20 Guntas in Survey No 84/B (Old No 84) of Kumbena Agrahara Village.**

1. Order dated 18 May 1979 issued by Land Tribunal, Hoskote in Case, bearing No LRF (B) KA/810/1975-76 registering the name of Erappa as an Occupant in respect of land measuring 20 Guntas in Survey No 84.
2. Occupancy Certificate dated 29 March 1982 issued by The Special Tahsildar, Hoskote registering the name of Erappa as an Occupant in respect to land measuring 20 Guntas in Survey No 84.
3. General Power of Attorney dated 18 August 2006 executed by Erappa, Venkatamma, Narayanappa, Somu, Chinnamma, Narayanamma, Krishnappa, Kumar, Master Kajri, Jayanuna, Rathnamma, Kanthamma in favour of N Yellappa registered as Document No 381/2006-07 in the office of the Sub-registrar, Krishnarajapuram, Bangalore in respect of land measuring 20 Guntas in Survey No 84/B.
4. Sale Deed dated 22 February 2007 executed by Eerappa alias Erappa, Venkatamma, Narayanappa, Somu, Chinnamma, Narayanamma, Krishnappa, Master Tarun Kumar, Master Raju, Jayamma, Rathnamma and Kanthammn in favour of Rupen Patel registered as Document No 33590/2006-07 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore in respect of land measuring 20 Guntas as in Survey No 84/B.
5. Genealogical Tree of Chikka Muniyappa alias Muniyappa.
6. Mutation Register extract bearing MR No 59/2006-07.
7. RTCs/ Pahanies for the years 1974-75 to 2010-11.
8. Orders dated 27 May 2008 passed by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore in Case bearing No LRF(BE) 28/2007-08 regarding proceedings initiated by The Government under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 against Rupen Patel.
9. Endorsement dated 17 August 2006 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram regarding non-availability of Mutation Register Extract bearing MR No 30/1983-84 in respect of land bearing Survey No 84/B.
10. Endorsement dated 27 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram discloses the non-availability of Pahanies for the period between 1985-86 and 2000-01 in respect of land Survey No 84.
11. Endorsement dated 17 September 2008 issued by The Special Tahsildar, Bangalore East Taluk discloses that there are no proceedings initiated under the provisions of The



Karnataka Scheduled Castes and Scheduled Tribes (Prohibition and Transfer of Certain Lands) Act, 1978 in respect of land in Survey No 84/B.

12. Letter dated 23 October 2008 issued by Bangalore Development Authority confirms that land in Survey No 84/B is earmarked in partly Residential and Partly Valley Zone in the Revised Master Plan-2015.
13. Tippanni in respect to Survey No 84.
14. Akarbhandh in respect to Survey No 84.
15. Village Map of Kumbena Agrahara Village.
16. Survey Sketch in respect of Survey No 84/B
17. Conversion Order dated 21 May 2009 bearing No ALN (E)(B) SR 93/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting the land measuring 01 Acre 4½ Guntas in Survey No 84 along with the land measuring 24½ Guntas in Survey No 84/B from agricultural to non-agricultural mainly Residential and Partly Valley use.
18. Encumbrance Certificate for the period from 01 April 1960 to 08 September 2010.
19. Encumbrance Certificate for the period from 01 April 2004 to 30 July 2014.
20. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
21. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
22. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 22 Guntas in Survey No 81/B of Kumbena Agrahara Village.**

1. Order dated 28 November 1962 issued by The Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar In Case No 1071/ 1962-63 in the name of Chinnamma as an occupant in respect of land in Survey No 81/B.
2. Register No VIII issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram respect of land in Survey No 81.
3. General Power of Attorney dated 20 June 2006 executed by Devaraj, Munjunath, Radhamma, Venkatesh, Vasanthamma, Nagamma, Lakshmamma, Padmavathi, Rukmini, Pushpalatha, Rekha, Govindaraj, Kum Sudharani, Kum Manjula , Nagaraj, Master Ravi and Master Ramesh in favour of Ramaiah, son of Chinnamma in respect of land in Survey No 81/B.



4. General Power of Attorney dated 20 June 2006 executed by Gowramma, Geetha, Manjula, Ravikumar, Ambica, Poovamma, Nagaraj in favour of Narayanappa son of Chinnamma in respect of land in Survey No 81/B.
5. Sale Deed dated 22 June 2006 executed by Ramaiah, Devaraj, Manjunath, Radhamma, Venkatesh, Vasanthamma, Nagamma, Lakshmamma, Padmavathi, Rukmini, Pushpalatha, Rekha, Govindaraj, Sudharani, Kum Manjula, Nagaraj, Master Ravi, Master Ramesh, Narayanappa, Gowarmma, Geetha, Manjula, Ravikumar, Ambica, Poovamma and Nagaraj in favour of Rupen Patel registered as Document No 25915/2006-07 in the Office of Sub-registrar, Krishnarajapuram, Bangalore.
6. Genealogical Tree of Chinnamma.
7. Mutation Register extract bearing MR No 33/2006-07.
8. RTCs/Pahanies for years 1968-69 to 2010-11.
9. Endorsement dated 09 June 2008 issued by Tahsildar, Bangalore East Taluk discloses the non-availability of Atlas in respect of Survey No 81/B
10. Endorsement dated 16 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram, discloses the non-availability of Pahanies for the period between 1985-96 to 1989-90 and index of land and Record of rights in respect of land in Survey No 81/B
11. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram, discloses that no proceedings are initiated under Section 48(1) of Karnataka Land Reforms Act, 1961.
12. Endorsement dated 29 May 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated attracting the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
13. Tippanny in respect to Survey No 81.
14. Akarbandh in respect to Survey No 81.
15. Village Map of Kumbena Agrahara Village.
16. Conversion order dated 21 May 2009 bearing No ALN (E)(B) SR 93/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 1 Acre 05 Guntas in Survey No 81 from agricultural to non-agricultural mainly residential and partly Valley use including the land measuring 22 guntas in Survey No 81/B.



17. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
18. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
19. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
20. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
21. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 27 Guntas in Survey No 80/B (Old No 80) of Kumbena Agrahara Village.**

1. Order dated 26 November 1962 in Case No 1034/1962-63 issued by The Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar in the name of Hotteppa as an occupant in respect of land measuring 27 Guntas in Survey No 80.
2. Register No VIII issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram in respect of land in Survey No 80.
3. Sale Deed dated 13 September 2007 executed by B M Narayanappa and his wife Annamma and his daughter Kum. Rajeshwari in favour of Rupen Patel in respect of the land measuring 27 Guntas in Survey No 80 registered as Document No 1956/2007-08 in office of Sub-registrar, Bidarahalli, Bangalore.
4. Mutation Register extract bearing MR No 3/2009-10.
5. Genealogical Tree of Hotteppa.
6. Genealogical Tree of B M Narayanappa.
7. RTCs/ Pahanies for the years 1968-69 to 2010-11.
8. Endorsement dated 27 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk discloses the Non-availability of Pahanies for the period between 1980-81 and 1996-97 and Index of the Lands and Records of Rights in respect of land in Survey No 80/B.
9. Nil Tenancy Certificate dated 02 December 2009 issued by Tahsildar, Bangalore East Taluk discloses that no proceedings are initiated under Section 1, 7 and 7A of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 80/B.
10. Endorsement dated 19 December 2009 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 80/B.



11. Letter dated 08 January 2010 issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority discloses that the land in Survey No 80/B is not notified for any of its acquisitions or schemes.
12. Tippani Copy in respect to Survey No 80/B.
13. Akarbandh in respect to Survey No 80.
14. Village Map of Kumbena Agrahara Village.
15. Survey Sketch in respect to Survey No 80/B.
16. Conversion Order dated 25 January 2010 bearing No ALN (E) (B) SR 87/2009-10 issued by The Special Deputy Commissioner, Bangalore District , Bangalore converting 27 Guntas in Survey No 80/B from agricultural to non- agricultural residential use.
17. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
18. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
19. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
27. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
28. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 23 Guntas in Survey No 81/A of Kumbena Agrahara Village.**

1. Order dated 26 November 1962 issued by The Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar in Case No 1034/1962-63 registering the name of Hotteppa as an Occupant in respect of land measuring 23 Guntas in Survey No 81.
2. Register No VIII Extract issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapunim in respect of land in Survey No 81.
3. Sale Deed dated 18 June 1969 executed by Hotteppa in favour of Narayanappa registered as Document No 950/1969-70 in the office, Sub-registrar, Hoskote in respect of land in Survey No 81.
4. Sale Deed dated 21 March 1972 executed by Narayanappa in favour of Pillamma registered as Document No 4361/1971-72 in the Office of the Sub-registrar, Hoskote in respect of land measuring 23 Guntas in Survey No 81.



5. Order dated 18 May 1970 passed by Land Tribunal in Case No LRF (B) KA 508/1975-76 registering the name of Pillappa as an Occupant in respect of land measuring 23 Guntas in Survey No 81.
6. Sale Deed dated 27 February 1978 executed by Pillamma and Muniyappa in favour of Ramaiah registered as Document No 3450/1977-78 in the Office of the Sub-registrar, Hoskote in respect of land in Survey No 81.
7. Sale Deed dated 23 July 1994 executed by Pillappa in favour of Ramaiah registered as Document No 3513/1994-95 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore in respect of land Survey No 81/A (Old Survey No 81).
8. Sale Deed dated 22 June 2006 executed by Ramaiah in favour of Rupen Patel registered as Document No 9720/2006-07 in the Office of the Sub-registrar, Krishnarajapuram, Bangalore in respect of land in Survey No 81/A (Old Survey No 81).
9. Mutation Register extract bearing MR No 25/1984-85.
10. Mutation Register extract bearing MR No 23/1994-05.
11. Mutation Register extract bearing MR No 7/2006-07.
12. Orders dated 19 October 2007 passed by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore in Case bearing No LRF (B.E)84/2007-08 regarding proceedings initiated by The Government under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 against Rupen Patel.
13. RTCs/Pahanies for the years 1969-70 to 2010-11.
14. Endorsement dated 29 September 2010 issued by the Tahsildar, Bangalore East Taluk, Krishnarajapuram disclose the non-availability of Atlas and Survey Sketch in respect of land in Survey No 81/A.
15. Endorsement dated 16 September 2010 issued by the Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram discloses the non-availability of Pahanies for the period between 1985-86 and 1989-90 and Index of Land and Record of Rights in respect of land in Survey No 81/A.
16. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses that no proceedings are initiated under Section 48(1) of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 81/A.



17. Endorsement dated 28 May 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 81/A.
18. Endorsement dated 17 September 2008 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated attracting the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of land in Survey No 81/A.
19. Letter dated 23 October 2008 issued by Bangalore Development Authority confirms that land in Survey No 81/A is earmarked in mainly Residential Zone in the Revised Master Plan – 2015.
20. Tippani copy in respect to Survey No 81/A.
21. Akarbandh in respect to Survey No 81.
22. Village Map of Kumbena Agrahara Village.
23. Conversion Order dated 21 May 2009 bearing No ALN (E)(B) SR/93/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 01 Acre 05 Guntas in Survey No 81 from agricultural to non-agricultural mainly Residential and partly Valley including the land measuring 23 Guntas in Survey No 81/A.
24. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
25. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
26. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
27. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
28. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 27 Guntas in Survey No 80/A of Kumbena Agrahara Village.**

1. Order dated 26 November 1962 issued by The Special Deputy Commissioner for Abolition of Inams Kolar District, Kolar, in Case No 1033/1962-63 in the name of Junjappa as an Occupant in respect of land measuring 27 Guntas in Survey No 80.
2. Register No VIII issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram in respect of land in Survey No 80.



3. General Power of Attorney dated 20 June 2006 executed by Gowramma, Geetha, Manjula, Ravikumar, Ambica, Poovamma, Nagaraj in favour of Narayanappa.
4. Sale Deed 22 June 2006 executed by Narayanappa, Gowramma, Geetha, Manjula, Ravikumar, Ambica, Poovamma, Nagaraj in favour of Rupen Patel registered as Document No 9705/ 2006-07 in the office of Sub-registrar, Krishnarajapuram, Bangalore in respect of land in Survey No 80.
5. Inheritance Certificate bearing IHC No 44/1983-84.
6. Mutation Register extract bearing MR No 8/1994-95.
7. Mutation Register extract bearing MR No 8/2006-07.
8. Genealogical Tree of Nanjappa.
9. Order dated 19 October 2007 passed by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore in Case bearing No. LRF (BE) 84/211/07-08 regarding proceedings initiated by the Government under Section 79-A and 79-B of Karnataka Land Reforms Act, 1961 against Rupen Patel.
10. RTCs/Pahanies for the years 1968-69 to 2010-11.
11. Endorsement dated 09 June 2008 issued by Tahsildar, Bangalore East Taluk, Krishnarajapuram disclosing the non-availability of Atlas in respect of land in Survey No 80/A.
12. Endorsement dated 23 August 2010 issued by Taluk Shirastedar, Bangalore East Taluk, Krishnarajapuram disclosing the non-availability of Pahanies for the period between 1985-86 and 1989-90 and Index of Land and Record of Rights in respect of land in Survey No 80/A.
13. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses that no proceedings are pending under Section 48(1) of Karnataka Land Reforms Act, 1967 in respect of land in Survey No 80/A.
14. Endorsement dated 28 May 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are pending under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 80/A.
15. Endorsement dated 17 September 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are pending



attracting the Provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of land in Survey No 80/A.

16. Letter dated 23 October 2008 issued by Bangalore Development Authority reveals that the land in Survey No 80/A is earmarked as Mainly Residential Zone in the Revised Master Plan -2015.
17. Tippanni copy in respect to Survey No 80/A.
18. Akarbandh in respect to Survey No 80/A.
19. Village Map of Kumbena Agrahara Village.
20. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) 93/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 27 Guntas in Survey No 80/A for non-agricultural mainly Residential and Partly Valley use.
21. Encumbrance Certificate for the period from 01 April 1960 and 28 December 2010.
22. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
23. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
31. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
32. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 01 Acre 09 Guntas in Survey No 84/A of Kumbena Agrahara Village.**

1. Order dated 28 November 1962 issued by The Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar, in Case No 1102/1962-63 in the name of Chinnappa as an Occupant in respect of land in Survey No 84.
2. Register No VIII Extract issued by the Taluk, Shirastedar, Bangalore East Taluk, Krishnarajapuram in respect of land in Survey No 84.
3. Memorandum of Partition dated 28 June 2000 executed between Chinnappa and his sons, Muniyallappa and Suresh.
4. Notarized General Power of Attorney dated 27 July 2007 executed by Neelamma in favour Muniyaliappa alias Shamanna in respect of land measuring 24½ Guntas in Survey No 84/A (Old Survey No 84).



5. Sale Deed dated 30 August 2007 executed by Muniyaliappa, Rajamma, Ammaiayamma, Neelamma, Venkatalakshmi, Manjamma, Manjunath, Master Muniraju, Rathnamma, Gowramma and Ayamma in favour of Rupen Patel registered as Document No 1818/2007-08 in the Office of the Sub-register, Bidarahalii, Bangalore in respect of land measuring 24½ Guntas in Survey No 84/A (Old Survey No 84).
6. Sale Deed dated 13 September 2007 executed by Suresh Ratnamma, Kum. Vijayalakshmi, Kum. Roopa, Master.Kantharaj, Rathnamma, Gowramma and Ayamma in favour of Rupen Patel registered as Document No 1957/2007-08 in the office of Sub-registrar, Bidarahalli Bangalore in respect of land measuring 24½ in Survey No 84/A (Old Survey No 84).
7. Mutation Register extract bearing MR No 22/1994-95.
8. Mutation Register extract bearing MR No 14/2000-01.
9. Mutation Register extract bearing MR No 10/2007-08.
10. Mutation Register extract bearing MR No 12/2007-08.
11. Genealogical Tree of Chinnappa alias Chinnanna.
12. Genealogical Tree of Muniyallappa.
13. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 24½ Guntas in Survey No 84/A from agricultural to non-agricultural mainly Residential and Partly Valley use.
14. Conversion Order dated 21 May 2009 bearing No ALN (E) (B) SR 103/2008-09 issued by The Special Deputy Commissioner, Bangalore District, Bangalore converting 24½ Guntas in Survey No 84/A from agricultural to non-agricultural mainly Residential and Partly Valley use.
15. RCTs/Pahanies for the year 1968-69 to 2010-11.
16. Endorsement dated 02 July 2007 issued by the Taluk Shirastedar, Bangalore East Taluk discloses the non-availability of Index of Land and Record of Rights in respect of the land in Survey No 84/A.



17. Endorsement dated 09 June 2008 issued by Tahsildar, Bangalore South Taluk discloses the non-availability of Atlas in respect of land in Survey No 84/A.
18. Endorsement dated 27 September 2010 issued by Taluk Shirastedar, Bangalore East Taluk discloses the non-availability of Pahanies for the period between 1985-86 and 2000-01 in respect of the land in Survey No 84.
19. Endorsement dated 03 June 2008 issued by The Special Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses that no proceedings are initiated under Section-48(1) of Karnataka Land Reforms Act, 1961 in respect of the land in Survey No 84/A.
20. Endorsement dated 28 May 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of land in Survey No 84/A.
21. Endorsement dated 17 September 2008 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that no proceedings are initiated attracting the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of land in Survey No 84/A.
22. Letter dated 23 October 2008 issued by Bangalore Development Authority confirms that Land in Survey No 84/A is earmarked as Partly Residential and Partly Valley Portion in the Revised Master Plan-2015.
23. Tippani in respect to Survey No 84/A.
24. Akarbandh in respect to Survey No 84/A.
25. Village Map of Kumbena Agrahara Village.
26. Encumbrance Certificate for the period from 01 April 1960 to 28 December 2010.
27. Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014.
28. Encumbrance Certificate for the period from 01 August 2014 to 31<sup>st</sup> March 2019
33. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
34. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

Land measuring 7.05 Guntas (7678.03 Sq Ft) in Survey No 85/A of Kumbena Agrahara Village.

1. Order of the Special Deputy Commissioner in proceedings bearing No 103/1960-61.



2. Form 10 pursuant to the above order.
3. Partition Deed dated 4 March 1986, executed by Nanjappa and his family members.
4. Entry in mutation register bearing No 25/2006-07.
5. Sale Deed dated 20 November 2006 executed by Krishnappa and others in favour of Yellappa registered as Document No KRI-1-27333-2006-07 in Book I, stored in CD No KRID270, at the office of the Sub-Registrar, KR Puram.
6. Entry in Mutation Register bearing No 36/2006-07.
7. Sale Deed dated 16 July 2009 executed by Narayanappa and others in favour of Rupen Patel registered as Document No BDH-1-01024-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.
8. Power of Attorney dated 20 March 2009 executed by N Venkatesh and others in favour of Narayanappa and Yellappa registered as Document No BDH-4-00098-2008-09 in Book IV, stored in CD No BDHD21, at the office of the Sub-Registrar, Bidarahalli.
9. General Power of Attorney executed by Rupen Patel in favour of Prakash Babu dated 2 September 2006.
10. Agreement for Joint Development dated 16 July 2009 executed between Narayanappa and others and Rupen Patel registered as Document No BDH-1-01026-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.
11. General Power of Attorney dated 16 July 2009 executed by Narayanappa and others in favour of Rupen Patel registered as Document No BDH-4-00028-2009-10 in Book IV, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.
12. Special Power of Attorney dated 16 July 2009 executed by Ramakka, wife of Muniswamy and daughter of Nanjappa, in favour of Narayanappa.
13. Deed of Cancellation dated 4 March 2014 executed between the Family Members of Narayanappa and Rupen Patel registered as Document No INR-1-08922-2013-14 in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar.
14. Cancellation of Power of Attorney dated 4 March 2014 executed between Family Members of Narayanappa and Rupen Patel registered as Document No INR-4-01059-2013-14, in Book IV, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar.



15. Exchange Deed dated 4 March 2015 executed between Family Members of Narayanappa and Rupen Patel registered as Document No 4134/2014-15 in Book I, at the office of the Sub-Registrar, Shivajinagar.
16. Special Power of Attorney dated 13 January 2015 executed by Rupen Patel in favour of Sangita Pawar.
17. RTC extracts in relation to Survey No 85/A, for the years 1968-69 to 1984-85 and 1990-91 to 2017-18.
18. Endorsement dated 16 September 2010 bearing No RK CR 817 /10-11 issued by Shirastidar, Bangalore East Taluk.
19. Official Memorandum of 15 June 2009 bearing No ALN [PU] [B] SR 09/09-10 issued by the office of the Special Deputy Commissioner, Bangalore District.
20. Revision settlement Akarband extract.
21. Extract of moola Tippani.
22. Endorsement dated 5 January 2009 bearing No LRF CR: 494/2008-09 issued by the Special Tahsildar.
23. Endorsement dated 9 January 2009 bearing No LRF [BE] CR 776/08-09, issued by Assistant Commissioner.
24. Endorsement from the jurisdictional Assistant Commissioner dated 9 January 2009 bearing No PTCL 942/2008-09.
25. EC for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004, 1 April 2009 to 8 September 2010.
26. Encumbrance Certificate for the period from 01 September 2010 to 31<sup>st</sup> March 2019
35. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019.
36. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**Land measuring 12.95 Guntas (14111.83 Sq Ft) in Survey No 86/A and 86/B of Kumbena Agraahara Village.**

1. Order of the land tribunal in proceedings bearing no LRF (B) / 8/1193/1975-76.
2. Entry in Mutation Register bearing MR No 12/1992-93.



3. Partition Deed dated 4 March 1986, executed by Mr Nanjappa and his family members.
4. Entry in mutation register bearing MR No 64/2006-07.
5. Sale Deed dated 16 July 2009, executed by Mr Narayanappa and others in favour of Mr Rupen Patel registered as Document No BDH-1-01024-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.
6. Power of Attorney dated 20 March 2009 executed by Mr N Venkatesh and others in favour of Mr Narayanappa and Mr Yellappa registered as Document No BDH-4-00098-2008-09 in Book IV, stored in CD No BDHD21, at the office of the Sub-Registrar, Bidarahalli.
7. General Power of Attorney executed by Mr Rupen Patel in favour of Mr Prakash Babu dated 2 September 2006.
8. Agreement for Joint Development dated 16 July 2009 executed between Mr Narayanappa and others and Mr Rupen Patel registered as Document No BDH-1-01026-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.
9. General Power of Attorney dated 16 July 2009 executed by Mr Narayanappa and others in favour of Mr Rupen Patel registered as Document No BDH-4-00028-2009-10 in Book IV, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.
10. Special Power of Attorney dated 16 July 2009 executed by Ms Ramakka, wife of Mr Muniswamy and daughter of Mr Nanjappa, in favour of Mr Narayanappa.
11. Deed of Cancellation dated 4 March 2014 executed between the Family Members of Mr Narayanappa and Mr Rupen Patel registered as Document No INR-1-08922-2013-14 in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar.
12. Cancellation of Joint Development Agreement dated 4 March 2014 executed between Family Members of Mr Narayanappa and Mr Rupen Patel registered as Document No INR-1-08921-2013-14, in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar.



13. Cancellation of Power of Attorney dated 4 March 2014 executed between Family Members of Mr Narayanappa and Mr Rupen Patel registered as Document No INR-4-01059-2013-14, in Book IV, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar.
14. Exchange Deed dated 4 March 2015 executed between Family Members of Narayanappa and Rupen Patel registered as Document No 4134/2014-15 in Book I, at the office of the Sub-Registrar, Shivajinagar.
15. Special Power of Attorney dated 13 January 2015 executed by Mr Rupen Patel in favour of Ms Sangita Pawar.
16. RTC extracts in relation to Survey No 86/A, for the years 1968-69 to 1984-85 and 1990-91 to 2017-18.
17. RTC extracts in relation to Survey No 86/B, for the years 1968-69 to 1984-85 and 1990-91 to 2017-18.
18. Endorsement dated 16 September 2010 bearing No RK CR 817 /10-11 issued by Shirastidar, Bangalore East Taluk.
19. Official Memorandum of 15 June 2009 bearing No ALN [PU] [B] SR 09/09-10 issued by the office of the Special Deputy Commissioner, Bangalore District.
20. Revision settlement Akarband extract.
21. Extract of moola tippani.
22. Endorsement dated 5 January 2009 bearing No LRF CR: 494/2008-09 issued by the Special Tahsildar.
23. Endorsement dated 9 January 2009 bearing No LRF [BE] CR 752/08-09, issued by Assistant Commissioner.
24. Endorsement from the jurisdictional Assistant Commissioner dated 12 January 2009 bearing No PTCL 967/2008-09.

25. Encumbrance Certificate for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004, 1 April 2004 to 25 October 2018 in relation to Survey No 86/A.
26. Encumbrance Certificate for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004, 1 April 2004 to 25 October 2018 in relation to Survey No 86/B.
27. Encumbrance Certificate for the period from 01 October 2018 to 31<sup>st</sup> March 2019
28. Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 with respect to Survey No 86/A and 86/B.
29. Encumbrance Certificate for the periods from 01 January 2018 to 05 February 2020.

**COMMON DOCUMENT.**

Letter dated 15 March 2013 bearing No 8853/ITSL/OPR/2012-13 issued by IDBI Trusteeship Service Limited in favour of DBS Bank Limited.

**CHAIN OF TITLE.**

**Land Measuring 27 Guntas in Survey No 80/B (Old No 80) of Kumbena Agrahara Village:**

Originally, the land measuring 27 Guntas in Survey No 80/B (Old Survey No 80) situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk was an Inam land under the occupation of one Hotteppa. It appears that, the said Hotteppa had claimed the occupancy right in respect of the said land and the same was granted by the Special Deputy Commissioner for Abolition of Inams, Kolar in Case No 1034/1962-63 vide order dated 26 November 1962 along with other lands declaring him as permanent occupant of the said land. The aforesaid Hotteppa died intestate leaving behind his son Munishamappa and Muniyamma wife of Munishamappa. Later, both Munishamappa and his wife died leaving behind their son B M Narayanappa as their only legal heir.

Later the Survey No 80 was re-surveyed and was assigned with a New Survey No 80/B.

Subsequently, the said B M Narayanappa conveyed the land measuring 27 Guntas in Survey No 80/B in favour of Rupen Patel pursuant to a Sale Deed dated 13 September 2007, registered as Document No 1956/2007-08, Book-1, stored in CD No BDHD6 in the office of Sub-registrar, Bidarahalli, Bangalore.





Upon consideration of the application filed by Rupen Patel, the Special Deputy Commissioner, Bangalore District pursuant to an Official Memorandum dated 25 January 2010 bearing No ALN (E) (B) SR 87/2009-010 has converted the land measuring 27 Guntas in Survey No 80/B along with other properties from agricultural to non-agricultural residential purpose.

**Land Measuring 23 Guntas in Survey No 81/A (Old No 81) of Kumbena Agrahara Village:**

Originally, the land measuring 23 Guntas in Survey No 81/A (Old Survey No 81) situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk was an Inam land under the occupation of one Hotteppa. It appears that the said Hotteppa had claimed the occupancy right in respect of the said land and the same was granted by the Special Deputy Commissioner for Abolition of Inams, Kolar in Case No 1034/1962-63 vide order dated 26 November 1962 along with other lands declaring him as a permanent occupant of the said land.

Later, the said Hotteppa conveyed the said land in favour of Narayanappa pursuant to a Sale Deed dated 18 June 1969, registered as Document No 950/1969-70, Book-1, Volume-1249, pages 105 to 106 in the office of the Sub-registrar, Hoskote. Subsequently, Narayanappa sold the said land in favour of Pillamma pursuant to a Sale Deed dated 21 March 1972, registered as Document No 4361/1971-72, Book-1, Volume- 1324, pages 61 to 62 in the office of Sub-registrar, Hoskote, Bangalore.

Subsequently, one Pillappa son of Muniyappa had filed the case against Pillamma before the Land Tribunal, Hoskote in case bearing No LRF (B) KA 508/1975-76 claiming occupancy rights in respect of the said land. The Land Tribunal Hoskote allowed the claim of the said Pillappa and registered him as Occupant of the said land by its order dated 18 May 1979. It appears that during the pendency of the said case before the Land Tribunal, the said Pillamma conveyed the said land in favour of Ramaiah pursuant to Sale Deed dated 27 February 1978, registered as Document No 3450/1977-78, Book-1, Volume -1533, at pages No 180 to 182 in the office of Sub-registrar, Hoskote, Bangalore and in the said Sale Deed Pillappa's father Muniyappa was made as one of the Vendors. However, as per the order of the Tribunal the name of the Pillappa was entered in the revenue records as Khatedar vide Mutation Register bearing MR No 25/1984-85. Hence, again the said land was purchased by Ramaiah from Pillappa pursuant to a Sale Deed dated 23 July 1994 registered as Document No 3513/1994-95, Book-1, Volume-822, in pages No 118 to 120 in the office of Sub-registrar, Krishnarajapuram, Bangalore. In terms of the said Sale Deed, the said land was mutated in the name of Ramaiah as Khatedar as per Mutation Register bearing MR No 23/1994-95.

Subsequently, the said Ramaiah conveyed the said land in favour of Rupen Patel pursuant to a Sale Deed dated 22 June 2006 registered as Document No 9720/2006-07, Book-1, Stored in CD No KRID226 in the office of Sub-registrar, Krishnarajapuram, Bangalore and the same was mutated in the name of Rupen Patel as Khatedar vide Mutation Register bearing MR No 7/2006-07.

Upon consideration of the application filed by Rupen Patel, the Special Deputy Commissioner, Bangalore District pursuant to an Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 converted the land measuring 23 Guntas in Survey No 81/A along with other properties from agricultural to non-agricultural mainly residential and partly Valley purpose.

It is noted that Under the Scheme of Inams Abolition Act, more particularly under Sec 3 (b), all Inams properties would vest free from encumbrances in the Government and only be regranted under the provisions of the Act, be it to Inamdar, or to a Khadim tenant or tenant. The scheme of the Act itself has been interpreted in the case of Bashir Ahmed's Case 1983 KAR, which indicates that the Government has not retained any power to take possession of the land under Inams Abolition Act. but the vesting is only to enable to regrant of the Land. The provisions of the Karnataka Land Reforms Act are in applicable in so far as the conditions imposed after grant of occupancy rights under Sec 48A of Karnataka Land Reforms Act.

Therefore the regrant order by itself is conferment of absolute title and the Act by itself reserves any power to the State Government to impose any condition at the time of regrant whether the jurisdiction is exercised by the by the Special Deputy Commissioner or by the Land Tribunal, the question of invalidating all sale transactions on the premise that it is executed within 15 years with cross-reference to the provisions of Karnataka Land Reforms Act is not the correct position of law.

**Land Measuring 1 Acre 09 Guntas in Survey No 84/A of Kumbena Agrahara Village:**

Originally, the land measuring 01 Acre 09 Guntas in Survey No 84 situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk was an Inam land under the occupation of one Chinnappa alias Chinnanna alias Annaiappa. It appears that said Chinnappa had claimed the occupancy right in respect of the said land and the same was granted by the Special Deputy Commissioner for Abolition of Inams, Kolar in Case No. 1102/1962-63 vide order dated 28 November 1962 along with other lands declaring him as quasi permanent occupant of the said land.

In terms of the said grant, the said land was mutated in the name of Chinnappa alias Chinnanna alias Annaiappa vide Mutation Register bearing MR No 22/1994-95 as Khatedar of the said land.

The said land in Survey No 84 was re-surveyed and numbered as Survey No 84/A.

Thereafter, the said Chinnappa alias Chinnanna alias Annaiappa along with his children Muniyallappa and Suresh partitioned the said land pursuant to a Memorandum of Partition dated 28 June 2000. As per the said partition, the land measuring 24% guntas was allotted to the share of Muniyallappa and the balance land measuring 24% guntas was allotted to the share of Suresh. Accordingly, the said lands were mutated in the names of Muniyallappa and Suresh as Khatedars of respective lands vide Mutation Register bearing MR No 14/2000-01.



However, the said Muniyallappa and his wife Rajamma along with his children Ammaiayamma Neelamma, Venkatalakshmi, Manjamma, Manjunath and Master Muniraju and along with his sisters Rathnamma, Gowramma and Ayamma conveyed land measuring 24½ Guntas in Survey No 84/A in favour of Rupen Patel pursuant to a Sale Deed dated 30 August 2007 registered as Document No 1818/2007-08 in Book-1, Stored in CD No BDHD5 in the office of Sub-registrar, Bidarahalli, Bangalore and the same was mutated in the name of Rupen Patel in the revenue records as Khabjedar vide Mutation Register Extract bearing MR No 10/2007-08. Daughters of Chinnappa namely Rathnamma, Gowramma, and Ayyamma were also made as parties to the said Sale Deed dated 30-08-2007 as they were not parties to the above said partition dated 28 June 2000.

Similarly, Suresh and his wife along with his children Rathnamma, Vijayalakshmi, Roopa and Master Kantharaj including his sisters Rathnamma, Gowramma and Ayamma conveyed the land measuring 24½ Guntas in Survey No 84/A in favour of Rupen Patel pursuant to a Sale Deed dated 13 September 2007, in Book-1, stored in CD No BDHD6 in the office of Sub-registrar, Bidarahalli, Bangalore and the same was mutated in the name of Rupen Patel in the revenue records as Khabjedar vide Mutation Register bearing MR No 12/2007-08.

*Whereas it has to be noted that the daughter of Chinnappa namely Rathnamma, Gowramma and Ayyamma who has not made parties or not either confirmed or consented to the said partition dated 28 June 2000 but have joined the Sale Deed dated 30 August 2007 and 13 September 2007 and have sold their rights in respect to said land in favour of Rupen Patel. Whereas the Sale Deed dated 30 August 2007 erroneously mentioned Neelamma as daughter of H Nagaraj instead of daughter of Muniyallappa.*

Upon consideration of the application filed by Rupen Patel the Special Deputy Commissioner, Bangalore, District pursuant to an Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 has converted the land measuring 24½ Guntas in Survey No 84/A along with other properties from agricultural to non-agricultural mainly residential and partly Valley use.

Upon consideration of the application filed by Rupen Patel the Special Deputy Commissioner, Bangalore, District pursuant to an Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 103/2008-09 has converted the land measuring 24½ Guntas in Survey No 84/A along with other properties from agricultural to non-agricultural mainly residential and partly Valley use.

**Land Measuring 1 Acre 23 Guntas in Survey No 77 of Kumbena Agrahara:**

Originally, the land measuring 1 Acre 23 Guntas in Survey No 77 situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk was under the cultivation of one Narayanappa and the occupancy right in respect of the said land was claimed by him. The Special Deputy Commissioner for Abolition of Inams, Kolar in Case No. 1036/1962-63 vide

Order dated 26 November 1962 confirmed the occupancy right in favour of Narayanappa in respect of the said land in Survey No 77 along with other lands declaring him as permanent occupant of the said land.

Subsequently, the said Narayanappa conveyed the land measuring 1 Acre 23 Guntas in Survey No 77 in favour of Patel C Guruswamappa pursuant to a Sale Deed dated 11 October 1968 registered as Document No 2763/1968-69, Book-1, Volume-1228, at pages 222 to 224, in the office of Sub-registrar, Hoskote, Bangalore.

Later, the said Patel C Guruswamappa conveyed the land measuring 1 Acre 23 Guntas in Survey No 77 in favour of Venkataramanappa pursuant to a Sale Deed dated 29 July 1969 registered as document No 1420/1969-70, Book-1, Volume -1251 at pages 199 to 201 in the office of Sub-registrar, Hoskote, Bangalore.

Thereafter, Venkataramanappa along with his wife Thimmakka and his children Muniyappa, Krishnappa, Venkataswamy, Jayamma, Usha wife of late Nagaraj (predeceased son of Venkataramanappa), Devaraj and Manjunath partitioned their family properties including the said land measuring 1 Acre 23 Guntas in Survey No 77 pursuant to a Partition Deed dated 15 January 2005, registered as document No 27699/2004-05, Book-1, Stored in CD No KRID104 in the office of Sub-register, Krishnarajapuram, Bangalore. As per the said partition, the land measuring 7.75 Guntas was allotted to the share of Venkataramanappa and his wife Thimmakka, land measuring 8½ Guntas was allotted to the share of Muniyappa, land measuring 7 Guntas was allotted to the share of Krishnappa, land measuring 15½ Guntas was allotted to the share of Venkataswamy, land measuring 1 gunta was allotted to the share of Jayamma, land measuring 7.75 Guntas was allotted to the share of Usha wife of late Nagaraj, land measuring 7.75 Guntas was allotted to the share of Devaraj and the land measuring 7.75 guntas was allotted to the share of Manjunath. As per the said partition, the mutation was affected in respect of the said land in the revenue records vide Mutation Register bearing MR No 60/2004-05.

Subsequently, Jayamma daughter of Venkataramanappa along with her children Geethamma, Manjula and Lakshmamma sold her portion of the land measuring 01 Gunta in Survey No 77 in favour of B V Ganesh pursuant to a Sale Deed dated 04 May 2006, registered as document No 3971/2006-07, Book-1, in the office of Sub-registrar, Krishnarajapuram, Bangalore and the said land measuring 01 gunta was mutated in the name of B V Ganesh as per the Mutation Register bearing MR No 80/2005-06.

Later, Venkataramanappa along with his wife Thimmakka and his children Muniyappa, Ashwathamma wife of Muniyappa, Rathnamma daughter of Muniyappa, Manjunath son of Muniyappa, Kum Mamath daughter of Muniyappa, Kum Ashwini daughter of Muniyappa, Master Babu son of Muniyappa, Krishnappa son of Venkataramanappa, Rukkamma wife of Krishnappa, Padmamma daughter of Krishnappa, Murali son of Krishnappa, Pushpa daughter of Krishnappa, Kumar son of Krishnappa, Venkataswamy son of Venkataramanappa, Sarojamma wife of Venkataswamy, Mahesh son of Venkataswamy, Harish son of



Venkataswamy, Rajesh son of Venkataswamy, Sonthosh Kumar son of Venkataswamy, Usha wife of Late Nagaraj, Devaraj son of Venkataramanappa, Shobha wife of Devaraj, Master Lakshmana son of Devaraj, Manjunath son of Venkataramanappa, Manjula wife of Manjunath and Master Vinay son of Devaraj jointly sold the balance land measuring 1 Acre 22 guntas in favour of Rupen Patel pursuant to Sale Deed dated 22 September 2008 registered as document No 1665/2008-09 in Book-1, stored in CD No BDHD17 in the office of Sub-registrar, Bidarahalli, Bangalore and the same was mutated in the name of Rupen Patel as per the Mutation Register bearing MR No 12/2008-09.

Since Narayanaswamy and Rathnamma, children of Venkataramanappa were not joined as parties to the said partition dated 15 January 2005 and also to the Sale Deed dated 22 September 2008 executed in favour of Rupen Patel, said Narayanaswamy executed an unregistered consent deed dated 06 October 2008 in respect of the land measuring 01 Acer 22 Guntas in favour of Rupen Patel. Similarly, Rathnamma executed a Relinquishment Deed dated 07 August 2009, registered as Document No 2770/2009-10, in Book-1, stored in CD No BDHD28, in the office of Sub-registrar, Bidarahalli, Bangalore in respect of the land measuring 01 Acer 22 Guntas in favour of Rupen Patel.

Upon consideration of the application made by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 15 June 2009 bearing No ALN (E) (B) SR 10/2009-10 converted the land measuring 1 Acer 22 Guntas in Survey No 77 from agricultural to non-agricultural residential purpose.

Thereafter, the said B V Ganesh also made an application for conversion of the land measuring 01 Gunta in Survey No 77. Upon consideration of the application made by B V Ganesh, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 14 September 2009 bearing No ALN (E) (B) SR 27/2009-10 converted the land measuring 1 Gunta in Survey No 77 from agricultural to Non-agricultural residential purpose. Subsequently, B V Ganesh conveyed the converted land measuring 01 Gunta in Survey No 77 in favour of Rupen Patel pursuant to Sale Deed dated 29 July 2011 registered as Document No 2960/2011-12, Book-1, Stored in CD No BDHD70, in the office of Sub-registrar, Bidarahalli, Bangalore.

Hence, Rupen Patel became the owner of the land measuring 1 Acer 23 Guntas in Survey No 77.

It is noted that Under the Scheme of Inams Abolition Act, more particularly under Sec 3 (b), all Inams properties would vest free from encumbrances in the Government and only be regranted under the provisions of the Act, be it to Inamdar, or to a Khadim tenant or tenant. The scheme of the Act itself has been interpreted in the case of Bashir Ahmed's Case 1983 KAR, which indicates that the Government has not retained any power to take possession of the land under Inams Abolition Act. but the vesting is only to enable to regrant of the Land. The provisions of the Karnataka Land Reforms Act are in applicable in so far as the conditions imposed after grant of occupancy rights under Sec 48A of Karnataka Land Reforms Act.



Therefore the regrant order by itself is conferment of absolute title and the Act by itself reserves any power to the State Government to impose any condition at the time of regrant whether the jurisdiction is exercised by the by the Special Deputy Commissioner or by the Land Tribunal, the question of invalidating all sale transactions on the premise that it is executed within 15 years with cross-reference to the provisions of Karnataka Land Reforms Act is not the correct position of law.

**Land Measuring 24½ Guntas in Survey No 79/A (Old No 79) of Kumbena Agrahara Village:**

Originally, it appears that the land measuring 2 Acres 03 Guntas along with 09 Guntas of Kharab land in Survey No 79 situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk was under the cultivation of one Ramaiah and the occupancy right in respect of the said land was claimed by him. The Special Deputy Commissioner for Abolition of Inams, Kolar in Case No. 1028/1962-63 vide Order dated 26 November 1962 confirmed the occupancy right in favour of Ramaiah in respect of the said land in Survey No 79 along with other lands declaring him as permanent occupant of the said land. However, it appears that the measurement of the land in the said grant order has been shown as 01 Acre 30 Guntas.

Later the said land in Survey No 79 was re-surveyed and assigned with a new Survey No 79/A. Later, R Narayananappa Son of Ramaiah filed a suit for partition and separate possession against his father Ramaiah and his brother R Shankarappa alias R Shankar in OS No 42/1995 (later renumbered as OS No 270/1995) in Civil Judge Bangalore claiming 1/3<sup>rd</sup> Share in the family properties including the said land in Survey No 79/A. The Said suit was later compromised between the parties therein and the said land in Survey No 79/A was divided into three shares and hence the land measuring 24½ Guntas in Survey No 79/A was allotted to the share of R Shankarappa and the same was mutated in the name of R Shankarappa as per the Mutation Register bearing MR No 18/1995-96.

Subsequently, R Shankarappa along with his wife M Chandramma and his children Dilip, S Deepashree and Roopashree along with N Yellappa (Agreement Holder) as consenting Witness conveyed the land measuring 24½ Guntas in favour of Rupen Patel pursuant to Sale Deed dated 23 June 2006 registered as Document No 9859/2006-07, Book-1, Stored in CD No KRID227 in the office of Sub-registrar, Krishnarajapuram, Bangalore and the same was mutated in the name of Rupen Patel as per the Mutation Register bearing MR No 9/2006-07. Upon consideration of the application made by Rupen Patel, the Special Deputy Commissioner, Bangalore District pursuant to an Official Memorandum dated 21 May 2009 bearing No ALN (E)(B) SR 93/2008-09 converted the land measuring 24½ Guntas in Survey No 79/A along with other properties from agricultural to non-agricultural mainly residential and partly Valley purpose.



**Land Measuring 27 Guntas in Survey No 80/A (Old No 80) of Kumbena Agrahara:**

Originally, it appears that the land measuring 27 Guntas in Survey No 80 situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk was under the cultivation of one Junajappa son of Nanjappa and the occupancy right in respect of the said land was claimed by him. The Special Deputy Commissioner for Abolition of Inams, Kolar in Case No. 1033/1962-63 vide Order dated 26 November 1962 confirmed the occupancy right in favour of Junajappa son of Nanjappa in respect of the said land in Survey No 80 along with other lands declaring him as quasi permanent occupant of the said land.

Later the said land in Survey No 80 was re-surveyed and was assigned with new Survey No 80/A.

It appears from the Mutation Register extract bearing MR No 8/1994-95 that the said Junajappa died leaving behind his sons Munivenkatappa, Shamanna alias Shamaiah and Ramaiah as his only legal heirs. Among the aforesaid children of Junajappa, one of his sons Munivenkatappa also died leaving behind his sons B Krishnappa and Venkataramanappa as his only legal heirs. Subsequently, it also discloses another son Ramaiah, son of Junajappa along with Venkatesh, son of Ramaiah also died leaving behind Jayalakshmi wife of Venkatesh as his only legal heirs.

Later on demise of Junajappa, his family members namely Shamanna son of late Junajappa, B Krishnappa son of late Munivenkatappa, Venkataramanappa son of late Munivenkatappa, Narayanappa son of Yellappa, Jayalakshmi wife of late Venkatesh partitioned their family properties along with the said land pursuant to a Memorandum of Partition dated 04 April 1985. As per the said partition, the said land measuring 27 Guntas was allotted and allocated to the share of Narayanappa and the name of Narayanappa was mutated in the revenue records as per the Mutation Register bearing MR No 8/1994-95 as Khatedar in possession of the said land.

Thereafter, the children of Narayanappa namely Gowaramma, Kum Geetha daughter of Gowaramma, Manjula, Ravikumar, Ambica, Poovamma sister of Narayanappa and Nagaraj son of Poovamma executed a General Power of Attorney dated 20 June 2006 jointly in favour of Narayanappa in respect of said land.

Subsequently, the said Narayanappa along with his children Gowaramma, Kum Geetha daughter of Gowaramma, Manjula daughter of Narayanappa, Ravikumar son of Narayanappa, Ambica daughter of Narayanappa, Poovamma sister of Narayanappa and Nagaraj son of Poovamma conveyed the land measuring 27 Guntas in Survey No 80/A in favour of Rupen Patel pursuant to Sale Deed dated 22 June 2006 registered as document No 9705/2006-07, Book-1, stored in CD No KRID226 in the office of Sub-registrar, Krishnarajapuram, Bangalore and the same was mutated in the name of Rupen Patel as khatedar vide Mutation Register Extract bearing MR No 8/2006-07.

Upon consideration of the application made by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 converted the land measuring 27 Guntas in Survey No 80/A from agricultural to non-agricultural residential and partly Valley purpose.

**Land Measuring 22 Guntas in Survey No 81/B (Old No 81) of Kumbena Agrahara:**

Originally, the land measuring 22 Guntas in Survey No 81/B situated at Kumbena Agrahara Village, Bidarahalli Hobli, Bangalore East Taluk, was re-granted to one Chinnamma by the Special Deputy Commissioner for Abolition of Inams, Kolar in Case No. 1071/1962-63 vide Order dated 26 November 1962 along with other lands. In terms of the said order, Register VIII was issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore recorded Chinnamma as permanent occupant of land measuring 22 Guntas in Survey No 81. Thereafter Smt Chinnamma died intestate leaving behind her children Akkamma, Seethamma, Puttamma, Ramaiah, Narayanappa and Poovamma as her only legal heirs.

Amongst the children of Yellappa husband of Chinnamma the Akkamma and Seethamma died issueless and Puttamma also died intestate leaving behind her children Muniraju, Nagaraj and Govindaraj along with her grandchildren Rukmini daughter of Muniraju, Pushpa daughter of Muniraju, Rekha daughter of Muniraju, Ramesh Son of Nagaraj, Ravi Son of Nagaraj, Sudharani daughter of Govindaraj and Manjula daughter of Govindaraj as her only legal heirs.

Amongst son of Puttamma the said Muniraju died intestate leaving behind his children Rukmini, Pushpa and Rekha as his only legal heirs.

Later the said land bearing Survey No 81 was re-surveyed and was assigned with New Survey No 81/B.

Subsequently, Devaraj Son of Ramaiah, Manjunath Son of Devaraj, Radhamma daughter of Devaraj, Venkatesh Son of Ramaiah, Vasanthamma daughter of Ramaiah, Nagamma daughter of Ramaiah, Lakshmamma daughter of Ramaiah, Padmavathi daughter of Ramaiah, Rukumini daughter of late Muniraju, Pushpalatha daughter of late Muniraju, Rekha daughter of late Muniraju, Govindaraj son of late Puttamma, Sudharani daughter of Govindraj, Manjula daughter of Govindraju, Nagaraj Son of Puttamma, Ravi son of Nagaraj and Ramesh son of Nagaraj executed a General Power of Attorney dated 20 June 2006 in favour of Ramaiah and Gowramma daughter of Narayanappa, Miss Geetha daughter of Gowramma, Manjula daughter of Narayanappa, Ravikumar son of Narayanappa, Ambica daughter of Narayanappa, Poovamma daughter of Chinnamma, Nagaraj son of Poovamma execute another General Power of Attorney dated 20 June 2006 in favour of Narayanappa.

Thereafter, Ramaiah Son of Late Chinnamma, Devaraj son of Ramaiah, Munjunath Son of Devaraj, Radhamma daughter of Devaraj, Venkatesh son of Ramaiah, Vasanthamma daughter of Ramaiah, Nagamma daughter of Ramaiah, Lakshmamma daughter of Ramaiah, Padmavathi daughter of Ramaiah, Rukumini daughter of Late Manuraju, Pushpalatha daughter of Muniraju,



Rekha daughter of Muniraju, Govindaraj Son of Late Puttamma, Sudharani daughter of Govindaraj, Manjula daughter of Govindaraj, Nagaraj son of Puttamma, Ravi son of Nagaraj, Ramesh son of Nagaraj, Narayanappa son of Late Chinnamma, Gowramma daughter of Narayanappa, Geetha daughter of Gowramma, Manjula daughter of Narayanappa, Ravikumar son of Narayanappa, Ambica daughter of Narayanappa, Poovamma daughter of Chinnamma and Nagaraj son of Poovamma conveyed the land measuring 22 Guntas in Survey no 81/B in favour of Rupen Patel pursuant to a Sale Deed dated 22 June 2006, registered on 08 November 2006 as document No 25915/2006-07, Book-1, stored in CD No KRID266, in the Office of Sub-registrar, Krishnarajapuram, Bangalore and the same name of Rupen Patel was mutated in the revenue records as per the Mutation Register Extract bearing MR No 33/2006-07. *Whereas in the said sale deed dated 22 June 2006 Radhamma has been shown as daughter of Devaraj instead of wife of Devaraj which is wrongly mentioned and will not affect the title of the property.*

Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 converted the land measuring 22 Guntas in Survey No 81/B from agricultural to non-agricultural residential and partly Valley use/purpose.

**Land Measuring 34½ Guntas in Survey No 82 of Kumbena Agrahara:**

Originally, the larger portion measuring 01 Acre 29 Guntas situated at Kumbena Agrahara Village, Bidarahalli, Hobli, Bangalore East Taluk was belonged to Channappa and R Krishnappa. The said land was granted in favour of Channappa and R Krishnappa by The Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 as joint Permanent Tenants under section 10 pursuant to an Order dated 22 January 1963 in Case No 1047/1962-63 passed by The Special Deputy Commissioner for Abolition of Inams, Kolar District, Kolar.

Later, Channappa died intestate leaving behind his son Shivaramaiah as his only legal heir. After the demise of Channappa, his only son Shivaramaiah and R Krishnappa partitioned the larger property pursuant to Memorandum of Partition dated 20 February 1983. Under the said partition 34 ½ Guntas of the land in Survey No 82 was allotted and allocated to the share of R Krishnappa and the name of R Krishnappa was mutated in the revenue records as per the Mutation Register Extract bearing MR No 10/1998-99.

Subsequently, the said R Krishnappa conveyed the land measuring 24½ Guntas out of 34½ Guntas in Survey No 82 in favour of Narayanappa pursuant to a Sale Deed dated 04 October 1999 registered as document No 4909/1999-2000, Book-1, Stored in CD No ICD34, in the office of Sub-register, Krishnarajapuram, Bangalore and the name of Narayanappa was mutated in the revenue records as per the Mutation Register Extract bearing MR No 4/1999-2000. Thereafter the remaining portion of the land measuring 10½ Guntas was conveyed by R Krishnappa in favour of R Lakshmamma pursuant to a Sale Deed dated 04 October 1999 registered as document No 4911/1999-2000, Book-1, stored in CD No ICD34 in the office of



Sub-registrar, Krishnarajapuram, Bangalore and the name of R Lakshmamma was mutated in the revenue records as per the Mutation Register Extract bearing MR No 5/1999-2000.

Later Gowramma daughter of Narayanappa, Kum Geetha daughter of Gowramma, Manjula daughter of Narayanappa, Ravikumar son of Narayanappa, Ambica daughter of Narayanappa, Poovamma sister of Narayanappa and Nagaraj son of Poovamma executed a General Power of Attorney dated 20 June 2006 in favour of Narayanappa.

Subsequently, Narayanappa along with Gowramma daughter of Narayanappa, Kum Geetha daughter of Gowramma, Manjula daughter of Narayanappa, Ravikumar son of Narayanappa, Ambica daughter of Narayanappa, Poovamma sister of Narayanappa and Nagaraj son of Poovamma conveyed the land measuring 24% Guntas in Survey No 82 in favour of Rupen Patel pursuant to a Sale Deed dated 28 October 2006 registered as document No 30557/2006-07, Book-1, stored in CD No KRID278 in the office of Sub-register, Krishnarajapuram, Bangalore and the name of Rupen Patel was entered in the revenue records as per the Mutation Register Extract bearing MR No 9/2008-09.

Later, R Lakshmamma also conveyed her portion of the land measuring 10% Guntas in Survey No 82 in favour of Rupen Patel pursuant to a Sale Deed 28 October 2006 registered as document No 30558/2006-07, Book-1, stored in CD No KRID278 in the office of the Sub-registrar, Krishnarajapuram, Bangalore and the name of Rupen Patel was mutated in the revenue records as per the Mutation Register Extract bearing MR No 8/2008-09.

Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 130/2008-09 converted the land measuring 34% Guntas in Survey No 82 from agricultural to non-agricultural mainly residential and partly Valley use/purpose.

**Land Measuring 20 Guntas in Survey No 84/B (Old No.84) of Kumbena Agrahara Village:**

Originally land measuring 20 guntas belonged to Erappa alias Eerappa son of Chikka Muniyapp alias Muniyappa who was conferred with Occupancy rights pursuant to the Order dated 18 May 1979 passed by the Land Tribunal, Hoskote in Case No LRF. (B) KA /810/1975-76 and pursuant to the said order Erappa was registered as an Occupant and Occupancy Certificate in Form No 10 dated 29 March 1982 was issued under section 55(1) of Karnataka Land Reforms Act, 1961.

Though the occupancy rights were confirmed in favour of Erappa but the land measuring 20 guntas was in possession of Erappa, his father Chikka Muniyappa and his mother Venkatamma and brothers and sisters namely Narayanappa, Chinnamma, Lakshamamma, Narayamma and Kanthamma and they jointly enjoyed the land in Survey No 84.



Thereafter Chikka Muniyappa died intestate leaving behind his wife Venkatamma and his children Erappa, Narayanappa, Chinnamma, Lakshamma, Narayanamma, Krishnappa, Jayamma, Rathnamma and Kanthamma as his legal heirs.

Later the land measuring 20 guntas in Survey No 84 was re-surveyed and was assigned with a new Survey No 84/B.

Further, Erappa along with his mother Venkatamma and his brothers and sisters and their respective children Narayanappa son of Chikka Muniyappa, Somu son of Narayanappa, Chinamma daughter of Chikka Muniyappa, Narayanamma daughter of Chikka Muniyappa, Krishnappa son of Chikka Muniyappa, Master Tarun Kumar son of Krishnappa, Master Raju son of Krishnappa, Jayamma daughter of Chikka Muniyappa, Rathnamma daughter of Chikka Muniyappa, Kanthamma daughter of Chikka Muniyappa jointly executed a General Power of Attorney dated 18 August 2006 in favour of N Yellappa son of Narayanappa, registered as Document No 381/2006-07 in Book-IV and stored in C.D.No.KRID243, in the office of the Sub-registrar, Krishnarajapuram.

Subsequently, Erappa alias Eerappa along with his mother Venkatamma and his brothers and sisters and their respective children Narayanappa son of Chikka Muniyappa, Somu son of Narayanappa, Chinamma daughter of Chikka Muniyappa, Narayanamma daughter of Chikka Muniyappa, Krishnappa son of Chikka Muniyappa, Master Tarun Kumar son of Krishnappa, Master Raju son of Krishnappa, Jayamma daughter of Chikka Muniyappa, Rathnamma daughter of Chikka Muniyappa, Kanthamma daughter of Chikka Muniyappa all represented by their General Power of Attorney Holder N Yellappa sold the said land in favour of Rupen Patel pursuant to Sale Deed dated 22 February 2007, registered as Document No.33590/2006-07 in Book-I and stored in C.D.No.KRID288, in the Office of the Sub-registrar, Krishnarajapuram, Bangalore and the name of Rupen Patel was mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R.No.59/2006-07.

Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 converted the land measuring 22 Guntas in Survey No 84/B from agricultural to non-agricultural residential and partly Valley use/purpose.

#### Land Measuring 30 Guntas in survey No 78/A of Kumbena Agrahara Village

The property was originally owned and possessed by Muniswamy alias Munishamappa who was registered as an occupant pursuant to the order of the Special Deputy Commissioner for Abolition of Inams, Kolar District in Case No 1066/62-63 dated 28/11/1962 and pursuant to the said Order, Muniswamy was registered as permanent tenant vide endorsement dated 21/12/1967 issued by the Special Deputy Commissioner for Abolition of Inams. The Register No VIII issued by the Taluk Shistedar, Bangalore East Taluk, Krishnarajapuram confirms the entry of the said grant in the name of Muniswamy alias, Munishamappa.



Further the Land in Survey No 78/A measuring 30 Guntas was re-surveyed and was assigned Survey No 78/A. Munishamappa along with his two daughters Ramakka and Muniyamma sold the Land measuring 30 Guntas in Survey No 78/A via two sale deeds. 1) Sale deed dated 28 October 1976 executed in favour of Chinappa registered as document No 2101/76-77 in Book-1, Volume 1495 at pages 245 to 246 in the office of the Sub-registrar, Hoskote in respect of the land measuring 15 Guntas in Survey No 78/A and 2) Sale Deed dated 26 July 1993 executed in favour of H Nagaraj, registered as Document No 1595/93-94 in Book-1, Volume 691 at pages 68 to 69 in the office of the Sub-registrar, Krishnarajapuram, in respect of the land measuring 15 Guntas in Survey No 78/A and the name of Chinappa and H N Nagaraj was mutated in the revenue records as Khatedar as per the Mutation Register bearing MR no 11/1996-97.

Subsequently, H Nagaraj along with his wife Smt Rathnamma and his children Usha, Shobha, Kumudha and Harish conveyed his portion of the land measuring 15 Guntas in survey No 78/A in favour of Rupen Patel pursuant to a Sale Deed dated 18 August 2007 registered as Document No 1839/2007-2008 in Book I and Stored in CD No BDHDS in the office of the Sub-registrar Bidarahalli, Bangalore and the name of Rupen Patel name is registered as the absolute owner and his name is registered as the Khatedar and owner vide Mutation Register Extract bearing MR No. 30/2007-008.

Further, Chinappa through a Memorandum of Partition dated 26 June 2000 partitioned the land measuring 15 Guntas between himself and his sons namely Muniyallappa, Suresh and as per the Memorandum of Partition, Rs 40,000/- was given to Chinappa as his share, 7½ Guntas was given to share of Muniyallappa and 7½ Guntas was allotted to Suresh and the name of Muniyallappa and Suresh was entered in revenue records as per the Mutation Register Extracts MR No 14/2000-01. *However, daughters of Chinappa, namely Rathnamma, Gowramma, and Ayyamma were not part of the Memorandum of Partition executed on 26 June 2000, but they have later joined in the execution of the Sale Deeds dated 30 August 2007 and 13 October 2007 executed in favour of Mr Rupen Patel.*

Among the children of Muniyallappa, Neelamma executed a Power of Attorney dated 27 July 2007 in favour of her father Muniyallappa in respect of the land measuring 7½ Guntas in Survey No 78/A and empowered him to sell the property.

Subsequently, Muniyallappa, along with his wife Rajamma and his children Ammaiayamma, Venkatalakshmi, Manjamma, Manjunath, Master Muniraju, Neelamma and daughters of Chinnanna Ratnamma and Gowramma and Ayyamma conveyed the land measuring 7½ Guntas in favour of Rupen Patel pursuant to a Sale Deed dated 30 August 2007 registered as Document No 1818/2007-08 in Book 1 Stored in CD No. BDHDS in the office of the Sub-registrar, Bidarahalli Bangalore, Further the said Suresh along with his wife Ratnamma, and his children Kum Vijayalakshmi, Kum Roopa, and Master Kanthraj, And daughters of Chinnanna, Ratnamma and Gowramma and Ayyamma also conveyed there portion of the land measuring 7½ Guntas in Survey No 78/A in favour of Rupen Patel pursuant to a Sale Deed dated 13 September 2007 registered as Document No 1957/2007-08 in Book 1 Stored in CD No. BDHD6 in the office of the Sub-registrar, Bidarahalli Bangalore.

In the above said manner Rupen Patel become the absolute owner of the entire Land measuring 30 Guntas in the Survey No 78/A.

It is noted that Under the Scheme of Inam Abolition Act, more particularly under Sec 3 (b), all Inams properties would vest free from encumbrances in the Government and only be regranted under the provisions of the Act, be it to Inamdar, or to a Khadim tenant or tenant. The scheme of the Act itself has been interpreted in the case of Bashir Ahmed's Case 1983 KAR, which indicates that the Government has not retained any power to take possession of the land under Inam Abolition Act. but the vesting is only to enable to regrant of the Land. The provisions of the Karnataka Land Reforms Act are in applicable in so far as the conditions imposed after grant of occupancy rights under Sec 48A of Karnataka Land Reforms Act.

Therefore the regrant order by itself is conferment of absolute title and the Act by itself reserves any power to the State Government to impose any condition at the time of regrant whether the jurisdiction is exercised by the by the Special Deputy Commissioner or by the Land Tribunal, the question of invalidating all sale transactions on the premise that it is executed within 15 years with cross-reference to the provisions of Karnataka Land Reforms Act is not the correct position of law.

#### **Land measuring 01 Acre 14 Guntas in Survey No 78/B of Kumbena Agrahara Village**

The portion of the land measuring 27 guntas in Survey No 78/B was originally owned by Muniswamy alias Munishamappa who was registered as an occupant pursuant to the Order of the Land Tribunal passed in the Case No L.R.F.(B):KA.26/607/74-75 and L.R.F.(B):KA 20/609/74-75 dated 9 May 1979 issued by the Land Tribunal Hoskote and the name was also mutated in the Mutation Register Extract bearing MR No 16/83-84.

Further, Munishamappa along with his two daughters Ramakka and Muniyamma sold the land measuring 27 Guntas in favour of S H Nagraj pursuant a Sale Deed dated 26 July 1993 registered as Document No 1595/93-94 in Book I, Volume 691, pages 68 and 69 in the office of the Sub-registrar, Krishnarajapuram, Bangalore.

Subsequently, H Nagaraj along with his wife Ratnamma and his children Usha, Shobha, Kumudha and Harish conveyed the land measuring 27 guntas in favour of Mr Rupen Patel pursuant to a Sale Deed dated 18 August 2007 registered as Document No 1839/07-08 in Book I and stored in CD No BDHD5 in the office of the Sub-registrar, Bidarahalli, Bangalore. The name of Rupen Patel is considered as the absolute owner vide the Mutation Register Extract bearing MR No. 11/2007-08.

It is found that the property was a tenanted property and was subject matter under the proceeding No LRF(B) KA: 26/607/1974-75 and LRF (B) KA 20/609/74-75 of Land Tribunal,

Hoskote, wherein the land Tribunal passed an Order both dated 9 May 1979 confirming the said occupancy rights of the applicant, thereby registering Munishamappa as the occupant.

Thereafter, the said property has been alienated vide Sale Deed dated 26 July 1993, it is to be noted that the property has been alienated within a time period of 15 years from the date of the final order of the Land Tribunal, as per Section 61 of the Karnataka Land Reforms Act, 1961 ("Land Reforms Act") considered as the non-alienation period during which time the occupant is not eligible to alienate the property. In case where the occupant has transferred the land in violation of the aforesaid provision, the same is held to be invalid and the land stands vested with the State Government. The State Government, thereafter, can dispose it in accordance with the provision of Section 77 of the Land Reforms Act.

Section 82 of the Land Reforms Act states:

*"Reporting of illegal transactions.—Every village officer and every officer of the Revenue, Registration and Land Records Departments shall report to the prescribed authority, every transaction in respect of any land in contravention of any of the provisions of this Act, which comes to the notice of such officer".*

Hence, as the authorities knew that the above transaction dated 26 July 1993, evidenced by the mutation entries issued by them, there was an obligation cast, per Section 82, upon the revenue officer to report the transaction, further, the prescribed authority is obliged to determine whether a transaction is unlawful and make a declaration accordingly. Thereupon, the transaction is declared to be null and void and the land in vested with the Government.

Under this premise, Section 83 (of Land Reforms Act) proceedings are initiated. There being no limitation period prescribed for the authorities to exercise this power, the authorities would be within the law to initiate proceedings in consideration of the fact that the conveyance/transfer of the property took place in 1992 which is within the non-alienation time period of fifteen (15) years (as provided under Section 61 of the Land Reforms Act) from the final order of the Land Tribunal, in such cases, the transfer/alienation made is subject to the rigors of the proviso to Section 61 of the Land Reforms Act.

However, in light of considerable lapse of time from the execution of the above said transfer, till date, and in consideration of the decisions of several courts holding that where no time limit is prescribed to exercise power under a statute, then in such circumstances it is expected that the power be exercised within a reasonable period of time.

In the premise that there is a requirement of declaration to declare the transaction as invalid and the proceedings has to be initiated. The same has to be exercised within reasonable period. Thus, declaration cannot be made at this length of time as the powers which are not exercised within the reasonable length of time or the powers which are sought to be exercised with delay and latches. Under such circumstances though there is an error or though the transaction is infested with the chance of being declared as invalid, the powers to declare the



same as invalid is taken away by long lapse of time as the exercise of power at this length of time has died its natural death on account of delay and latches in exercising such powers.

In view of the same we are of the opinion that as the authorities have not exercised the powers under the said act till date, the same shall not affect the aforesaid transaction.

The another portion of the land measuring 27 Guntas was originally owned by Chinnana who was registered as an occupant pursuant to the Order of the Land Tribunal passed in the case No LR.F.(B):KA.22/608/74-75 dated 8 May 1979 issued by the Land Tribunal Hoskote and the Occupancy Certificate dated 30 March 1982. His name was also mutated in the Mutation register Extract bearing MR No 21/83-84.

Further, the said Chinanna through a Memorandum of Partition dated 28 June 2000 partitioned the land measuring 27 Guntas between himself and his sons namely Muniyappa and Suresh. As per the said Memorandum of Partition, Rs 40,000/- was given to Chinnappa as his share, 13½ Guntas was given to share of Muniyallappa and 13½ Guntas was allotted to Suresh and the name of Muniyallappa and Suresh were mutated as absolute owners as per the Mutation Register Extracts MR No 14/2000-01. *However, daughters of Chinnanna namely Rathnamma, Gowramma, and Ayyamma were not part of the Memorandum of Partition executed on 28 June 2000, but they have later joined in the execution of the Sale Deeds dated 30 August 2007 and 13 October 2007 executed in favour of Mr Rupen Patel.*

Among the children of Muniyallappa, Neelamma executed a Power of Attorney dated 27 July 2007 in favour of her father Muniyallappa in respect of the land measuring 13½ Guntas in Survey No 78/B and empowered him to sell the property.

Subsequently, Muniyallappa, along with his wife Smt Rajamma and his children Ammaiayamma, Venkatalakshmi, Manjamma, Manjunath, Master Muniraju, Neelamma and daughters of Chinnanna Ratnamma and Gowramma and Ayyamma conveyed the land measuring 13½ Guntas in Survey No 78/B in favour of Rupen Patel pursuant to a Sale Deed dated 30 August 2007 registered as Document No 1818/2007-08 in Book 1 Stored in CD No. BDHD5 in the office of the Sub-registrar, Bidarahalli Bangalore.

Further the said Suresh along with his wife Ratnamma, and his children Kum Vijayalakshmi, Kum Roopa, and Master Kanthraj and daughters of Chinnanna, Ratnamma and Gowramma and Ayyamma also conveyed their portion of the land measuring 13½ Guntas in Survey No 78/B in favour of Rupen Patel pursuant to a Sale Deed dated 13 September 2007 registered as Document No 1957/2007-08 in Book 1 Stored in CD No BDHD6 in the office of the Sub-registrar, Bidarahalli Bangalore.

In lieu of the above Sale Deeds, Mr Rupen Patel is the absolute owner of Land measuring 1 Acre 14 Guntas in Survey No 78/B.



Upon consideration of the application by Rupen Patel, the Special Deputy Commissioner, Bangalore District, pursuant to the Official Memorandum dated 21 May 2009 bearing No ALN (E) (B) SR 93/2008-09 and ALN (E) (B) SR 130/2008-09 converted the total land measuring 2 Acre 04 Guntas in Survey Nos 78/A and 78/B from agricultural to non-agricultural residential and partly Valley use/purpose.

**Land measuring 7.5 Guntas in Survey No 85/A of Kumbena Agrahara Village.**

Based on the documents provided to us, we understand that the Said Property initially belonged to Nanjanna who was registered as an occupant of the property in Survey No 85 after the coming into effect of the Inam Abolition Act in the said village, by an order of the Special Deputy Commissioner in proceedings bearing No 103/1960-61, in relation to 25 guntas in Survey No 85. Accordingly, Nanjappa's name was recorded as an occupant in Form 10. *It is important to note that The Inam Abolition order records the property as Survey No 85 whereas the subsequent transactions record the property as Survey No 85/A. We cannot confirm the manner in which Survey No 85 was reassigned Survey No 85/A. However, in view of the fact that the subsequent documents record the title flow as Survey No 85/A and there appears to be no dispute in this regard.*

Thereafter, Nanjappa, along with his family members of Nanjappa effected a partition of the family properties by the execution of Partition Deed dated 4 March 1986, whereby, the Said Property was allotted to the share of Krishnappa. Entry in Mutation Register bearing No 25/2006-07 records the transfer of revenue documents to the name of Krishnappa in relation to the Said Property, pursuant to the above partition deed.

Subsequently, Krishnappa, along with his wife, Venkatamma and Chandrashekhar (son of Krishnappa) and his children Santosh Kumar and Sagar, both minor children, represented by their father and natural guardian, Chandrashekhar, Shivkumar (son of Krishnappa) along with his children, Bhagyalakshmi and Pavan Kumar, both minor children, represented by their father and natural guardian, Shivkumar, Srinivas son of Krishnappa along with his children Muniraju and Yellappa, both minor children, represented by their father and natural guardian, Srinivas, Ambarish (son of Krishnappa) along with his children Manikanta and Shashi, both minor children, represented by their father and natural guardian, Ambarish and Ramachandra son of Krishnappa conveyed the Said Property in favour of Yellappa, by the execution of Sale Deed dated 20 November 2006 registered as Document No KRI-1-27333-2006-07 in Book I, stored in CD No KRID270, at the office of the Sub-Registrar, KR Puram. Entry in Mutation Register bearing No 36/2006-07 records the transfer of revenue documents to the name of Yellappa.

Thereafter, N Naraynappa (son of Nanjappa) along with (i) N Venkatesh (son of Naraynappa), (ii) Gowramma (wife of Venkatesh), (iii) Geetha (minor daughter, being represented by her father and natural guardian, Venkatesh), (iv) Munirathna (daughter of Naraynappa), (v) Shobha (minor daughter represented by mother and natural guardian, Munirathna), (vi) Chaithra (minor daughter represented by mother and natural guardian, Munirathna), (vii)



Muniraju (son of Narayanappa), (viii) Pravin (minor son represented by father and natural guardian, Muniraju), (ix) Kavyashri (minor daughter represented by father and natural guardian, Muniraju), (x) Yellappa (son of Narayanappa), (xi) Neelamma (wife of Srinivas and daughter of Narayanappa), (xii) Vasundhara (minor daughter represented by her mother and natural guardian Neelamma), (xiii) Keerthana (minor daughter represented by her mother and natural guardian Neelamma), (xiv) Shreya (minor daughter represented by her mother and natural guardian Neelamma) and (xv) Hemanna (son of Narayanappa), (all of the above people are collectively referred to as '**Family Members of Narayanappa**') wherein, parties (i)-(ix) are represented by their attorney Narayanappa and (xi)-(xv) are represented by their attorney N Yellappa, conveyed the said Property in favour of Rupen Patel, represented by his attorney, Prakash Babu, by the execution of Sale Deed dated 16 July 2009 registered as Document No BDH-1-01024-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli ("**Sale Deed dated 16 July 2009**").

In relation to the above sale deed, we have been provided with the Power of Attorney dated 20 March 2009 registered as Document No BDH-4-00098-2008-09 in Book IV, stored in CD No BDHD21, at the office of the Sub-Registrar, Bidarahalli, executed by (i) N Venkatesh (son of Narayanappa), (ii) Gowramma (wife of Venkatesh), (iii) Geetha (minor daughter, being represented by her father and natural guardian, Venkatesh), (iv) Munirathna (daughter of Narayanappa), (v) Shobha (minor daughter represented by mother and natural guardian, Munirathna), (vi) Chaithra (minor daughter represented by mother and natural guardian, Munirathna), (vii) Muniraju (son of Narayanappa), (viii) Pravin (minor son represented by father and natural guardian, Muniraju), (ix) Kavyashri (minor daughter represented by father and natural guardian, Muniraju), (x) Neelamma (wife of Srinivas and daughter of Narayanappa), (xi) Vasundhara (minor daughter represented by her mother and natural guardian Neelamma), (xii) Keerthana (minor daughter represented by her mother and natural guardian Neelamma), (xiii) Shreya (minor daughter represented by her mother and natural guardian Neelamma) and (xiv) Hemanna (son of Narayanappa), whereby, Narayanappa and Yellappa are appointed as the attorneys, authorising them to, amongst other things, enter into development agreement and convey the Said Property. We have not been provided with the genealogical tree of Suresha, son of Chinnappa, and we are unable to confirm if all his legal heirs were made parties to the above sale deed.

Subsequently, The Family Members of Narayanappa along with Ramakka (represented by her special power of attorney holder, Narayanappa) agreed to develop the Said Property with Rupen Patel, represented by his attorney holder, Prakash Babu, by the execution of an Agreement for Joint Development dated 16 July 2009 registered as Document No BDH-1-01026-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli ("**JDA**"). In relation to the above agreement, the Family Members of Narayanappa also executed GPA dated 16 July 2009 registered as Document No BDH-4-00028-2009-10 in Book IV, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.



We have also been provided with the Special Power of Attorney dated 16 July 2009 executed by Ramakka, wife of Muniswamy and daughter of Nanjappa, in favour of Narayanappa, authorizing him to enter into the above agreement, in relation to the Schedule Property.

Due to a change of circuities, Narayanappa and members of his family along with Rupen Patel decided to terminate the above agreements and accordingly, the following documents were executed:

- (i) Deed of Cancellation dated 4 March 2014 registered as Document No INR-1-08922-2013-14 in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar, whereby, the Family Members of Narayanappa and Rupen Patel, represented by attorney, Neel Patel, agreed to terminate the Sale Deed dated 16 July 2009 executed between them
- (ii) Cancellation of Joint Development Agreement dated 4 March 2014 registered as Document No INR-1-08921-2013-14, in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar, whereby, the Family Members of Narayanappa and Rupen Patel, represented by attorney, Neel Patel, agreed to terminate the Agreement to Joint Develop dated 16 July 2009 executed between them.
- (iii) Cancellation of Power of Attorney dated 4 March 2014 registered as Document No INR-4-01059-2013-14, in Book IV, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar, whereby, the Family Members of Narayanappa and Rupen Patel, represented by attorney, Neel Patel, agreed to terminate the GPA dated 16 July 2009 executed between them. We have not been provided with the GPA executed by Rupen Patel in favour of Neel Patel, it is advisable to obtain a copy of the same.

Subsequent to cancellation of the various deeds executed between Family Members of Narayanappa and Rupen Patel, represented by his attorney, Sangita Pramod Pawar, executed an Exchange Deed dated 4 March 2015 registered as Document No 4134/2014-15 in Book I, at the office of the Sub-Registrar, Shivajinagar, whereby, the parties agreed to exchange the properties they own such that, the Said Property was allotted to the name of Rupen Patel.

Thus, in the manner stated above, Rupen Patel is the absolute owner of Schedule Property.

**Land measuring 12 Guntas in Survey No 86/A and 86/B of Kumbena Agrahara Village.**

Initially larger extent of the land measuring 01 Acres 08 Guntas in Survey No 86 (**Larger extent**) was belonged to Nanjappa, son of Yellappa, who was granted occupancy rights to the said property by an order of the land tribunal in proceedings bearing no LRF (B) / 8/1193/1975-76. Entry in Mutation Register bearing MR No 12/1992-93 records the name of Nanjappa, pursuant to the above order, in relation to 16 guntas in Survey No 86/B. ***Please note that we have not been provided with a separate entry in mutation register for Survey No 86/A, recording the name of Mr Nanjappa. Please also note that the above order records***



*the property as Survey No 86 whereas the subsequent transactions record the property as Survey No 86/A and 86/B. We are unable to identify the manner in which the property was resurveyed and assigned the said survey number. We have also been informed that there are no separate documents in this regard. However, in view of the fact that the subsequent title documents record the property as Survey No 86/A and 86/B, the risk arising from the non-availability of the above documents will not affect the title of the Said property.*

Thereafter, Nanjappa, along with his family members effected a partition of the family properties by the execution of Partition Deed dated 4 March 1986, whereby, the Larger Extent of Property in Survey No 86 was allotted to the share of Narayanappa. Entry in Mutation Register bearing MR No 64/2006-07 records the transfer of revenue documents to the name of Narayanappa in relation to the Larger Extent of Property in Survey No 86, pursuant to the above partition deed. Based on the said entry in the mutation register, 32 guntas in Survey No 86/A and 16 guntas in Survey No 86/B was now held by Narayanappa.

Thereafter, N Naraynappa (son of Nanjappa) along with N Venkatesh son of Narayanappa, Gowramma wife of Venkatesh, Geetha (minor daughter, being represented by her father and natural guardian, Mr Venkatesh), Munirathna daughter of Narayanappa, Shobha (minor daughter represented by mother and natural guardian, Munirathna), Chaithra (minor daughter represented by mother and natural guardian, Munirathna), Muniraju (son of Narayanappa), Pravin (minor son represented by father and natural guardian, Muniraju), Kavyashri (minor daughter represented by father and natural guardian, Muniraju), Yellappa (son of Naraynappa), Neelamma (wife of Srinivas and daughter of Narayanappa), Vasundhara (minor daughter represented by her mother and natural guardian Neelamma), Keerthana (minor daughter represented by her mother and natural guardian Neelamma), Shreya (minor daughter represented by her mother and natural guardian Neelamma) and Hemanna (son of Narayanappa), (all of the above people are collectively referred to as '**Family Members of Mr Narayanappa**') wherein, parties represented by their attorney Narayanappa and are represented by their attorney N Yellappa, conveyed the Larger Extent of Property in Survey No 86 in favour of Rupen Patel, represented by his attorney, Prakash Babu, by the execution of Sale Deed dated 16 July 2009 registered as Document No BDH-1-01024-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli (**Sale Deed**). Ms Ramakka, daughter of Mr Nanjappa, has also been had a confirming party to the above sale deed. In relation sale deed, we have been provided with the Power of Attorney dated 20 March 2009 registered as Document No BDH-4-00098-2008-09 in Book IV, stored in CD No BDHD21, at the office of the Sub-Registrar, Bidarahalli executed by N Venkatesh (son of Narayanappa), Gowramma (wife of Venkatesh), Geetha (minor daughter, being represented by her father and natural guardian, Venkatesh), Munirathna (daughter of Narayanapp), Shobha (minor daughter represented by mother and natural guardian, Munirathna), Chaithra (minor daughter represented by mother and natural guardian, Munirathna), Muniraju (son of Narayanappa), Pravin (minor son represented by father and natural guardian, Muniraju), Kavyashri (minor daughter represented by father and natural guardian, Muniraju), Neelamma (wife of Srinivas and daughter of Narayanappa), Vasundhara (minor daughter represented by



her mother and natural guardian Neelamma), Keerthana (minor daughter represented by her mother and natural guardian Neelamma), Shreya (minor daughter represented by her mother and natural guardian Neelamma) and Hemanna (son of Narayanappa), whereby, Narayanappa and Yellappa are appointed as the attorneys, authorising them to, amongst other things, enter into development agreement and convey the Larger Extent of Property in Survey No 86. In relation to the said above sale deed in favour of Rupen Patel, we have also been provided with GPA executed by Rupen Patel in favour of Prakash Babu dated 2 September 2006.

Later, the Family Members of Narayanappa along with Ramakka (represented by her special power of attorney holder, Narayanappa, acting as the consenting witness) agreed to develop the Larger Extent of Property in Survey No 86 with Rupen Patel, represented by his attorney holder, Prakash Babu, by the execution of an Agreement for Joint Development dated 16 July 2009 registered as Document No BDH-1-01026-2009-10 in Book I, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli (**Agreement to Joint Developer**). In relation to the above agreement, the Family Members of Narayanappa also executed GPA dated 16 July 2009 registered as Document No BDH-4-00028-2009-10 in Book IV, stored in CD No BDHD24, at the office of the Sub-Registrar, Bidarahalli.

We have also been provided with the Special Power of Attorney dated 16 July 2009 executed by Ramakka, wife of Muniswamy and daughter of Nanjappa, in favour of Narayanappa, authorizing him to enter into the above agreement, in relation to the Larger Extent of Property in Survey No 86.

Due to a change of circumstances, Narayanappa and members of his family along with Rupen Patel decided to terminate the above agreements and accordingly, the following documents were executed:

- (iv) Deed of Cancellation dated 4 March 2014 registered as Document No INR-1-08922-2013-14 in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar, whereby, the Family Members of Narayanappa and Rupen Patel, represented by attorney, Neel Patel, agreed to terminate the Sale Deed dated 16 July 2009 executed between them.
- (v) Cancellation of Joint Development Agreement dated 4 March 2014 registered as Document No INR-1-08921-2013-14, in Book I, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar, whereby, the Family Members of Narayanappa and Rupen Patel, represented by attorney, Neel Patel, agreed to terminate the Agreement to Joint Develop dated 16 July 2009 executed between them.
- (vi) Cancellation of Power of Attorney dated 4 March 2014 registered as Document No INR-4-01059-2013-14, in Book IV, stored in CD No INRD88, at the office of the Sub-Registrar, Indiranagar, whereby, the Family Members of Narayanappa and Rupen



Patel, represented by attorney, Neel Patel, agreed to terminate the GPA dated 16 July 2009 executed between them.

Subsequent to cancellation of the various deeds executed between Family Members of Narayanappa and Rupen Patel, represented by his attorney, Sangita Pramod Pawar, executed an Exchange Deed dated 4 March 2015 registered as Document No 4134/2014-15 in Book I, at the office of the Sub-Registrar, Shivajinagar, whereby, the parties agreed to exchange the properties they own such that, the Schedule Property (forming part of Larger Extent of Property in Survey No 86) was allotted to the name of Rupen Patel.

Thus, in the manner stated above, Mr Rupen Patel is the absolute owner of Schedule Property.

**ENDORSEMENT**

**SECTION 79A & B PROCEEDINGS UNDER THE KARNATAKA LAND REFORMS ACT**

The Assistant Commissioner, Bangalore North Sub-Division, pursuant to an Endorsement dated 28 March 2008 has confirmed that no proceedings is initiated or registered under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey Nos 81/A, 81/B, 80/A, 79/A and 84.

The Assistant Commissioner, Bangalore North Sub-Division, pursuant to an Endorsement dated 9 January 2009 has confirmed that no proceedings is initiated or registered under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey Nos and 77.

The Assistant Commissioner, Bangalore North Sub-Division, pursuant to an Endorsement dated 04 November 2008 has confirmed that no proceedings are initiated or registered under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey No 82.

The Assistant Commissioner, Bangalore North Sub-Division, pursuant to an Endorsement dated 19 December 2009 has confirmed that no proceedings are initiated or registered under Section 79A and 79B of Karnataka Land Reforms Act, in respect of the land in Survey No 80/B.

It is pertinent to note that proceeding under the provisions of section 79A and 79B of the Karnataka Land Reforms Act, 1961 in Case bearing No. L.R.F(B.E) 28/2007-08 was initiated by The Assistant Commissioner Bangalore South Taluk in Case bearing No. L.R.F(B.E) 84/2007-08 and the same was later dropped by the Assistant Commissioner by his Orders dated 27 May 2008 and 19 October 2008 respectively.

We have also been provided with Endorsement dated 9 January 2009 bearing No LRF [BE] CR 776/08-09, issued by Assistant Commissioner, stating that no proceedings are pending / initiated under Sections 79-A and 79-B of the Land Reforms Act with respect to the Survey No 85/A.



**PROCEEDINGS UNDER SECTION 48 (1) OF THE KARNATAKA LAND REFORMS ACT**

Endorsement dated 03 June 2008 issued by Special Tahsildar of Bangalore East Taluk Krishnarajapuram states that no application in Form No 7 has been submitted under Section 48 (1) of the Karnataka Land Reforms Act, 1961 claiming occupancy right in respect of the lands in Survey Nos 81/A, 81/B, 80/A, 79/A and 84/A.

Endorsement dated 31 October 2008 issued by Special Tahsildar of Bangalore East Taluk Krishnarajapuram states that no application in Form No 7 has been submitted under Section 48 (1) of the Karnataka Land Reforms Act, 1961 claiming occupancy right in respect of the lands in Survey No 82.

Computerized Nil Tenancy Certificate dated 21 June 2010 issued by the Tahsildar, Bangalore East Taluk states that no proceedings initiated under section 1, 7 and 7A of the Karnataka land Reforms Act, 1961 in respect of the land in Survey No 77.

Computerized Nil Tenancy Certificate dated 02 December 2009 issued by the Tahsildar, Bangalore East Taluk states that there are no proceedings initiated under section 1, 7 and 7A of the Karnataka land Reforms Act, 1961 in respect of the land in Survey No 80/B.

Endorsement dated 5 January 2009 bearing No LRF CR: 494/2008-09 issued by the Special Tahsildar, depicts that here are no claims initiated / pending under Section 48-A of the Land Reforms Act, with respect to the Survey No 85/A.

**ENDORSEMENT PERTAINING TO PTCL PROCEEDINGS**

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement dated 17 September 2008 has confirmed that land in Survey Nos 84, 80/B, 79/A, 80/A, 81/A and 81/B, does not come under purview of Karnataka Schedule Caste & Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act).

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement dated 24 January 2009 has confirmed that land measuring 1 Acre 22 Guntas in Survey No 77 does not come under purview of Karnataka Schedule Caste & Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act).

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore vide Endorsement dated 15 June 2010 has confirmed that land measuring 1 Gunta in Survey No 77 does not come under purview of Karnataka Schedule Caste & Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act).



Endorsement from the jurisdictional Assistant Commissioner dated 9 January 2009 bearing No PTCL 942/2008-09, stating that no proceedings have been initiated / pending in relation to the land in Survey No 85/A under the PTCL Act.

**ENDORSEMENT FROM BANGALORE DEVELOPMENT AUTHORITY**

Bangalore Development Authority by its letter dated 23 October 2008 has confirmed that lands in Survey Nos 84/A, 80/A and 79/A is earmarked as mainly Residential Zone in the Revised Master Plan-2015.

**MUTATION**

**Survey No 81/A (Old No 81):**

Mutation Registrar Extract bearing MR No 25/1984-85 reflects that the mutation was affected in the name of Pillappa as per the order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in respect of the land in Survey No 81/A.

Mutation Registrar Extract bearing MR No 23/1994-95 reflects that the mutation was affected in the name of Ramaiah in respect of the said land in terms of the Sale Deed dated 23 July 1994.

Mutation Registrar Extract bearing MR No 7/2006-2007 reflects that the mutation was effected in the name of Rupen Patel in respect of the said land in terms of the Sale Deed dated 22 June 2006.

**Survey No 84 Measuring 1 Acre 09 Guntas:**

Mutation Registrar Extract bearing MR No 22/1994-05 reflects that the mutation was affected in the name of Chinnappa alias Chinnanna alias Annaiappa as per the order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in respect of the land in Survey No 84.

Mutation Registrar Extract bearing MR No 10/2007-2008 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of Sale Deed dated 30 August 2007.

Mutation Registrar Extract bearing MR No 12/2007-2008 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of Sale Deed dated 17 September 2007.



**Survey No 77 Measuring 1 Acre 23 Guntas:**

Mutation Registrar Extract bearing MR No 80/2005-2006 reflects that the mutation was affected in the name of B V Ganesh in respect of the land measuring 01 gunta in terms of Sale Deed dated 04 May 2006.

Mutation Registrar Extract bearing MR No 12/2008-09 reflects that the mutation was affected in the name of Rupen Patel in respect of the land measuring 1 Acre 22 Guntas in terms of the Sale Deed dated 23 September 2008.

**Land Measuring 24½ Guntas in Survey No 79/A (Old No 79) of Kumbena Agrahara Village:**

Mutation Registrar Extract bearing MR No 18/1995-96 reflects that the mutation was affected in the name of R Narayanappa for the land measuring 27½ Guntas, Ramaiah for the land measuring 25 Guntas and R Shankarappa for the land measuring 27½ Guntas as per the Compromise Petition.

Mutation Registrar Extract bearing MR No 9/2006-2007 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of Sale Deed dated 23 June 2006.

**Land Measuring 27 Guntas in Survey No 80/A (Old No 80) of Kumbena Agrahara:**

Mutation Registrar Extract bearing MR No 44/1994-05 reflects that the mutation was affected in the name of Munivenkatappa, Shamanna and Ramaiah subsequent to the death of Junjappa in respect of the land in Survey No 80/A.

Mutation Registrar Extract bearing MR No 8/1994-95 reflects that the mutation was affected in the name of Narayanappa in respect of the said land as per the Memorandum of Partition Deed dated 04 April 1985.

Mutation Registrar Extract bearing MR No 8/2006-2007 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land as per the Sale Deed dated 22 June 2006.

Mutation Registrar Extract bearing MR No 11/2009-10 reflects that the mutation was affected as per the Conversion Order dated 21 May 2009 bearing No ALN (E) SR 93/08-09.

**Land Measuring 22 Guntas in Survey No 81/B (Old No 81) of Kumbena Agrahara:**

Mutation Registrar Extract bearing MR No 33/2006-2007 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of Sale Deed dated 22 June 2006.



**Land Measuring 34½ Guntas in Survey No 82 of Kumbena Agrahara:**

Mutation Registrar Extract bearing MR No 10/1998-99 reflects that the mutation was affected in the name of Shivaramaiah and R Krishnappa in respect of the said land in terms of Memorandum of Partition dated 20 February 1983.

Mutation Registrar Extract bearing MR No 4/1999-2000 reflects that the mutation was affected in the name of Narayanappa in respect of the said land in terms of the Sale Deed dated 04 October 1999.

Mutation Registrar Extract bearing MR No 5/1999-2000 reflects that the mutation was affected in the name of R Lakshmamma in respect of the said land in terms of the Sale Deed dated 04 October 1999.

Mutation Registrar Extract bearing MR No 8/2008-2009 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of the Sale Deed dated 16 December 2006.

Mutation Registrar Extract bearing MR No 9/2008-2009 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of the Sale Deed dated 16 December 2006.

**Land Measuring 20 Guntas in Survey No 84/B (Old No.84) of Kumbena Agrahara Village:**

Endorsement dated 17 August 2006 issued by Taluk Shirastedar, Bangalore East Taluk reveals the non-availability of Mutation Register Extract bearing MR No 30/1983-84 in respect of Land in Survey No 84/B of Kumbena Agrahara Village.

Mutation Registrar Extract bearing MR No 59/2006-07 reflects that the mutation was affected in the name of Rupen Patel in respect of the said land in terms of Sale Deed dated 22 February 2007.

**SETTLEMENT AKARBAND**

Extract of the Settlement Akharbandh issued by the Tahsildar, Bangalore East Taluk discloses the total measurement of the lands in Survey No 81, Survey No 79 and Survey No 84. The said Settlement Akarbandh discloses the Akar/Rate, the total measurement of cultivable land etc.

The revision settlement Akarband extract provided to us indicates that the total extent of Survey No 85 is 1 acre 9 guntas, comprising of 2 guntas of kharab land. However, please note that the akarband appears to be in relation to the larger extent of property in Survey No 85 and not Survey No 85/A.



## **INDEX OF LANDS**

Pursuant to an endorsement dated 27 September 2010 bearing No RK.CR/869/10-11 the Taluk Shirestedar, Krishnarajapura, Bangalore East Taluk has confirmed that the extract of the Index of lands in respect of the land in Survey No 80/B, 81/A and 77 are not available.

Pursuant to an Endorsement dated 29 July 2010 bearing No RK.CR/478/10-11 the Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk has confirmed that the extract of the Index of lands in respect of lands in Survey Nos 84/A and 79/11 is not available.

Endorsement dated 23 August 2010 bearing No RK.CR/646/10-11 issued by the Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk shows that the extract of the Index of lands in respect of land in Survey No 80/A is not available.

Endorsement dated 16 September 2010 bearing No RK/CR/819/10-11 issued by the Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk discloses that the Index of lands in respect of lands in Survey Nos 81/B, 82, is not available.

## **VILLAGE MAP**

The Village Map of Kumbena Agrahara Village issued by the Office of the Assistant Director of Land Records, Bangalore, demarcates about Roads, Well, Lake, Pedestrian way etc. situated on various Survey Numbers of the said Village.

*It is advisable to note that the boundaries with respect to some of the Survey Numbers indicate that there is a kaluve adjacent to the Properties and this may affect the development rights*

## **TIPPANI/SKETCH/ATLAS/HISSA SURVEY TIPPANY**

Hissa Survey Tippani copy issued by Village Accountant, Krishnarajapuram, Bangalore East Taluk in respect to Survey No 81/A indicates the shape of the land and details of the measurements and the same appears to be in order.

Endorsement dated 29 September 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk confirms non-availability of Atlas in respect of Survey No 81/A.

Endorsement dated 09 June 2008 bearing No Rq.TC/148/08-09 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk discloses Atlas in respect of land in Survey Nos 84/A, 77, 80 and 81 is not available and the same is damaged.

The Hissa Survey Tippamy copy issued by Village Accountant, Krishnarajapuram, Bangalore East Taluk indicates the shape of the land in survey No 77 and details of the measurements and the same appears to be in order.



Hissa Survey Tippany copy issued by the Village Accountant, Krishnarajapuram, Bangalore East Taluk in respect to Survey No 79 indicates the shape of the land and details of the measurements and the same appears to be in order.

We have perused the Atlas Copy issued by the Surveyor pertaining to Survey No 79/A which appears to be in order.

The Hissa Survey Tippany copy issued by Village Accountant, Krishnarajapuram, Bangalore East Taluk indicates the shape of the land in Survey No 81 and details of the measurements and the same appears to be in order.

The Hissa Survey Tippany copy issued by Village Accountant, Krishnarajapuram, Bangalore East Taluk indicates the shape of the land in Survey No 82 and details of the measurements and the same appears to be in order.

#### **GENEALOGICAL TREE**

We have perused Genealogical tree issued by the concerned Revenue Office of Chikka Muniyappa alias Muniyappa (Survey No 84/B), H Nagaraj, Chinnanna alias Chinnappa (Survey No 78), Venkataramanappa (Survey No 77), Narayanappa (Survey No 82), Chinnamma (Survey No 81/B), Ramaiah and R Shankarappa (Survey No 79), Hotteppa and B M Narayanappa (Survey No 80/B), Nanjappa (Survey No 80/A) and Chinnanna alias Chinnappa and Muniyallappa (Survey No 84/A). The said genealogical trees contained the details of their legal heirs/ family members which appears to be in order.

#### **RTCs/PAHANIES/RECORD OF RIGHTS**

##### **Survey No 80/B (Old No 80):**

Endorsement dated 27 September 2010 issued by Taluk Shirestdar, Krishnarajapuram, Bangalore East Taluk discloses RTCs for the year from 1980 to 1997 in respect to the land in Survey No 80/B is not available.

The Pahanis/RTCs for the years 1968-69 to 1979-80 issued by Taluk Shirestdar, Krishnarajapuram, Bangalore East Taluk show the name of Hotteppa as Khabjedar and Khatheddar in possession of the said land for the said period.

The Pahanis/RTCs for the years 1990-91 to 2008-09 issued by Taluk Shirestdar, Krishnarajapuram, Bangalore East Taluk show the name of Hotteppa as Khabjedar and Khatheddar in possession of land in respect of land in Survey No 80/B for the said period.



The Pahanis/RTCs for the years 2009-10 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of B M Narayanappa as Khabjedar and Khathedar in possession of the said land in Survey No 80/B for the said period.

**Survey No 81/A (Old No 81):**

The Pahanis/RTCs for the years 1968-69 to 1979-80 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Hotteppa as Khabjedar and Khathedar in possession of the said land for the said period.

The Pahanis/RTCs for the years 1980-81 to 1984-85 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Pillappa as Khabjedar and Khathedar in possession of land as per the order passed by the Land Tribunal in respect of land in Survey No 81/A for the said period.

The Pahanis/RTCs for the years 1990-91 to 2006-07 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Ramaiah as Khabjedar and Khathedar in possession of said land in Survey No 84/A for the said period.

The Pahanis/RTCs for the years 2007-08 to 2010-11 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Rupen Patel as Khabjedar and Khathedar in possession of said land in Survey No 84/A for the said period.

**Survey No 84/A (Old No 84):**

The Pahanis/RTCs for the years 1968-69 to 1984-85, 1990-91 to 2000-01 and 2005-06 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Chinnappa alias Chinnanna alias Annaipappa as Khabjedar and Khathedar in possession of the said land for the said period.

The Pahanis/RTCs for the years 1990-91 to 2008-09 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Muniyallappa as Khabjedar and Khathedar in possession of land measuring 24½ Guntas in Survey No 84/A and Suresh as Khabjedar and Khathedar in possession of the land measuring 24½ Guntas in Survey No 84/A for the said period.

The Pahanis/RTCs for the years 2008-09 to 2009-10 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Rupen Patel as Khabjedar and Khathedar in possession of said land in Survey No 84/A for the said period.

**Survey No 77:**

The Pahanis/RTCs for the years 1968-69 to 1984-85 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Naryanappa, Chinnappa and

Venkataramanappa as Khabjedar and Khathedar in possession of the said land for the said period.

The Pahanis/RTCs for the years 2001-02 to 2003-04 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Venkatramanappa in possession of said land as Khabjedar and Khathedar for the said period.

The Pahanis/RTCs for the years 2004-05 to 2007-08 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of Venkataramanappa as Khabjedar and Khathedar in possession of the land measuring 7.75 Guntas, Muniyappa as Khabjedar and Khathedar in possession of the land measuring 8½ Guntas, Krishnappa as Khabjedar and Khathedar in possession of the land measuring 7 Guntas, Venkataswamy as Khabjedar and Khathedar in possession of the land measuring 15½ Guntas, Jayamma as Khabjedar and Khathedar in possession of the land measuring 1 Gunta, Usha wife of Late Nagaraj as Khabjedar and Khathedar in possession of the land measuring 7.75 Guntas, Devaraj as Khabjedar and Khathedar in possession of the land measuring 7.75 Guntas and Manjunath as Khabjedar and Khathedar in possession of the land measuring 7.75 guntas for the said period.

The Pahanis/RTCs for the years 2008-09 to 2009-10 issued by Taluk Shirestedar/Accountant, Krishnarajapuram, Bangalore East Taluk show the name of Rupen Patel as Khabjedar and Khathedar in possession of land measuring 1 Acre 22 Guntas and B V Ganesh as Khabjedar and Khathedar in possession of the land measuring 01 Gunta for the said period.

**Survey No 79/A (Old No 79):**

Endorsement dated 23 August 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk discloses RTCs from 1985 to 1990 in respect to the said land in Survey No 79/A in not available.

The Pahanis/RTCs for the years 1968-69 to 1979-80 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Ramaiah as Khabjedar and Khathedar in possession of the said land for the said period.

The Pahanis/RTCs for the years 1990-91 to 2006-07 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of R Naryanappa as Khabjedar and Khathedar in possession of land measuring 27½ Guntas including 3 Guntas of Kharab land, Ramaiah as Khabjedar and Khathedar in possession of the land measuring 25 guntas and 3 guntas of Kharab land and R Shankarappa as Khabjedar and Khathedar in possession of the land measuring 27½ guntas of Kharab land for the said period.

The Pahanis/RTCs for the years 2007-08 to 2010-11 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of R Naryanappa as Khabjedar and Khathedar in possession of land measuring 27½ Guntas including 3 Guntas of Kharab land, Ramaiah as Khabjedar and Khathedar in possession of the land measuring 25 guntas and 3



guntas of Kharab land and Rupen Patel as Khabjedar and Khathedar in possession of the land measuring 27½ Guntas of Kharab land for the said period.

**Survey No 80/A (Old No 80):**

The Pahanis/RTCs for the years 1968-69 to 1979-80 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Junjappa as Khabjedar and Khathedar in possession of the said land for the said period.

The Pahanis/RTCs for the years 1980-81 to 1984-85 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of Munivenkatappa, Shamanna and Ramaiah in possession of said land as Khabjedar and Khathedar for the said period.

The Pahanis/RTCs for the years 1990- 91 to 2007-08 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Narayanappa as Khabjedar and Khathedar in possession of said land in Survey No 80/A for the said period.

The Pahanis/RTCs for the years 2007-08 to 2010-11 issued by Taluk Shirestedar/Accountant, Krishnarajapuram, Bangalore East Taluk show the name of Rupen Patel as Khabjedar and Khathedar in possession of said land in Survey No 80/A for the said period and also discloses that the said land is converted.

**Survey No 81/B (Old No 81):**

The Pahanis/RTCs for the years 1968-69 to 1984-85 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Chinnamma as Khabjedar and Khathedar in possession of the said land for the said period.

The Pahanis/RTCs for the years 1990-91 to 2000-01 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Chinnamma in possession of said land as Khabjedar and Khathedar for the said period.

The Pahanis/RTCs for the years 2006-07 to 2008-09 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Ramaiah as Khabjedar and Khathedar in possession of said land for the said period.

The Pahanis/RTCs for the years 2008-09 to 2010-11 issued by Taluk Shirestedar/Accountant, Krishnarajapuram, Bangalore East Taluk show the name of Rupen Patel as Khabjedar and Khathedar in possession of said land in Survey No 81/B for the said period and also discloses that the said land is converted.

**Survey No 82:**

The Pahanis/RTCs for the years 1968-69 to 1984-85 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of Chinappa and R Krishnappa as Khabjedar and Khathedar in possession of the land measuring 1 Acre 30 guntas including 01 gunta of Kharab land for the said period.

The Pahanis/RTCs for the years 1990-91 to 1995-96 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Chinappa and R Krishnappa as Khabjedar and Khathedar in possession of the land measuring 1 Acre 30 guntas including 01 gunta of Kharab land for the said period.

The Pahanis/RTCs for the years 1996-97 to 2005-06 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of Shivaramaiah as Khabjedar and Khathedar in possession of the land measuring 34½ guntas, Narayanappa as Khabjedar and Khathedar in possession of the land measuring 24½ guntas and R Lakshmamma as Khabjedar and Khathedar in possession of the land measuring 10½ guntas of land for the said period.

The Pahanis/RTCs for the years 2006-07 to 2007-08 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of Balamma wife of Shivaramaiah, Ravindra son of Shivaramaiah, Somashakara son of Shivaramaiah and Gopinatha son of Shivaramaiah as Joint Khabjedar and Khathedar in possession of the land measuring 34½ guntas, Narayanappa as Khabjedar and Khathedar in possession of the land measuring 24 ½ guntas and R Lakshmamma as Khabjedar and Khathedar in possession of the land measuring 10 ½ guntas of land for the said period.

The Pahanis/RTCs for the years 2008-09 to 2010-11 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the names of Balamma wife of Shivaramaiah, Ravindra son of Shivaramaiah, Somashakara son of Shivaramaiah and Gopinatha son of Shivaramaiah as Joint Khabjedar and Khathedar in possession of the land measuring 34½ guntas, Rupen Patel as Khabjedar and Khathedar in possession of the land measuring 24½ guntas and Rupen Patel as Khabjedar and Khathedar in possession of the land measuring 10½ guntas of land for the said period.

**Survey No 84/B (Old No.84):**

Endorsement dated 27 September 2010 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk discloses that non-availability of pahanies for the period between 1985-86 to 2001-02 in respect of the said land.

The Pahanis/RTCs for the years 1974-75 to 1979-80 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Erappa as Cultivator of the land measuring 22 guntas in respect of the said land.



The Pahanis/RTCs for the years 1980-81 to 1984-85 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Erappa as Khabjedar and Khathedar in possession of the land measuring 22 guntas in respect of the said land.

The Pahanis/RTCs for the years 1990-91 to 1994-95 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Erappa as Khabjedar and Khathedar in possession of the land measuring 22 guntas.

The Pahanis/RTCs for the years 1996-97 to 2007-08 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Erappa as Khabjedar and Khathedar in possession of the land measuring 22 guntas.

The Pahanis/RTCs for the years 2009-10 to 2010-11 issued by Taluk Shirestedar, Krishnarajapuram, Bangalore East Taluk show the name of Rupen Patel as Khabjedar and Khathedar in possession of the land measuring 22 guntas.

#### **SURVEY NO 85/A MEASURING 7.5 GUNTAS**

The Pahanis/RTCs for the period from 1969-70 to 2005-06 reflects the name of Nanjappa as the holder and cultivator of the land in Survey No 85/A.

The Pahanis/RTCs for the period 2006-07 to 2017-18 reflects the names of Yellappa as the holder and the names of Nanjappa, Krishnappa and Yellappa are reflected as the cultivators for the years 2006-07 and the name of Yellappa as the cultivator for the years 2007-08 to 2017-18 with respect to land in Survey No 85/A.

#### **SURVEY NO 86/A AND 86/B MEASURING 12 GUNTAS.**

RTC extracts in relation to Survey No 86/A:

RTC/s for the period from 1969-70 to 2005-06 reflects the name of Nanjappa as the holder and cultivator of the Schedule Property.

RTC/s for the period 2006-07 to 2010-11 reflects the name of Narayanappa as the holder and cultivator.

RTC extracts provided to us indicate that the total extent of Survey No 86/A is 34 guntas comprising of 2 guntas kharab land.



**RTC extracts in relation to Survey No 86/B:**

RTC/s for the period from 1969-70 to 2005-06 reflects the name of Nanjappa as the holder and cultivator of the Schedule Property.

RTC/s for the period 2006-07 to 2010-11 reflects the name of Narayanappa as the holder and cultivator.

The RTC extracts provided to us indicate that the total extent of Survey No 86/B is 16 guntas not comprising kharab land.

**CHANGE OF LAND USE /CONVERSION**

**Survey No 80/B (Old No 80) measuring 27 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 87/2009-10 dated 25 January 2010, the land measuring 27 Guntas in Survey No 80/B have been converted from agricultural to non-agricultural residential purpose.

**Survey No 81/A measuring 23 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 93/2008-09 dated 15 June 2009, the land measuring 23 Guntas in Survey No 81/A including other properties have been converted from agricultural to non-agricultural mainly residential and partly Valley purpose.

**Survey No 84 measuring 1 Acre 09 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 09/2009-10 dated 15 June 2009, the land measuring 1 Acre 09 Guntas in Survey No 84 have been converted from agricultural to non-agricultural residential purpose.

**Survey No 77 measuring 1 Acre 23 Guntas**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 10/2009-10 dated 15 June 2009, the land measuring 1 Acre 22 Guntas in Survey No 77 have been converted from agricultural to non-agricultural residential purposes.

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 27/2010-11 dated 14 September 2010, the



land measuring 1 Gunta in Survey No 77 has been converted from agricultural to non-agricultural residential purposes.

**Survey No 79/A (Old No 79) measuring 24% Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 93/2008-09 dated 21 May 2009, the said land has been converted from agricultural to non-agricultural mainly residential and partly Valley purpose.

**Survey No 80/A (Old No 80) measuring 27 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 93/2008-09 dated 21 May 2009, the land measuring 27 Guntas in Survey No 80/A including other properties has been converted from agricultural to non-agricultural manly residential and partly valley purposes.

**Survey No 81/B (Old No 81) measuring 22 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 93/2008-09 dated 21 May 2009, the land measuring 23 Guntas in Survey No 81/B including other properties has been converted from agricultural to non-agricultural manly residential and partly valley purposes.

**Survey No 82 measuring 34% Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum bearing No ALN (P) (B) SR 103/2008-09 dated 21 May 2009, the land measuring 34% Guntas in Survey No 82 including other properties has been converted from agricultural to non-agricultural manly residential (Sensitive) and partly Valley purposes.

**Survey No 84/B (Old No 84) measuring 20 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Order bearing No. ALN (E) (B) SR93/2008-09 dated 21 May 2009, the said land has been converted from agricultural to non-agricultural partly residential and partly Valley purpose.

**Survey No 78/A and 78/B measuring 2 Acres 04 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Order bearing ALN (E) (B) SR 93/2008-09 dated 21 May 2009, the land measuring 1 Acre 02 Guntas has been converted from agricultural to non-agricultural mainly Residential and partly Valley use.

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Order bearing ALN (E) (B) SR 130/2008-09 dated 21 May 2009, the land measuring 1 Acre 02 Guntas has been converted from agricultural to non- agricultural mainly Residential (Sensitive) and partly Valley use.

**Survey No 85/A measuring 7.5 Guntas:**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide Official Memorandum of 15 June 2009 bearing No ALN [PU] [B] SR 09/09-10 the land measuring 7.5 Guntas in Survey No 85/A has been converted from agricultural to non-agricultural residential use.

**SURVEY NO 86/A AND 86/B MEASURING 12 GUNTAS.**

Pursuant to the order passed by the Special Deputy Commissioner, Bangalore District, vide official Memorandum of 15 June 2009 bearing No ALN [PU] [B] SR 09/09-10 the land in said survey No 86/A and 86/B has been converted from agricultural to non-agricultural residential use.

**ENCUMBRANCE CERTIFICATE**

**Survey No 80/B (Old No 80):**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 June 1989 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 05 July 2007 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 08 November 2009 discloses the sale transaction executed by Narayanappa in favour of Rupen Patel in respect to said land during the said period.

Encumbrance Certificate for the period from 01 April 2010 to 28 December 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2008 to 08 September 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 discloses the Sale transaction executed by Narayanappa in favour of Rupen Patel with respect to land in Survey No 80/B for the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 81/A (Old No 81):**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 discloses the following transactions during the said period.

- a. Sale deed date 18 June 1969 executed by Hotteppa in favour of Narayanappa.
- b. Sale Deed dated 23 March 1972 executed by Narayanappa in favour of Pillamma.
- c. Sale Deed dated 27 February 1978 executed by Pillamma in favour of Ramaiah.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 June 1989 to 31 March 1994 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1994 to 31 March 2004 reflects the sale transaction executed by Pillamma in favour of Ramaiah.

Encumbrance Certificate for the period from 01 April 2008 to 17 September 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 discloses the Sale transaction executed by Ramaiah in favour of Rupen Patel with respect to land in Survey No 81/A for the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 84/A:**

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of said land shows "Nil Encumbrance" during the said period.



Encumbrance Certificate for the period from 01 June 1989 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 16 August 2010 reflects the Sale Deed dated 30 August 2007 executed by Muniyallappa and others in favour of Rupen Patel and also reflects the Sale Deed dated 17 September 2007 executed by Suresh and others in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 reflects the Sale Deed dated 30 August 2007 executed by Muniyallappa and others in favour of Rupen Patel and also reflects the Sale Deed dated 14 September 2007 executed by Suresh and others in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 77:**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 discloses the following transactions:

- a. Sale Deed dated 11 October 1968 executed by Narayanappa in favour of C Guruswamappa.
- b. Sale Deed dated 29 July 1969 executed by C Guruswamappa in favour of Venkataramanappa.

Encumbrance Certificate for the period from 01 April 1986 to 31 May 1989 in respect of land in Survey No 77 shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 June 1989 to 31 March 1994 in respect of land in Survey No 77 shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1994 to 31 March 2004 in respect of land in Survey No 77 shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 28 December 2010 discloses the following transactions:

- a. Sale Deed dated 13 May 2010 executed by B V Ganesh in favour of Rupen Patel in respect to the land measuring 01 Gunta in Survey No 77.



b. Partition deed dated 15 January 2005 executed between Devaraj and Venkataramanappa.

Encumbrance Certificate for the period from 01 April 2004 to 22 September 2010 reflects the Sale Deed dated 04 May 2006 executed by Jayamma and others in favour B V Ganesh in respect to the land measuring 01 Gunta in Survey No 77.

Encumbrance Certificate for the period from 30 July 2011 to 30 July 2011 reflects the Sale Deed dated 30 July 2011 executed by B V Ganesh in favour of Rupen Patel in respect to the land measuring 01 Gunta in Survey No 77.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 79/A (Old No 79):**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 June 1986 to 31 March 1989 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1994 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2008 to 14 August 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2010 to 7 September 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 80/A (Old No 80):**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 in respect of said land shows "Nil Encumbrance" during the said period.



Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 August 1989 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1997 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 16 August 2010 reflects the Sale Deed dated 22 June 2006 executed by Narayanappa and other in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2010 to 28 December 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 6 July 2012 reflects the Sale Deed dated 22 June 2006 executed by Narayanappa and other in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 reflects the Sale Deed dated 22 June 2006 executed by Narayanappa and other in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 81/B (Old No 81):**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 August 1989 to 31 April 1994 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1994 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 03 June 2011 reflect the Sale Deed dated 08 November 2006 executed by Ramaiah and other in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 reflect the Sale Deed dated 22 June 2006 executed by Ramaiah and others in favour of Rupen Patel during the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 82.**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 in respect of the land in Survey No 82 shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of land in Survey No 82 shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1994 to 31 March 2004 discloses the following transaction:

- a. Sale Deed dated 4 October 1999 executed by R Krishnappa in favour of Narayanappa.
- b. Sale Deed dated 4 October 1999 executed by R Krishnappa in favour of R Lakshmamma.

Encumbrance Certificate for the period from 01 April 2004 to 31 October 2008 discloses the following transaction:

- a. Sale Deed dated 16 December 2006 executed by Lakshmamma in favour of Rupen Patel.
- b. Sale Deed dated 16 December 2006 executed by Narayanappa and others in favour of Rupen Patel.

Encumbrance Certificate for the period from 01 April 2008 to 17 September 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2010 to 28 December 2010 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 discloses the following transactions with respect to the land in Survey No 82 for the said period.

- a. Sale Deed dated 05 December 2006 executed by Lakshmamma in favour of Rupen Patel.
- b. Sale Deed dated 05 December 2006 executed by Narayanappa and other in favour of Rupen Patel.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 84/B (Old No 84).**

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 discloses the Partition dated 28 March 1969 among A B Krishnamurthy, A K Madhavanarayana, A K Dharanarayan, A K Satyanarayan, A K Ananthanarayan, A K Niranjananarayan, A K Premnarayan, A K Sathya Kumar, Raja Gopal and Vishwanatha.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 June 1989 to 31 March 2004 in respect of said land shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2006 to 8 September 2010 in respect of said land reflects Sale Deed executed by Erappa, Venkatamma, Narayanappa, Somu, Chinnamma, Narayannamma, Krishnappa for self and Minor Guardian for Raju and Tarun Kumar, Yauamma, Rathnamma, Kanthamma represented by their GPA Holder in favour of Rupen Patel. Encumbrance Certificate for the period from 01 April 2004 to 30 July 2014 discloses the Sale Deed dated 03 March 2007 executed by Eerappa and others in favour of Rupen Patel.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**Survey No 78/A and 78/B.**

Encumbrance Certificate for the period from 01 April 1960 to 03 July 1986 reflects the Sale Deed dated 28 October 1976 executed by Munishamappa alias Muniswamy in favour of Chinnappa in respect of land measuring 15 Guntas in Survey No 78/A during the said period.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of the land measuring 30 Guntas in Survey No 78/A shows "Nil Encumbrance" during the said period.



Encumbrance Certificate for the period from 01 June 1989 to 31 March 2004 reflects the Sale Deed dated 26 July 1993 executed by Munishamappa alias Muniswamy in favour of Ramakka and Muniyamma in respect of land measuring 15 Guntas in Survey No 78/A during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 06 August 2010 reflects the sale deed dated 30 August 2007 executed by Muniyallappa son of Chinappa and others in favour of Rupen Patel in respect of land in Survey Nos 78/A and 78/B during the said period.

Encumbrance Certificate for the period from 01 April 2010 to 28 December 2010 in respect of the land measuring 30 Guntas in Survey No 78/A shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 1960 to 31 July 1986 reflects the Sale Deed dated 28 October 1976 executed by Munishamappa alias Muniswamy in favour of Chinnappa in respect of land measuring 15 Guntas in Survey No 78/B during the said period.

Encumbrance Certificate for the period from 01 August 1986 to 31 May 1989 in respect of the land measuring 30 Guntas in Survey No 78/B shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 June 1989 to 31 March 2004 reflects the Sale Deed dated 26 July 1993 executed by Munishamappa alias Muniswamy in favour of Ramakka and Muniyamma in respect of land measuring 15 Guntas in Survey No 78/B during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 06 August 2010 reflects the Sale Deed dated 30 August 2007 executed by Muniyallappa son of Chinappa and others in favour of Rupen Patel in respect of land in Survey No 78/A and 78/B during the said period.

Encumbrance Certificate for the period from 01 April 2010 to 28 December 2010 in respect of the land measuring 30 Guntas in Survey No 78/B shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 01 April 2004 to 04 August 2014 reflects the Sale Deed dated 30 August 2007 executed by Suresh son of Chinappa and others in favour of Rupen Patel in respect of land in Survey No 78/A and 78/B during the said period.

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**SURVEY NO 86/A:**

Encumbrance Certificate for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004 in respect of the land in Survey No 86/A shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 1 April 2004 to 25 October 2018 reflects the following transactions:

- a. Exchange Deed dated 4 March 2015 executed between Family Members of Narayanappa and Rupen Patel;
- b. Deed of Cancellation dated 4 March 2014 executed between the Family Members of Narayanappa and Rupen Patel;
- c. Cancellation of Joint Development Agreement dated 4 March 2014 executed between Family Members of Narayanappa and Rupen Patel.
- d. Sale Deed dated 16 July 2009 executed by Narayanappa and others in favour of Rupen Patel;
- e. Agreement for Joint Development dated 16 July 2009 executed between Narayanappa and others and Rupen Patel;

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

**SURVEY NO 86/B:**

Encumbrance Certificate for the period from 1 April 1960 to 31 July 1986, 1 August 1986 to 31 May 1989, 1 June 1989 to 31 March 2004 in respect of the land in Survey No 86/B shows "Nil Encumbrance" during the said period.

Encumbrance Certificate for the period from 1 April 2004 to 25 October 2018 reflects the following transactions:

- a. Exchange Deed dated 4 March 2015 executed between Family Members of Narayanappa and Rupen Patel;
- b. Deed of Cancellation dated 4 March 2014 executed between the Family Members of Narayanappa and Rupen Patel;
- c. Cancellation of Joint Development Agreement dated 4 March 2014 executed between Family Members of Narayanappa and Rupen Patel.



- d. Sale Deed dated 16 July 2009 executed by Narayanappa and others in favour of Rupen Patel;
- e. Agreement for Joint Development dated 16 July 2009 executed between Narayanappa and others and Rupen Patel;

Encumbrance Certificate for the period from 01 April 2019 to 13 August 2019 and 01 January 2018 to 05 February 2020 in respect of the said land shows "Nil Encumbrance" during the said period.

#### **ANOTHER ENCUMBRANCE.**

IDBI Trusteeship Service Limited in their capacity as Security Trustee for the benefit of DBS Bank Limited, by its letter dated 15 March 2013 written to DBS Bank Limited has confirmed that on 20 February 2013 Rupen Patel for securing working capital facility to Patel Engineering Limited has created a charge/mortgage inter alia on the subject properties by deposit of title deeds and that IDBI Trusteeship Service Limited has received the title deeds for the subject property.

#### **OBSERVATION**

- 1. IDBI Trusteeship Service Limited in their capacity as Security Trustee for the benefit of DBS Bank Limited, by its letter dated 15 March 2013 written to DBS Bank Limited has confirmed that on 20 February 2013 Rupen Patel for securing working capital facility to Patel Engineering Ltd has created a charge/mortgage inter alia on the subject properties by deposit of title deeds and that IDBI Trusteeship Service Limited has received the title deeds for the subject property.
- 2. Latest Property tax paid receipt for the year 2013-14 and 2014-15 need to be produced.
- 3. Latest Khatha Extract and Khatha Certificate issued by Belathur Grama Panchayathi need to be produced.
- 4. All original documents need to be examined.

#### **ASSUMPTIONS**

This Report is based on the following assumptions:

- 1.1 That the photocopies of all documents furnished to us are complete, accurate and a faithful reproduction of the originals of which they purport to be copies.
- 1.2 That all public records and documents, and the entries therein, referred to or relied



upon herein are true, accurate, and current and have been validly made.

- 1.3 That all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been set cancelled or revoked at any time.
- 1.4 That there are no facts or circumstances in existence and no events have occurred which render any of the documents referred to or relied upon in this Report void or voidable, repudiated or frustrated or capable of rescission for any reason and in particular, but without limitation by reason of lack of consideration, default, fraud or misrepresentation and that no authorization, whether under any power of attorney, resolution or otherwise, has been withdrawn, cancelled or revoked.
- 1.5 That the genuineness of all signatures, the authenticity of the documents submitted to us and conformity in all respects of the copies of documents produced before us to the originals thereof. We have also assumed the genuineness of the contents and authority of the sender in respect of the email messages and their attachments received by us.

#### **DISCLAIMER**

- 1.1 This report is limited to certifying the legal right, title of the present owner based on an examination of photocopies only without going into the physical location and other physical encumbrances upon the property.
- 1.2 We have not conducted an independent search of any Government Authority or public records. However, we have not noticed any reason to suspect or doubt the veracity of any documents produced
- 1.3 The contents of this Report are our views on the title to the subject property based on our perusal of the documents made available to us, and in no event shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever
- 1.4 To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.
- 1.5 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your professional advisors, officers and employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of the Report.



exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.

1.5 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than you, your professional advisors, officers and employees, without our express written consent. We accept no responsibility or legal liability to any person in relation to the contents of the Report.

**CONCLUSION**

In the premise, we confirm that subject to existing mortgage and due compliance of the above said observation the title of the Rupen Patel with respect to Subject Property is in order and the said Rupen Patel has marketable title.

Dated this, the 4<sup>th</sup> day of March 2020

For KHAITAN & CO LLP

( O P Agarwal )