

Writer's Name: Mr. Srinivas B. R., Partner

Godrej Properties Limited

10th Floor, PID No. 72-121-3/33, Prestige Obelisk,
Kasturba Road, Next to Museum, Bengaluru - 560001

February 27, 2024

TITLE REPORT

I. Description of the Composite Property:

All that piece and parcel of immovable properties being portions of Survey No. 37, situated at Akkalenahalli- Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, listed in the table below:

Sl. No.	Old Survey Nos.	Extent		Hereinafter referred to as
		Acres	Guntas	
1.	Portion of 37/17	00	08	'Property-A'
2.	37/23	18	00	'Property-B'
3.	Portion of 37/24	10	00	'Property-C'
4.	Portion of 37/26	10	35	'Property-D'
5.	Portion of 37/28	03	26	'Property-E'
6.	Portion of 37/29	09	37	'Property-F'
7.	Portion of 37/30	13	00	'Property-G'
8.	37/31	10	03	'Property-H'
9.	Portion of 37/32	07	09	'Property-I'
TOTAL		82	38	
		Acres	Guntas	

The Property-A to Property-I are hereinafter collectively referred to as '**Composite Property**'.

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

Sl. No.	Particulars of Documents
1.	Order dated 23.03.1963 passed in proceedings bearing Case No. 20/1959-60, issued by the Special Deputy Commissioner Bangalore;
2.	Partition Deed 01.04.1970 (Unregistered) entered between Mr. M.S. Ramaiah, son of Late Mestri Sampangappa and his family members;
3.	Genealogical Tree of Mr. M.S. Ramaiah, issued by the Tahsildhar, Devanahalli Taluk;
4.	Order dated 23.05.1974 passed in appeal bearing Case bearing No. 75/74 before the Karnataka Revenue Tribunal, Bangalore;
5.	Order dated 30.07.1974 in Case No. 20 of 1959-60 passed by the Special Deputy Commissioner;
6.	(i) Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore; (ii) Form VIII extract, with respect to the land bearing Survey No. 37 measuring 375 Acres 04 Guntas; and (iii) Extract of the entry made in Mutation Register bearing M.R. No. 3/1974-75;
7.	Order dated 08.09.1976 passed in W.P. No. 1044 of 1975 by the Hon'ble High Court of Karnataka, at Bengaluru;
8.	Extract of the entry made in the Mutation Register bearing M.R. No. 2/1980-81;
9.	Partition Deed 29.06.1974 (Registered as Document No. 1354/1974-75, Book-I, Volume No. 1137, at Pages 104 to 119, at the office of the Sub Registrar, Devanahalli);
10.	Order dated 06.09.1979 passed in Case No. LRF.46,50,48,45,52,51 & 53/74-75 by the Land Tribunal, Devanahalli Taluk, Devanahalli;

11.	Official Memorandum Letter dated 03.04.1991, issued by the Director, Land Records, Bangalore Sub Division;
12.	Karnataka Revision Settlement Akarbandh and Re-survey Tippani issued in respect of Survey No. 37;
13.	Death Certificate of Mr. M.S. Ramaiah, issued by the Bruhath Bengaluru Mahanagarapalike, Bengaluru;
14.	Memorandum of Confirmation of Oral Family Settlement dated 25.07.1998;
15.	Memorandum of Confirmation of Oral Family Arrangement- Cum- Partition dated 18.11.2005 (Registered as Document No. 04097/2005-06, Book-1, stored in C.D. No. DNHD68, at the office of the Sub- Registrar, Devanahalli);
16.	Extract of the entry made in the Mutation Register bearing M.R. No. 26/2005-06;
17.	Deed of Family Arrangement Cum Partition dated 28.08.2006 (Registered as Document No. 4754/2006-07, Book-1, stored in C.D. No. DNHD107, at the office of the Sub-Registrar, Devanahalli);
18.	Extract of the entry made in the Mutation Register bearing M.R. No. 1/2006-07;
19.	Official Memorandum dated 16.04.1992 bearing No. ALN:SR (De) 55: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
20.	Official Memorandum dated 30.04.1992 bearing No. ALN:SR (De) 272: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
21.	Official Memorandum dated 15.05.2004 bearing Nos. ALN:SR (De) 272: 1991-92 and ALN:SR (De) 55: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;

22.	Record of Rights, Tenancy and Crop Inspection (' RTCs ') issued with respect to the property bearing Survey No. 37/17 measuring 18 Acres for the period: (i) 1978-79 to 1980-81; (ii) 1983-84 to 2018-19;
23.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2663/2013-14, issued by the Thasildar, Devanahalli;
24.	E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-A;
25.	Receipt dated 14.02.2023, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi;
26.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/17 measuring 18 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004; (iii) 01.04.2004 to 31.10.2023; and (iii) 01.11.2023 to 25.11.2023;
27.	Official Memorandum dated 29.04.1992 bearing No. ALN:SR (De) 269: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
28.	Official Memorandum dated 16.04.1992 bearing No. ALN:SR (De) 54: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
29.	RTC's issued with respect to the property bearing Survey No. 37/23 measuring 18 Acres Viz., Property-B for the period 1983-84 to 2018-19;
30.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2664/2013-14, issued by the Thasildar Devanahalli;
31.	E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-B;
32.	Receipt dated 14.02.2023, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi;

33.	Encumbrance Certificates issued with respect to the Property-B for the period: (i) 01.04.1950 to 31.03.1960; and (ii) 01.04.1960 to 31.03.2004;
34.	Official Memorandum dated 19.07.2004 bearing No. ALN(De)SR:31/2004-05, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
35.	(i) Intimation Letter dated 09.07.2004 issued by on behalf of Deputy Commissioner, Bangalore Rural; and (ii) Challan evidencing payment of conversion fee;
36.	Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07, Book-1, stored in C.D. No. RJND99, at the office of the Sub- Registrar, Rajajinagar);
37.	Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli);
38.	RTC's issued with respect to the property bearing Survey No. 37/24 measuring 13 Acres for the period: 1988-89 to 2018-19;
39.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2664/2013-14, issued by the Thasildar, Devanahalli;
40.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/24 measuring 13 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.06.2004;
41.	Order dated 26.07.1979 passed in proceedings bearing LRF 6/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk;
42.	Notarised General Power of Attorney (Unregistered) dated 31.10.1991 executed by Mr. H.V. Nagaraju, son of Mr. Balavenkataramanappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah;

43.	Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 75/1991-92, issued by the Deputy Commissioner, Bangalore Rural District and Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 74/1991-92, issued by the Deputy Commissioner, Bangalore Rural District;
44.	Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.74/1991-92; and Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.75/1991-92, both issued by Deputy Commissioner, Bangalore Rural District;
45.	Sale Deed dated 15.11.1997 (Registered as Document No. 1644/97-98, Book-1, Volume No. 1724, at Pages 181 to 188 at the office of the Sub-Registrar, Devanahalli);
46.	Order dated 20.08.1979 passed in proceedings bearing LRF 1/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk;
47.	Order Sheet in LRF 1/1974-75 before the Land Tribunal, Devanahalli;
48.	Notarised General Power of Attorney dated 26.10.1991 (Unregistered) executed by Mr. R. Govindappa, son of Mr. Tholi Ramaiah in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah;
49.	Sale Deed dated 17.11.1997 (Registered as Document No. 1425/97-98, Book-1, at Pages 188 to 191, Volume No. 1712, at the office of the Sub-Registrar, Devanahalli);
50.	RTC's issued with respect to the property bearing Survey No. 37/26 for the period 1983-84 to 2018-19;
51.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2654/2013-14, issued by the Thasildar Devanahalli;
52.	E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-D;

53.	Receipt dated 28.04.2022, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi;
54.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/26 measuring 18 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004; (iii) 01.04.2004 to 31.10.2023 and (iv) 01.11.2023 to 25.11.2023);
55.	Order dated 09.08.1979 passed in proceedings bearing No. LRF 7/1974-75, issued by the Chairman Land Tribunal, Devanahalli;
56.	Order Sheet in LRF 7/1974-75 before the Land Tribunal, Devanahalli;
57.	Notarised General Power of Attorney dated 01.07.1985 (Unregistered) executed by Mr. I.R. Munivenkatappa, son of Mr. Ramaiah in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah;
58.	Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 78/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
59.	Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
60.	Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.78/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore and Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
61.	Sale Deed dated 17.11.1997 (Registered as Document No. 1429/97-98, Book-1, Volume No. 1710, at pages 202-207, at the office of the Sub-Registrar, Devanahalli);
62.	Order dated 09.08.1979 passed in proceedings bearing LRF 10/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk;

63.	Notarised General Power of Attorney dated 26.10.1991 (Unregistered) executed by Mr. G. Keshava, son of Mr. Govindappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah;
64.	Sale Deed dated 17.11.1997 (Registered as Document No. 1422/97-98, Book-1, Volume No. 1712, at Pages 183-188, at the office of the Sub-Registrar, Devanahalli);
65.	Extract of entry made in Mutation Register bearing M.R. No.11/2005-06;
66.	RTC's issued with respect to the property bearing Survey No. 37/28 for the period: (i) 1978-79 to 1980-81; (ii) 1983-84 to 2018-19;
67.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2655/2013-14, issued by the Thasildar, Devanahalli;
68.	E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-E;
69.	Receipt dated 28.04.2022, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi;
70.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/28 measuring 12 Acres for the period 01.04.1950 to 31.03.1960;
71.	Order dated 09.08.1979 passed in proceedings bearing LRF 10/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk;
72.	Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
73.	Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
74.	Extract of entry made in Mutation Register bearing M.R. No.11/2005-06;

75.	Order dated 13.12.1979 passed in proceedings bearing No. LRF 02/1974-75, issued by the Chairman Land Tribunal, Devanahalli;
76.	Order Sheet in LRF 02/1974-75 before the Land Tribunal, Devanahalli;
77.	Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 70/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
78.	Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.70/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
79.	Notarised General Power of Attorney dated 26.10.1985 (Unregistered) executed by Mr. Galappa son of Mr. Alukalappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah;
80.	Sale Deed dated 17.11.1997 (Registered as Document No. 1420/97-98, Book-1, Volume No. 1710, at pages 190-195, at the office of the Sub-Registrar, Devanahalli);
81.	Extract of entry made in Mutation Register bearing M.R. No. 12/2005-06;
82.	Order dated 26.07.1979 passed in proceedings bearing No. LRF 5/1974-75, issued by the Chairman Land Tribunal, Devanahalli;
83.	Order Sheet in LRF 5/1974-75 before the Land Tribunal, Devanahalli;
84.	Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 80/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
85.	Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.80/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
86.	Notarised General Power of Attorney dated 26.10.1991 executed by Mr. R. Krishnappa, son of Mr. Rama Krishnappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah;

87.	Sale Deed dated 17.11.1997 (Registered as Document No. 1421/97-98, Book-1, Volume No. 1710, at pages 197-198, at the office of the Sub-Registrar, Devanahalli);
88.	Genealogical tree of Mr. Sampangiramaiah, son of Late M.S. Ramaiah, issued by the Village Accountant;
89.	Release Deed dated 25.11.2022 (Registered as Document No. 10513/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli);
90.	RTC's issued with respect to the property bearing Survey No. 37/29 for the period 1983-84 to 2018-19;
91.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2659/2013-14, issued by the Thasildar Devanahalli;
92.	E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-F;
93.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/29 measuring 18 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004; and (iii) 01.04.2004 to 31.10.2023;
94.	Official Memorandum dated 19.07.2004 bearing No. ALN:SR (De) 35:2004-05, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore;
95.	Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli);
96.	RTC's issued with respect to the Property bearing Survey No. 37/30 measuring 13 Acres for the period 1988-89 to 2018-19;

97.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2658/2013-14, issued by the Thasildar Devanahalli;
98.	E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property- G;
99.	Receipt dated 14.02.2023, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi;
100.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/30 measuring 13 Acres for the period: (i) 01.04.1950 to 31.03.1960; and (ii) 01.04.1960 to 31.03.2004;
101.	Release Deed dated 25.11.2022 (Registered as Document No. 10513/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli);
102.	RTC's issued with respect to the Property bearing Survey No. 37/31 measuring 10 Acres 22 Guntas for the period 1988-89 to 2018-19;
103.	Endorsement dated 13.01.2014 bearing No. K.C.R. 2657/2013-14, issued by the Thasildar Devanahalli;
104.	Encumbrance Certificate issued with respect to the property bearing Survey No. 37/31 measuring 20 Acres 04 Guntas for the period 01.04.1960 to 31.03.2004;
105.	Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli);
106.	RTC's issued with respect to the property bearing Survey No. 37/32 measuring 20 Acres 04 Acres for the period 1983-84 to 2018-19;
107.	Endorsement bearing No. K.C.R. 2656/2013-14, issued by the Thasildar Devanahalli;

108.	Encumbrance Certificates issued with respect to the property bearing Survey No. 37/32 measuring 20 Acres 04 Guntas for the period: (i) 01.04.1950 to 31.03.1960; (ii)01.04.1960 to 31.03.2004;
109.	Limited Liability Partnership Agreement 05.04.2014 of M/s. Ramaiah Ventures LLP;
110.	Restated Limited Liability Partnership Agreement dated 05.04.2014 of M/s. Ramaiah Ventures LLP;
111.	Deed of Admission dated 07.04.2014 of M.S Ramaiah Ventures LLP;
112.	Agreement to Sell dated 02.12.2014 (Registered as Document No. DNH-1-07119-2014-15, Book-1, stored in C.D. No. DNHD469, at the office of the Sub-Registrar, Devanahalli);
113.	Endorsement dated 07.12.2022 bearing No. 116/2021-22, issued by the Tahsildhar, Devanahalli Taluk;
114.	Amended Complaint filed in suit bearing O.S. No. 1478/2006 (Old No. 191/2006) before the Court of the Hon'ble Principal Civil Judge (Senior Division) at Devanahalli;
115.	Written Statement and Order Sheet passed in suit bearing O.S. No. 1478/2006 (Old No. 191/2006) before the Court of the Hon'ble Principal Civil Judge (Senior Division) at Devanahalli;
116.	Judgement dated 17.10.2006 passed in suit bearing Miscellaneous First Appeal No. 9221/2006 before the High Court of Karnataka at Bangalore;
117.	Appeal in Regular First Appeal No. 1314/2008 before the Hon'ble High Court of Karnataka, at Bengaluru;
118.	Order dated 23.02.2012 passed in Regular First Appeal No. 1314/2008 before the Hon'ble High Court of Karnataka, at Bengaluru;
119.	Order dated 20.02.2020 passed in suit bearing O.S. No. 1478/2006;

120.	Appeal filed in R.F.A. No. 1608/2020 before the Hon'ble High Court of Karnataka, at Bengaluru;
121.	Plaint in suit bearing O.S. No. 507 of 2010 before the Court of the Senior Civil Judge at Devanahalli;
122.	Compromise Petition dated 01.02.2017 filed in suit bearing O.S. No. 507 of 2010 before the Court of the Senior Civil Judge at Devanahalli;
123.	Order dated 11.04.2017 passed in suit in O.S. No. 507 of 2010 by the Court of the Senior Civil Judge at Devanahalli;
124.	Order dated 20.02.2020 passed in suit bearing O.S. No. 507 of 2010 before the Court of the Senior Civil Judge at Devanahalli;
125.	Plaint, Written Statement filed in O.S. No. 507 of 2010;
126.	Appeal filed in R.F.A. No. 1589/2020 before the Hon'ble High Court of Karnataka, at Bengaluru;
127.	Plaint filed in suit in O.S. No. 187/2015 before the Court of Principal Civil Judge, Devanahalli; and
128.	Order dated 08.02.2023 bearing No. BIAPPA/TP/15/2022-23 passed by the Joint Director, Town and Country Planning and Member Secretary, Bangalore International Airport Authority, Devanahalli.

III. **Title Flow:**

Upon review of the aforementioned documents, our observations are as under:

1. We observe from the Order dated 23.03.1963 passed in proceedings bearing Case No. 20/1959-60, issued by the Special Deputy Commissioner Bangalore (**Document No.1**) that the application filed by Mr. M.S. Ramaiah seeking for re- grant of property bearing Survey No. 37,

measuring 375 Acres 04 Guntas, situated at Akkalenahalli-Mallenahalli Village, Devanahalli Taluk under the provisions of Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954 was dismissed as the said land was classified as 'Gomal Land' which was reserved category of land being vested with the government.

It appears that aggrieved by the aforementioned Order dated 23.03.1963, Mr. M.S. Ramaiah preferred an Appeal before the Appellate Tribunal under Appeal No. 1125/ 1966 and the said tribunal vide its Order dated 04.03.1968 set aside the Order dated 23.03.1963 and remanded the matter back to the Special Deputy Commissioner for fresh consideration. We have not been provided with the Order dated 04.03.1968 passed in Appeal No. 1125/ 1966 and the subsequent Order passed by the Special Deputy Commissioner.

However, from the Order dated 23.05.1974 (discussed below) it appears that the representation/ application made by Mr. M.S. Ramaiah seeking grant of property bearing Survey No. 37 was not considered and aggrieved by the said Order, Mr. M.S. Ramaiah preferred an appeal and the same was allowed.

2. Thereafter, we observe from the Partition Deed 01.04.1970 (Unregistered) (**Document No.2**) entered between Mr. M.S. Ramaiah, son of Late Mestri Sampangappa and his family members, we observe that portions of the Survey No. 37 (measuring about 435 Acres) were allotted to his family members. We have set out below the details of the properties comprised in the Composite Property allotted to the family members of Mr. M.S. Ramaiah:

SL. No.	Name of the Party	Details of Properties (Old Survey No. 37)	Extent
1.	Mr. M.R. Seetharam, son of Mr. M.S. Ramaiah	Survey No. 37/17	18 Acres
2.	Mr. M.R. Pattabhiram, son of Mr. M.S. Ramaiah	Survey No. 37/23	18 Acres
		Survey No. 37/24	13 Acres
3.	Mr. M.R. Kodandaram, son of Mr. M.S. Ramaiah	Survey No. 37/26	18 Acres
		Survey No. 37/27	13 Acres
4.	Mr. M.R. Anandaram, son of Mr. M.S. Ramaiah	Survey No. 37/28	12 Acres
		Survey No. 37/29	15 Acres

	Survey No. 37/30	13 Acres
Total Extent		120 Acres

3. In terms of the Genealogical Tree of Mr. M.S. Ramaiah, issued by the Tahsildhar, Devanahalli Taluk (**Document No.03**), we observe that Mr. M.S. Ramaiah was married to Mrs. Venkatamma and Mrs. Gowramma. Further, we observe that: (i) Mr. M.S. Ramaiah through his first wife (Mrs. Venkatamma) had five children namely, Mr. M.R. Jayaram, Mr. M.R.S. Ramaiah, Mrs. M.R. Prabhavathy, Mr. M.R. Janakiram and Mr. M.R. Padmavathy; and (ii) Mr. M.S. Ramaiah through his second wife (Mrs. Gowramma) had five children namely, Mr. M.R. Seetharam, Mr. M.R. Raghuram, Mr. M.R. Pattabhiram, Mr. M.R. Kodandaram and Mr. M.R. Anandaram.
4. Aggrieved by the Order dated 23.03.1963 passed in proceedings bearing Case No. 20/1959-60, issued by the Special Deputy Commissioner Bangalore, Mr. M.S Ramaiah, son of Mr. Sampangappa preferred an appeal in Case bearing No. 75/74 before the Karnataka Revenue Tribunal, Bangalore. In terms of the Order dated 23.05.1974 (**Document No.4**), we observe that the tribunal allowed the appeal and ordered to register Mr. M.S Ramaiah, son of Mr. Sampangappa as the occupant of property bearing Survey No. 37, measuring 375 Acres 04 Guntas. The Tribunal also held that the said property was not a kharab land and the entire extent in the said property was fit for cultivation.
5. Subsequent to the aforementioned Order dated 23.05.1974 and directions of the Karnataka Appellate Tribunal, Bangalore, the Special Deputy Commissioner *vide* an Order dated 30.07.1974 in Case No. 20 of 1959-60 (**Document No.5**) ordered to register Mr. M.S Ramaiah, son of Mr. Sampangappa as the occupant of property bearing Survey No. 37, measuring 375 Acres 04 Guntas under Section 09 of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954. In this regard, we have been provided with the: (i) Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore; (ii) Form VIII extract, with respect to the aforementioned land; and (iii) Extract of the entry made in Mutation Register bearing M.R. No. 3/1974-75 (**Document No.6**).
6. Aggrieved by the aforementioned Order dated 23.05.1974 passed by the Karnataka Revenue Tribunal, Bangalore, the State of Karnataka preferred an appeal against the Karnataka Revenue Appellate Tribunal and Mr. M.S. Ramaiah before the Hon'ble High Court of Karnataka, at Bengaluru in W.P. No. 1044 of 1975. The Hon'ble High Court of Karnataka, at Bengaluru *vide* an Order dated 08.09.1976 (**Document No.7**) confirmed the said Order dated 23.05.1974 passed

by the Karnataka Revenue Tribunal, Bangalore and dismissed the said writ petition. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 2/1980-81 (**Document No.8**).

7. Thereafter, in terms of the Partition Deed 29.06.1974 (Registered as Document No. 1354/1974-75, Book-I, Volume No. 1137, at Pages 104 to 119, at the office of the Sub Registrar, Devanahalli) (**Document No.9**) entered between Mr. M.S. Ramaiah, son of Late Mestri Sampangappa and his family members, we observe that portions of the Survey No. 37 (measuring about 375 Acres 04 Guntas) were allotted to his family members. We have set out below the details of the properties comprised in the Composite Property allotted to the family members of Mr. M.S. Ramaiah.

SL. No.	Name of the Party	Details of Properties (Old Survey No. 37)	Extent
1.	Mr. M.S. Ramaiah	Survey No. 37/31	20 Acres 04 Guntas
		Survey No. 37/32	5 Acres
2.	Mr. M.R. Seetharam, son of Mr. M.S. Ramaiah	Survey No. 37/17	18 Acres
3.	Mr. M.R. Pattabhiram, son of Mr. M.S. Ramaiah	Survey No. 37/23	18 Acres
		Survey No. 37/24	5 Acres
4.	Mr. M.R. Kodandaram	Survey No. 37/26	18 Acres
5.	Mr. M.R. Anandaram	Survey No. 37/28	12 Acres
		Survey No. 37/29	18 Acres
		Survey No. 37/30	5 Acres
Total Extent			119 Acres 04 Guntas

8. In terms of the Order dated 06.09.1979 passed in Case No. LRF.46,50,48,45,52,51 & 53/74-75 by the Land Tribunal, Devanahalli Taluk, Devanahalli (**Document No.10**), we observe that the Land Tribunal ordered that the declarants being Mr. M.S. Ramaiah and his family members held lesser extent of lands than the ceiling limit set out under the Karnataka Land Reforms Act, 1961.
9. Thereafter, in terms of the Official Memorandum Letter dated 03.04.1991, issued by the Director, Land Records, Bangalore Sub Division (**Document No.11**), we observe that upon a survey being

conducted by the Assistant Director, Doddaballapura and submission of tippani, pakka book to the Director, Land Records, the Director, Land Records ordered to record the additional extent of 85 Acres 22 Guntas kharab land in Survey No. 37 and directed to revise the extent of Survey No. 37 from 375 Acres 04 Guntas to 460 Acres 26 Guntas and record the same under register/records maintained under Rule 36 of the Karnataka Land Revenue Rules, 1966. In this regard, we have been provided with the Karnataka Revision Settlement Akarbandh and re-survey tippani **(Document No.12)**

10. We observe from the Death Certificate of Mr. M.S. Ramaiah, issued by the Bruhath Bengaluru Mahanagarapalike, Bengaluru **(Document No.13)** that Mr. M.S. Ramaiah deceased on 25.12.1997.
11. In terms of the Memorandum of Confirmation of Oral Family Settlement dated 25.07.1998 **(Document No.14)** we note that Mrs. Gowramma, wife of Late M.S. Ramaiah and children of Late M.S. Ramaiah partitioned properties belonging to/alloted to the share of Late M.S. Ramaiah and under the terms of which we observe that portions of the Survey No. 37 (measuring about 30 Acres 26 Guntas) were alloted to them in the following manner. We have set out below the details of the properties comprised in the Composite Property alloted to the family members of Mr. M.S. Ramaiah:

SL. No.	Name of the Party	Details of Properties (Old Survey No. 37)	Extent
1.	Mr. M.R. Seetharam	Survey No. 37/31	03 Acres 03 Guntas
2.	Mr. M.R. Kodandaram	Survey No. 37/32	03 Acres 03 Guntas
3.	Mr. M.R. Anandaram	Survey No. 37/31	02 Acres
4.	Mr. M.R. Anandaram	Survey No. 37/32	01 Acre 3 Guntas
5.	Mr. M.R. Jayaram	Survey No. 37/31	03 Acres 02 Guntas
6.	Mr. M.R. Sampangiramaiah	Survey No. 37/31	03 Acres 02 Guntas
7.	Ms. Prabhavathi	Survey No. 37/31	03 Acres 02 Guntas
8.	Mr. Janakiram	Survey No. 37/31	03 Acres 02 Guntas
9.	Ms. Padmavathi	Survey No. 37/31	03 Acres 03 Guntas
Total Extent			24 Acres 20 Guntas

12. Thereafter, in terms of the Memorandum of Confirmation of Oral Family Arrangement- Cum-Partition dated 18.11.2005 (Registered as Document No. 04097/2005-06, Book-1, stored in C.D.

No. DNHD68, at the office of the Sub- Registrar, Devanahalli) (**Document No.15**) entered between Mr. M.R. Jayaram, son of Late M.S. Ramaiah and other children of Late M.S. Ramaiah (except Mr. M.R. Raghuram) we observe that portions of the Survey No. 37 (measuring about 334 Acres 27 Guntas) were allotted to them. We further observe that the parties to the said deed had agreed to jointly hold a portion of the Survey No. 37/17 along with other properties (mentioned under Item No. 1 thereunder). The said earmarked properties comprises of portion of the Composite Property. We have set out below the details of the properties comprised in the Composite Property allotted to the family members of Mr. M.S. Ramaiah under the Oral Family Arrangement- Cum- Partition dated 18.11.2005:

SL. No.	Name of the Party	Details of Properties (Old Survey No. 37)	Extent
1.	Mr. M.R. Jayaram	Survey No. 37/17	04 Acres
2.	Mr. M.R. Sampangiramaiah	Survey No. 37/24	10 Acres
		Survey No. 37/29	09 Acres 37 Guntas
		Survey No. 37/30	13 Acres
		Survey No. 37/31	10 Acres 11 Guntas
		Survey No. 37/32	07 Acres 09 Guntas
3.	Ms. Prabhavathi	Survey No. 37/28	04 Acres 13 Guntas
		Survey No. 37/29	01 Acre 12 Guntas
4.	Mr. Janakiram	Survey No. 37/17	08 Guntas
		Survey No. 37/23	18 Acres
		Survey No. 37/26	18 Acres
		Survey No. 37/28	04 Acres 06 Guntas
		Survey No. 37/31	10 Acres 03 Guntas
5.	Ms. Padmavathi	Survey No. 37/17	05 Acres 32 Guntas
		Survey No. 37/24	03 Acres
		Survey No. 37/28	03 Acres 21 Guntas
		Survey No. 37/29	06 Acres 31 Guntas
Total Extent			129 Acres 15 Guntas

In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 26/2005-06 (**Document No.16**).

13. We observe that the portion of Survey No. 37 agreed to be jointly held by the parties under the aforementioned Memorandum of Confirmation of Oral Family Arrangement- Cum- Partition dated 18.11.2005 was allocated between the family members of Late M.S. Ramaiah (excluding Mr. M.R. Raghuram) along with other portions of Survey No. 37 (measuring about 67 Acres 16 Guntas) under the Deed of Family Arrangement Cum Partition dated 28.08.2006 (Registered as Document No. 4754/2006-07, Book-1, stored in C.D. No. DNHD107, at the office of the Sub-Registrar, Devanahalli) (**Document No.17**) executed among Mr. M.R. Jayaram, son of Late M.S. Ramaiah and other children of Late M.S. Ramaiah. We have set out below the details of the properties comprised in the Composite Property allotted to the family members of Mr. M.S. Ramaiah:

SL. No.	Name of the Party	Details of Properties (Old Survey No. 37)	Extent
1.	Mr. M.R. Jayaram	Survey No. 37/17	03 Acres 06 Guntas
2.	Mr. M.R. Sampangiramaiah	Survey No. 37/17	02 Guntas
3.	Ms. Prabhavathi	Survey No. 37/17	02 Acres 10 Guntas
4.	Ms. Padmavathi	Survey No. 37/17	02 Acres 22 Guntas
Total Extent			8 Acres

In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 1/2006-07 (**Document No.18**)

Property-A (Portion of Survey No. 37/17, measuring 08 Guntas):

14. We observe from the Official Memorandum dated 16.04.1992 bearing No. ALN:SR (De) 55: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.19**), that a portion of property bearing Survey No. 37/17 measuring 3 Acres was converted from agricultural purpose to non-agricultural residential purpose. Further we observe from the Official Memorandum dated 30.04.1992 bearing No. ALN:SR (De) 272: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.20**), that the remaining portion property bearing Survey No. 37/17 measuring 15 Acres was converted from agricultural purpose to non-agricultural residential purpose. Thereafter, under the Official Memorandum dated 15.05.2004 bearing Nos. ALN:SR (De) 272: 1991-92 and ALN:SR (De) 55:

- 1991-92 (**Document No. 21**) we observe that a further period of one year (from 15.05.2004) was granted to utilize the entire extent in Survey No. 37/17 i.e., 18 Acres for residential purpose.
15. A portion of property bearing Survey No. 37/17, measuring 08 Guntas allotted to the share of Mr. Janakiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as '**Property-A**').
16. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/17 measuring 18 Acres for the period: (i) 1978-79 to 1980-81; (ii) 1983-84 to 2018-19 (**Document No. 22**). In terms of the said RTC's we observe that the names of the holders and cultivators are in consonance with the title flow of Property-A. We have not been provided with the RTC's issued with respect to the Property bearing Survey No. 37/17 measuring 18 Acres for the period 1968-69 to 1977-78. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2663/2013-14, issued by the Thasildar, Devanahalli (**Document No.23**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1977-78 are mutilated.
17. In terms of the E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-A (**Document No. 24**), we observe that property being a portion of Survey No. 37/17, measuring 809.36 Square Metres (or 8 Guntas) Viz., Property-A has been assigned with property bearing No. 150300201900300148 and Mr. Janakiram M.R. is reflected as the owner of Property-A. Further, in terms of the Receipt dated 14.02.2023, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi (**Document No.25**), we observe that the property tax with respect to the Property-A has been paid for the period 2022-23. **It is advisable to verify the receipt evidencing payment of property taxes for the year 2023-24.**
18. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/17 measuring 18 Acres for the period: (i)01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004; (iii) 01.04.2004 to 31.10.2023; and (iii) 01.11.2023 to 25.11.2023 (**Document No. 26**).

We have not been provided with the Encumbrance Certificate for the period 26.11.2023 to till date with respect to property bearing Survey No. 37/17.

Property-B (Survey No. 37/23 measuring 18 Acres):

19. We observe from the Official Memorandum dated 29.04.1992 bearing No. ALN:SR (De) 269: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.27**), that a portion of property bearing Survey No. 37/23, measuring 15 Acres has been converted from agricultural purpose to non-agricultural residential purpose. Thereafter, under the Official Memorandum dated 15.05.2004 bearing No. ALN:SR (De) 54: 1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.28**), we observe that a further period of one year (from 15.05.2004) was granted to utilize the said property for residential purpose.
20. The property bearing Survey No. 37/23, measuring 18 Acres allotted to the share of Mr. Janakiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as '**Property-B**').
21. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/23 measuring 18 Acres Viz., Property-B for the period 1983-84 to 2018-19 (**Document No.29**). In terms of the said RTC's we observe that the names of the holders and cultivators are in consonance with the title flow of the Property-B. We have not been provided with the RTC'S issued with respect to the Property-B for the period 1968-69 to 1977-78. In this regard we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2664/2013-14, issued by the Thasildar Devanahalli (**Document No.30**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1982-83 are mutilated.
22. In terms of the E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-B (**Document No.31**), we observe that property bearing Survey No. 37/23, measuring 72842.80 Square Metres (or 18 Acres) Viz., Property-B has been assigned with property bearing No. 150300201900300149 and Mr. Janakiram M.R. is reflected as the owner of Property-B. Further, in terms of the Receipt dated 14.02.2023, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi (**Document No.32**), we observe that the property tax with respect to the Property-B has been paid for the period 2022-23. **It is advisable to verify the receipt evidencing payment of property taxes for the year 2023-24.**

We observe that only a portion of Property-B, measuring 15 Acres has been converted and the remaining portion of Property-B, measuring 3 Acres has not been converted. However, the E-khata has issued with respect to entire extent in Property-B, measuring 18 Acres. In this regard, it has been represented by the present owner that requisite application for obtaining conversion for the remaining 3 Acres has been made and that the same was in process.

23. We have been provided with the Encumbrance Certificate issued with respect to the Property-B for the period: (i) 01.04.1950 to 31.03.1960; and (ii) 01.04.1960 to 31.03.2004; (**Document No.33**).

We have not been provided with the Encumbrance Certificate issued with respect to Property-B for the period 01.04.2004 to till date.

Property-C (Portion of Survey No. 37/24, measuring 10 Acres)

24. We observe from the Official Memorandum dated 19.07.2004 bearing No. ALN(De)SR:31/2004-05, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.34**), a portion of property bearing Survey No. 37/24, measuring 13 Acres has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Intimation Letter dated 09.07.2004 issued by on behalf of Deputy Commissioner, Bangalore Rural; and (ii) Challan evidencing payment of conversion fee (**Document No. 35**).
25. A portion of property bearing Survey No. 37/24, measuring 10 Acres allotted to the share of Mr. Sampangiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as '**Property-C**').
26. In terms of the Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07, Book-1, stored in C.D. No. RJND99, at the office of the Sub- Registrar, Rajajinagar) entered by and between Mr. M.R. Sampangiramaiah, Late M.S. Ramaiah and others (**Document No. 36**), we observe that the Property-C was allotted to the share of Mr. Rajaram, son of Mr. M.S. Sampangiram.

27. Thereafter, in terms of the Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli) (**Document No.37**) we observe that Mr. M.R. Sampangiramaiah, son of Late M.S. Ramaiah and his wife Mrs. Indirarani have released their right, title and interest over Property - C in favour of Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah
28. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/24 measuring 13 Acres for the period: 1988-89 to 2018-19 (**Document No. 38**). In terms of the said RTC's we observe that the names of the holders and cultivators are in consonance with the title flow of the Property-C. We have not been provided with the RTC's issued with respect to the property bearing Survey No. 37/24 measuring 13 Acres for the period 1968-69 to 1982-83. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2664/2013-14, issued by the Thasildar, Devanahalli (**Document No.39**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1982-83 are mutilated.

The RTC's issued with respect to property bearing Survey No. 37/24 for the period 1984-85 to 1987-88 reflects that the said property admeasures 5 Acres and the RTC's for the period 1988-89 to 2018-19 reflects that the said property admeasures 13 Acres. We further observe that an extent of 13 Acres in Survey No. 37/24 has been converted. Hence, it appears that the RTC for the period 1984-85 to 1987-88 erroneously reflects that the said property as 5 Acres instead of 13 Acres.

It is advisable to verify the receipt evidencing payment of property taxes for the year 2023-24.

29. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/24 measuring 13 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.06.2004 (**Document No. 40**).

The Encumbrance Certificate provided to us with respect to property bearing Survey No. 37/24 for the period 01.04.2004 to 08.10.2023 is defective as the same does not reflect: (i) Partition Deed dated 18.11.2005 (Registered as Document No. 04097/2005-06) and (ii) Partition Deed dated 14.09.2006 (Registered as

Document No. 04427/2006-07 It is advisable to obtain a fresh Encumbrance Certificate with respect to the property bearing Survey No. 37/24 reflecting all the transactions for the period 01.04.2004 to till date

Property-D (portion of Survey No. 37/26 measuring 10 Acres 35 Guntas)

30. In terms of Order dated 26.07.1979 passed in proceedings bearing LRF 6/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk (**Document No.41**) we observe that occupancy rights with respect to portion of Survey 37/26, measuring 08 Acres was granted in favour of Mr. H.V. Nagaraju, son of Mr. Venkataramanappa under Section 45 of the Karnataka Land Reforms Act, 1961.
31. We have been provided with the Notarised General Power of Attorney (Unregistered) dated 31.10.1991 executed by Mr. H.V. Nagaraju, son of Mr. Balavenkataramanappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (**Document No.42**). In terms of the said General Power of Attorney, we observe that Mr. H.V. Nagaraju, has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to a portion of Survey 37/26, measuring 8 Acres, including the power to sell/convey the said property.
32. We observe from the Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 75/1991-92, issued by the Deputy Commissioner, Bangalore Rural District and Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 74/1991-92, issued by the Deputy Commissioner, Bangalore Rural District (**Document No.43**), that property bearing Survey No. 37/26 measuring 18 Acres has been converted from agricultural purpose to non-agricultural residential purpose. Thereafter under the Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.74/1991-92; and Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.75/1991-92 both issued by Deputy Commissioner, Bangalore Rural District (**Document No.44**), we observe that a further period of one year (from 15.05.2004) was granted to utilize the said property for residential purpose.
33. Thereafter, we observe from the Sale Deed dated 15.11.1997 (Registered as Document No. 1644/97-98, Book-1, Volume No. 1724, at Pages 181 to 188 at the office of the Sub-Registrar, Devanahalli) (**Document No.45**), that the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District (represented by Mr. M. Raju, the Civil Judge, on behalf of Mr. H.V. Nagaraju, son of Mr. Bale Venkataramanappa) conveyed a portion of property bearing Survey No. 37/ 26 measuring 5 Acres in favour of Mr. M.R. Janakiram, son of M.S. Ramaiah, in terms of the

Orders/Decree passed in suit bearing O.S. No. 299/1995 and Execution Petition bearing E.P No.126/1995).

We observe that Mr. M.R Janakiram had filed a suit for specific performance of the Agreement to Sell (executed by Mr. H.V Nagaraju, son of Mr. Bale Venkatarmanappa in favour of Mr. M.R. Janakiram). We have not been provided with the said Agreement to Sell executed by Mr. H.V Nagaraju, son of Mr. Bale Venkatarmanappa in favour of Mr. M.R. Janakiram and the litigation related documents in connection with the suit filed by Mr. M.R Janakiram. However, the aforementioned Sale Deed dated 15.11.1997 confirms that Agreement to Sell was executed by Mr. H.V Nagaraju, son of Bale Venkatarmanappa in favour of Mr. M.R. Janakiram and the said Sale Deed was executed by the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District pursuant to an Order/Decree passed in suit bearing O.S. No. 299/1995 and Execution Petition bearing E.P No.126/1995.

In terms of the Sale Deed dated 19.11.1997 (Registered as Document bearing No. 1644/1997-98) we observe that an extent of 5 Acres in property bearing Survey No. 37/26 was conveyed in favour of Mr. Janakiram, son of Late M.S. Ramaiah. However, we observe from the extract of entry made in Mutation Register bearing M.R. No. 7/2005-06 that the khata with respect to 08 Acres in Survey No. 37/26 has been mutated in the name of Mr. Janakiram, son of Late M.S. Ramaiah (subsequent to the said Sale Deed dated 19.11.1997) and the RTC's reflects Mr. Janakiram, son of M.S. Ramaiah as the holder of Survey No. 37/26, measuring 08 Acres. We have not been provided with the title document under which Mr. Janakiram, son of M.S. Ramaiah acquired the remaining extent of 03 Acres in property bearing Survey No. 37/26. We further observe that Mr. M.R Kodandaram, son of M.S. Ramaiah acquired another extent of 10 Acres in Survey No. 37/26 and an extent of 18 Acres in Survey No. 37/26 was allotted to the share of Mr. Janakiram under the Partition Deed dated 18.11.2005 (discussed below) (although Mr. Janakiram and Mr. M.R Kodandaram had acquired 15 Acres in Survey No. 37/ 26). However, we understand that M.S. Ramaiah Ventures LLP proposes to acquire an extent of 10 Acres 35 Guntas (out of 18 Acres) and in this regard, the present owners have represented that the said 10 Acres 35 Guntas forms part of 15 Acres in Survey No. 37/ 26 on which the present owner has valid title.

34. We observe that in terms of Order dated 20.08.1979 passed in proceedings bearing LRF 1/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk (**Document No.46**) we observe that occupancy rights with respect to portion of Survey 37/26, measuring 10 Acres was granted in

favour of Mr. R Govindappa under Section 45 of the Karnataka Land Reforms Act, 1961. In this regard, we have been provided with the Order Sheet in LRF 1/1974-75 before the Land Tribunal, Devanahalli (**Document No.47**).

35. We have been provided with the Notarised General Power of Attorney dated 26.10.1991 (Unregistered) executed by Mr. R. Govindappa, son of Mr. Tholi Ramaiah in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (**Document No.48**). In terms of the said General Power of Attorney, we observe that Mr. R. Govindappa, has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to the portion of property bearing Survey No. 37/26 measuring 8 Acres, including the power to convey/sell the said property.
36. We observe from the Sale Deed dated 17.11.1997 (Registered as Document No. 1425/97-98, Book-1, at Pages 188 to 191, Volume No. 1712, at the office of the Sub-Registrar, Devanahalli) (**Document No.49**), that Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District, represented by Mr. M. Raju (on behalf of Mr. R. Govindappa, son of Mr. Tali Ramaiah) conveyed a portion of property bearing Survey No. 37/26 measuring 10 Acres in favour of Mr. M.R. Kodandaram, son of M.S. Ramaiah in terms of the Order/Decree passed in suit bearing O.S. No. 290/1995 and Execution Petition bearing E.P No.125/1995)

We observe that Mr. M.R. Kodandaram had filed a suit for specific performance of the Agreement to Sell (executed by Mr. Govindappa, son of Mr. Tali Ramaiah in favour of Mr. Kodandaram). We have not been provided with the said Agreement to Sell executed by Mr. Govindappa, son of Mr. Tali Ramaiah in favour of Mr. Kodandaram and the litigation related documents in connection with the suit filed by Mr. M.R. Kodandaram. However, the aforementioned Sale Deed dated 17.11.1997 confirms that Agreement to Sell was executed by Mr. Govindappa in favour of Mr. Kodandaram and the said Sale Deed was executed by the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District pursuant to an Order/Decree passed in suit bearing O.S. No. 290/1995 and Execution Petition bearing E.P No.125/1995.

37. The portion of property bearing Survey No. 37/26, measuring 10 Acres 35 Guntas [from and our of 18 Acres allotted to the share of Mr. Janakiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove)] is the subject matter of our due diligence and is hereinafter referred to as '**Property-D**').

38. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/26 for the period 1983-84 to 2018-19 (**Document No.50**) We have not been provided with the RTC's issued with respect to the property bearing Survey No. 37/26 measuring 18 Acres for the period 1968-69 to 1982-83. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2654/2013-14, issued by the Thasildar Devanahalli (**Document No.51**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1982-83 are mutilated.
39. In terms of the E-Khata issued by the Anneshwara Gram Panchayathi (**Document No.52**), we observe that property bearing Survey No. 37/26, measuring 72842.80 Square Metres (or 18 Acres) has been assigned with property bearing No. 150300201900300150 and Mr. Janakiram M.R. is reflected as the owner of Property-D. Further, in terms of the Receipt dated 28.04.2022, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi (**Document No.53**), we observe that the property tax with respect to the Property-D has been paid for the period 2022-23. **It is advisable to verify the receipt evidencing payment of property taxes for the year 2023-24.**
40. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/26 measuring 18 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004; (iii) 01.04.2004 to 31.10.2023 and (iv) 01.11.2023 to 25.11.2023 (**Document No. 54**).

We have not been provided with the Encumbrance Certificate for the period 26.11.2023 to till date with respect to property bearing Survey No. 37/26.

Property-E (portion of Survey No. 37/28, measuring 03 Acres 26 Guntas)

41. We observe that Mr. Munivenkatappa, son of Mr. Thali Ramaiah was granted a portion of property bearing Survey No. 37/28, measuring 10 Acres under the Order dated 09.08.1979 passed in proceedings bearing No. LRF 7/1974-75, issued by the Chairman Land Tribunal, Devanahalli (**Document No.55**). In this regard, we have been provided with Order Sheet in LRF 7/1974-75 before the Land Tribunal, Devanahalli (**Document No.56**).
42. We have been provided with the Notarised General Power of Attorney dated 01.07.1985 (Unregistered) executed by Mr. I.R. Munivenkatappa, son of Mr. Ramaiah in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (**Document No.57**). In terms of the said General Power of

Attorney, we observe that Mr. R. Munivenkatappa, has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to a portion of property bearing Survey No. 37/28, measuring 10 Acres, including the power to convey/sell the said property.

43. We observe from the Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 78/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.58**) and Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.59**) that property bearing Survey No. 37/28 measuring 12 Acres has been converted from agricultural purpose to non-agricultural residential purpose. Thereafter under the Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.78/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore and Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.60**), we observe that a further period of one year (from 17.05.2004) was granted to utilize the said property for residential purpose.
44. We observe from the Sale Deed dated 17.11.1997 (Registered as Document No. 1429/97-98, Book-1, Volume No. 1710, at pages 202-207, at the office of the Sub-Registrar, Devanahalli) (**Document No.61**), that Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District, represented by Mr. M. Raju (on behalf of Mr. R. Munivenkatappa, son of Mr. Gulla Ramaih) conveyed the portion of property bearing Survey No. 37/28 measuring 10 Acres in favour of Mrs. M.R. Prabhavathi, daughter of M.S. Ramaiah in terms of the order/decreed passed in suit bearing O.S. No. 296/1995 and execution petition bearing E.P No.124/1995).

We observe that Mr. R. Munivenkatappa had filed a suit for specific performance of the Agreement to Sell (executed by Mr. R. Munivenkatappa in favour of Mrs. M.R. Prabhavathi). We have not been provided with the said Agreement to Sell executed by Mr. R. Munivenkatappa in favour of Mrs. M.R. Prabhavathi and the litigation related documents in connection with the suit filed by Mrs. M.R. Prabhavathi. However, the aforementioned Sale Deed dated 17.11.1997 confirms that Agreement to Sell was executed by Mr. R. Munivenkatappa in favour of Mrs. M.R. Prabhavathi and the said Sale Deed was executed was executed by the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District pursuant to an Order/Decree passed in suit bearing O.S. No. 296/1995 and execution petition bearing E.P No.124/1995.

45. We observe that in terms of Order dated 09.08.1979 passed in proceedings bearing LRF 10/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk (**Document No.62**) that occupancy rights with respect to a portion of Property-E, measuring 02 Acres along with other property were granted in favour of Mr. G. Keshava, son of Mr. Govindappa under Section 45 of the Karnataka Land Reforms Act, 1961.

We have not been provided with the Extract of entry made in Mutation Register bearing M.R. No. 09/1980-81. We have been informed that the said document is not available with the government records. It is recommended to obtain an endorsement to that effect.

46. We have been provided with the Notarised General Power of Attorney dated 26.10.1991 (Unregistered) executed by Mr. G. Keshava, son of Mr. Govindappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (**Document No.63**). In terms of the said General Power of Attorney, we observe that Mr. G. Keshava, has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to the portion of property bearing Survey No. 37/28 measuring 2 Acres, including the power to sell/convey the said property.
47. We observe from the Sale Deed dated 17.11.1997 (Registered as Document No. 1422/97-98, Book-1, Volume No. 1712, at Pages 183-188, at the office of the Sub-Registrar, Devanahalli) (**Document No.64**), that Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District, represented by Mr. M. Raju (on behalf of Mr. G. Keshava, son of Mr. Govindappa) conveyed the portion of property bearing Survey No. 37/28, measuring 02 Acres in favour of Mr. M.R. Pattabhiram, son of M.S. Ramaiah in terms of the Order/Decree dated 03.06.1995 passed in suit bearing O.S. No. 291/1995). In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No.11/2005-06(**Document No.65**)

We observe that Mr. M.R Pattabhiram had filed a suit for specific performance of the Agreement to Sell (executed by Mr. G. Keshava in favour of Mr. M.R Pattabhiram). We have not been provided with the said Agreement to Sell executed by Mr. G. Keshava in favour of Mr. M.R Pattabhiram and the litigation related documents in connection with the suit filed by Mr. M.R Pattabhiram. However, the aforementioned Sale Deed dated 17.11.1997 confirms that Agreement to Sell was executed by Mr. G. Keshava in favour of Mr. M.R Pattabhiram and the said Sale Deed was executed was executed by the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District pursuant to an Order/Decree passed in suit bearing O O.S. No. 291/1995.

48. A portion of property bearing Survey No. 37/28, measuring 03 Acres 26 Guntas (out of 4 Acres 06 Guntas) allotted to the share of Mr. Janakiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as (**Property-E**).
49. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/28 for the period: (i) 1978-79 to 1980-81; (ii) 1983-84 to 2018-19 (**Document No.66**). We have not been provided with the RTC's issued with respect to the property bearing Survey No. 37/28 measuring 12 Acres for the period: (i) 1968-69 to 1977-78; and (ii) 1981-82 to 1982-83. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2655/2013-14, issued by the Thasildar, Devanahalli (**Document No.67**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and the said documents are not available.
50. In terms of the E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-E (**Document No. 68**), we observe that property bearing Survey No. 37/23, measuring 16794.31 Square Metres (or 04 Acres 06 Guntas) Viz., Property-E has been assigned with property bearing No. 150300201900300151 and Mr. Janakiram M.R. is reflected as the owner of Property-E. Further, in terms of the Receipt dated 28.04.2022, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi (**Document No.69**), we observe that the property tax with respect to the Property-B has been paid for the period 2022-23. **It is advisable to verify the receipt evidencing payment of property taxes for the year 2023-24.**
51. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/28 measuring 12 Acres for the period 01.04.1950 to 31.03.1960 (**Document No. 70**).

The Encumbrance Certificate issued with respect to property bearing Survey No. 37/28 measuring 12 Acres for the period 01.04.1960 to 31.03.2004 is defective, as the same does not reflect Sale deed dated 17.11.1997 (Registered as Document No. 1422/1997-98)]. Please provide us with the rectified EC's for the said period.

Further, the Encumbrance Certificate provided to us with respect to property bearing Survey No. 37/28 for the period 01.04.2004 to 08.10.2023 is defective as the same does not reflect Partition Deed dated 18.11.2005 (Registered as Document No. 04097/2005-06). It is advisable to obtain a fresh Encumbrance

Certificate with respect to the property bearing Survey No. 37/28 measuring 12 Acres reflecting all the transactions for the period 01.04.2004 till date.

Property-F (Survey No. 37/29, measuring 09 Acres 37 Guntas)

52. We observe that in terms of Order dated 09.08.1979 passed in proceedings bearing LRF 10/1974-75 by the Court of the Land Tribunal, Devanahalli Taluk (**Document No.71**) that occupancy rights with respect to a portion of Property-F, measuring 06 Acres along with other property was granted in favour of Mr. G. Keshava, son of Mr. Govindappa under Section 45 of the Karnataka Land Reforms Act, 1961.
53. We observe from the Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.72**), that the portion of property bearing Survey No. 37/29 measuring 6 Acres has been converted from agricultural purpose to non-agricultural residential purpose. Thereafter under the Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.79/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 73**), we observe that a further period of one year (from 17.05.2004) was granted to utilize the said property for residential purpose.
54. We have been provided with the Notarised General Power of Attorney dated 26.10.1991 (Unregistered) executed by Mr. G. Keshava, son of Mr. Govindappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (discussed herein above). In terms of the said General Power of Attorney, we observe that Mr. G. Keshava, has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to the portion of property bearing Survey No. 37/29 measuring 6 Acres, including the power to sell the said property.
55. We observe from the Sale Deed dated 17.11.1997 (Registered as Document No. 1422/97-98, Book-1, Volume No. 1712, at Pages 183-188, at the office of the Sub-Registrar, Devanahalli) (*discussed hereinabove*) that Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District, represented by Mr. M. Raju, Civil Judge (on behalf of Mr. G. Keshava, son of Mr. Govindappa conveyed a portion of property bearing Survey No. 37/29 measuring 6 Acres in favour of Mr. M.R Pattabhiram, son of M.S. Ramaiah in terms of the Order/Decree passed in suit bearing O.S. No. 291/1995. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No.11/2005-06 (**Document No.74**).

56. We observe that Mr. Galappa son of Mr. Alukalappa was granted a portion of property bearing Survey No. 37/29 measuring 5 Acres under the Order dated 13.12.1979 passed in proceedings bearing No. LRF 02/1974-75, issued by the Chairman Land Tribunal, Devanahalli (**Document No. 75**). In this regard, we have been provided with the Order Sheet in LRF 02/1974-75 before the Land Tribunal, Devanahalli (**Document No.76**).
57. We observe from the Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 70/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.77**), that the portion of property bearing Survey No. 37/29 measuring 5 Acres has been converted from agricultural purpose to non-agricultural residential purpose. Thereafter under the Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.70/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 78**), we observe that a further period of one year (from 17.05.2004) was granted to utilize the said property for residential purpose.
58. We have been provided with the Notarised General Power of Attorney dated 26.10.1985 (Unregistered) executed by Mr. Galappa son of Mr. Alukalappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (**Document No.79**). In terms of the said General Power of Attorney, we observe that Mr. Galappa has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to the portion of property bearing Survey No. 37/29 measuring 05 Acres, including the power to sell the said property.
59. We observe from the Sale Deed dated 17.11.1997 (Registered as Document No. 1420/97-98, Book-1, Volume No. 1710, at pages 190-195, at the office of the Sub-Registrar, Devanahalli) (**Document No.80**) that Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District, represented by Mr. M. Raju (on behalf of Mr. Galappa son of Mr. Alukalappa) conveyed a portion of property bearing Survey No. 37/29 measuring 2.5 Acres in favour of Mr. M.R. Jayaram, son of M.S. Ramaiah in terms of the Order/Decree passed in suit bearing O.S. No. 295/1995 and Execution Petition bearing E.P. No.128/1995. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 12/2005-06 (**Document No.81**).

We observe that Mrs. M.R. Jayaram had filed a suit for specific performance of the Agreement to Sell (executed by Mr. Galappa in favour of Mr. M.R. Jayaram). We have not been provided with the said Agreement to Sell executed by Mr. Galappa in favour of Mr. M.R. Jayaram and

the litigation related documents in connection with the suit filed by Mr. M.R Janakiram. However, the aforementioned Sale Deed dated 17.11.1997 confirms that Agreement to Sell was executed by Mr. Galappa in favour of Mr. M.R. Jayaram and the said Sale Deed was executed was executed by the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District pursuant to an Order/Decree passed in suit bearing O.S. No. 295/1995 and Execution Petition bearing E.P. No.128/1995.

We observe from the aforementioned Sale Deed dated 17.11.1997 (Registered as Document No. 1420/97-98) that a portion of property bearing Survey No. 37/29 measuring 2.5 Acres was conveyed in favour of Mr. M.R. Jayaram. However, the RTC's issued with respect to the property bearing Survey No. 37/29 reflects the name of Mr. M.R. Jayaram as holder of the portion of property bearing Survey No. 37/29 measuring 5 Acres. We have not been provided with the title document under which Mr. M.R. Jayaram acquired the remaining extent of 2.5 Acres in property bearing Survey No. 37/29.

We further observe that Mr. M.R Sampangiramaiah, son of M.S. Ramaiah acquired another extent of 07 Acres in Survey No. 37/29 and Mr. M.R Pattabhiram, son of M.S. Ramaiah acquired another extent of 06 Acres in Survey No. 37/29 and thereafter an extent of 18 Acres was partitioned under the Partition Deed dated 18.11.2005 (discussed below) (although Mr. M.R Pattabhiram, Mr. M.R. Jayaram and Mr. M.R Sampangiramaiah had acquired an extent of 15.5 Acres in Survey No. 37/ 29). However, we understand that M.S. Ramaiah Ventures LLP proposes to acquire an extent of 09 Acres 37 Guntas (out of 18 Acres) and in this regard, the present owners have represented that the said 09 Acres 37 Guntas forms part of 15 Acres in Survey No. 37/ 29 on which the present owner has valid title.

60. We observe that Mr. Krishnappa, son of Mr. Gujjappa was granted a portion of property bearing Survey No. 37/29, measuring 7 Acres under the Order dated 26.07.1979 passed in proceedings bearing No. LRF 5/1974-75, issued by the Chairman Land Tribunal, Devanahalli (**Document No.82**). In this regard, we have been provided with the Order Sheet in LRF 5/1974-75 before the Land Tribunal, Devanahalli (**Document No.83**).
61. We observe from the Official Memorandum dated 29.07.1992 bearing No. ALN:SR: (De) 80/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.84**), that the portion of property bearing Survey No. 37/29 measuring 7 Acres has been converted from agricultural purpose to non-agricultural residential purpose. Thereafter under the

Official Memorandum dated 17.05.2004 bearing No. ALN(DE)SR.80/1991-92, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 85**), we observe that a further period of one year (from 17.05.2004) was granted to utilize the said property for residential purpose.

62. We have been provided with the Notarised General Power of Attorney dated 26.10.1991 executed by Mr. R. Krishnappa, son of Mr. Rama Krishnappa in favour of Mr. M.R. Jayaram, son of Late M.S. Ramaiah (**Document No.86**). In terms of the said General Power of Attorney, we observe that Mr. R. Krishnappa, has authorized Mr. M.R. Jayaram to do certain acts and deeds in relation to the portion of property bearing Survey No. 37/29 measuring 07 Acres, including the power to convey/sell the said property.
63. We observe from the Sale Deed dated 17.11.1997 (Registered as Document No. 1421/97-98, Book-1, Volume No. 1710, at pages 197-198, at the office of the Sub-Registrar, Devanahalli) (**Document No.87**), that Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District, represented by Mr. M. Raju (on behalf of Mr. R. Krishnappa, son of Mr. Rama Krishnappa conveyed the portion of property bearing Survey No. 37/29 measuring 7 Acres in favour of Mr. M.R. Sampangiram, son of M.S. Ramaiah in terms of the decree dated 03.06.1995 in O.S. No. 300/1995 and Execution Petition bearing E.P No.123/1995).

We observe that Mr. M.R. Sampangiram had filed a suit for specific performance of the Agreement to Sell (executed by Mr. R. Krishnappa in favour of Mr. M.R. Sampangiram). We have not been provided with the said Agreement to Sell executed by Mr. R. Krishnappa in favour of Mr. M.R. Sampangiram and the litigation related documents in connection with the suit filed by Mr. R. Krishnappa. However, the aforementioned Sale Deed dated 17.11.1997 confirms that Agreement to Sell was executed by Mr. R. Krishnappa in favour of Mr. M.R. Sampangiram in favour of Mr. M.R. Sampangiram and the said Sale Deed was executed was executed by the Court of 1st Additional Civil Judge Bangalore, Bangalore Rural District pursuant to an Order/Decree passed in suit bearing O.S. No. 300/1995 and Execution Petition bearing E.P No.123/1995.

64. A portion of property bearing Survey No. 37/29, measuring 09 Acres 37 Guntas allotted to the share of Mr. Sampangiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as '**Property-F**').

65. Subsequently, under the Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07, Book-1, stored in C.D. No. RJND99, at the office of the Sub- Registrar, Rajajinagar) entered between Mr. Sampangiramaiah, son of Late M.S. Ramaiah and others (*Document No.36*), we observe that the Property F was allotted to the share of Mrs. Indirarani, wife of Mr. M.R. Sampangiramaiah. In this regard, we have been provided with the Genealogical tree of Mr. Sampangiramaiah, son of Late M.S. Ramaiah, issued by the Village Accountant (***Document No.88***).
66. Thereafter, under the Release Deed dated 25.11.2022 (Registered as Document No. 10513/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli) we observe that Mr. Sampangiramaiah, son of Late M.S. Ramaiah and his son Mr. M.S. Rajaram (***Document No.89***) have released their right, title and interest over Property-F in favour of Mrs. Indirarani, wife of Mr. Sampangiramaiah.
67. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/29 for the period 1983-84 to 2018-19 (***Document No.90***). We have not been provided with the RTC's issued with respect to the property bearing Survey No. 37/29 measuring 18 Acres for the period: (i) 1968-69 to 1981-82. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2659/2013-14, issued by the Thasildar, Devanahalli (***Document No.91***) confirming that the RTC's issued by the Thasildar Devanahalli confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1981-82 are mutilated.
68. In terms of the E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property-F (***Document No.92***), we observe that property bearing Survey No. 37/29, measuring 40179.64 Square Metres (or 9 Acres 37 Gunta) Viz., Property-F has been assigned with property bearing No. 150300201900300149 and Mrs. Indira Rani, wife of Mr. Sampangi Ramaiah is reflected as the owner of Property-F.
- We have not been provided with the receipt evidencing payment of property taxes.
It is advisable to procure the same for verification.**
69. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/29 measuring 18 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004; and (iii) 01.04.2004 to 31.10.2023 (***Document No. 93***).

We have not been provided Encumbrance Certificate issued with respect to property bearing Survey No. 37/29 measuring 18 Acres for the period 01.11.2023 to till date.

Property-G (Survey No. 37/30, measuring 13 Acres)

70. We observe from the Official Memorandum dated 19.07.2004 bearing No. ALN:SR (De) 35:2004-05, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.94**), that the property bearing Survey No. 37/30 measuring 13 Acres has been converted from agricultural purpose to non-agricultural residential purpose.
71. A portion of property bearing Survey No. 37/30, measuring 13 Acres allotted to the share of Mr. Sampangiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as '**Property-G**').
72. Subsequently, in terms of the Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07, Book-1, stored in C.D. No. RJND99, at the office of the Sub- Registrar, Rajajinagar) entered by and between Mr. Sampangiramaiah, son of Late M.S. Ramaiah and others (**Document No.36**), we observe that the Property- G was allotted to Mr. M.S. Rajaram, son of M.R. Sampangiramaiah.
73. Thereafter, in terms of the Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli) (**Document No.95**) we observe that Mr. M.R. Sampangiramaiah, son of Late M.S. Ramaiah and his wife Mrs. Indirani have released their right, title and interest over Property - G in favour of Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah.
74. We have been provided with the RTC's issued with respect to the Property bearing Survey No. 37/30 measuring 13 Acres for the period 1988-89 to 2018-19 (**Document No. 96**). In terms of the said RTC's we observe that the names of the holders and cultivators are in consonance with the title flow of the property bearing Survey No. 37/30 measuring 13 Acres. We have not been provided with the RTC's issued with respect to the property bearing Survey No. 37/30 measuring 13 Acres for the period 1968-69 to 1981-82. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2658/2013-14, issued by the Thasildar

Devanahalli (**Document No. 97**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1981-82 are mutilated.

The RTC's issued with respect to property bearing Survey No. 37/30 for the period 1983-84 to 1987-88 reflects that the said property admeasures 5 Acres and the RTC's for the period 1997-98 to 2018-19 reflects that the said property admeasures 13 Acres. We further observe that an extent of 13 Acres in Survey No. 37/30 has been converted. Hence, it appears that the RTC for the period 1983-84 to 1987-88 erroneously reflects that the said property as 5 Acres instead of 13 Acres.

75. In terms of the E-Khata issued by the Anneshwara Gram Panchayathi in connection with the Property- G (**Document No. 98**), we observe that property bearing Survey No. 37/30, measuring 52628.25 Square Metres (or 13 Acres) Viz., Property-G has been assigned with property bearing No. 150300201900320059 and Mr. M. S. Rajaram is reflected as the owner of Property-G. Further, in terms of the Receipt dated 14.02.2023, issued by the Panchayath Development Officer, Anneshwara Gram Panchayathi (**Document No.99**), we observe that the property tax with respect to the Property-F has been paid for the period 2023-24. **It is advisable to verify the receipt evidencing payment of property taxes for the year 2023-24.**
76. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/30 measuring 13 Acres for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004 (**Document No.100**).

The Encumbrance Certificate provided to us with respect to property bearing Survey No. 37/30 for the period 01.04.2004 to 25.09.2023 is defective as the same does not reflect Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07). It is advisable to obtain a fresh Encumbrance Certificate with respect to the property bearing Survey No. 37/30 measuring 13 Acres reflecting all the transactions for the period 01.04.2004 to till date.

Property-H (portion of Survey No. 37/31, measuring 10 Acres 03 Guntas)

77. A portion of property bearing Survey No. 37/31, measuring 10 Acres 11 Guntas allotted to the share of Mr. Sampangiram, son of Late M.S. Ramaiah and a portion of property bearing Survey No. 37/31, measuring 10 Acres 03 Guntas allotted to the share of Mr. Janakiram, son of Late M.S. Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed

hereinabove) is the subject matter of our due diligence and is hereinafter referred to as 'Property-H').

78. Under the Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07, Book-1, stored in C.D. No. RJND99, at the office of the Sub- Registrar, Rajajinagar) entered between Mr. Sampangiramaiah, son of Late M.S. Ramaiah and others (*Document No.36*), we observe that a portion of Survey No. 37/31 measuring 10 Acres 11 Guntas was allotted to the share of Mrs. Indirarani, wife of Mr. M.R. Sampangiramaiah.
79. Thereafter, under the Release Deed dated 25.11.2022 (Registered as Document No. 10513/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli) we observe that Mr. Sampangiramaiah, son of Late M.S. Ramaiah and his son Mr. M.S. Rajaram (*Document No.101*) have released their right, title and interest over a portion of Survey No. 37/31, measuring 10 Acres 11 Guntas in favour of Mrs. Indirarani, wife of Mr. Sampangiramaiah.
80. We have been provided with the RTC's issued with respect to the Property bearing Survey No. 37/31 measuring 10 Acres 22 Guntas for the period 1988-89 to 2018-19 (*Document No. 102*). We have not been provided with the RTC's issued with respect to the property bearing Survey No. 37/31 measuring 10 Acres 22 Guntas for the period 1968-69 to 1981-82. In this regard, we have been provided with the Endorsement dated 13.01.2014 bearing No. K.C.R. 2657/2013-14, issued by the Thasildar Devanahalli (*Document No. 103*) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1981-82 are mutilated.

We observe that the Property-H, has not been converted. The said property will be required to be converted prior to development of the property.

81. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/31 measuring 20 Acres 04 Guntas for the period 01.04.1960 to 31.03.2004 (*Document No. 104*).

We have not been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/31 measuring 20 Acres 04 Guntas for the period: 01.04.1950 to 31.03.1960.

The Encumbrance Certificate provided to us with respect to property bearing Survey No. 37/31 for the period: (1) 01.04.2004 to 25.09.2023 is defective as the same does not reflect: (i) Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07); (ii) Partition Deed dated 18.11.2005 (Document No. 4097/2005-06) and (2) 01.04.2004 to 31.10.2023 is defective as the same does not reflect Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07). It is advisable to obtain a fresh Encumbrance Certificate with respect to the property bearing Survey No. 37/31 reflecting all the transactions for the period 01.04.2004 to till date.

Property-I (Survey No. 37/32 measuring 07 Acres 09 Guntas)

82. A portion of property bearing Survey No. 37/32, measuring 7 Acres 09 Guntas allotted to the share of Mr. Sampangiram, son of Late Ramaiah under the Partition Deed dated 18.11.2005 (Document No. 4097) (discussed hereinabove) is the subject matter of our due diligence and is hereinafter referred to as '**Property-I**'.
83. Subsequently, under the Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07, Book-1, stored in C.D. No. RJND99, at the office of the Sub- Registrar, Rajajinagar) entered between Mr. Sampangiramaiah, son of Late M.S. Ramaiah and others (*Document No.36*), we observe that the Property I was allotted to the share of Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah.

We observe that the Property-I, has not been converted. The said property will be required to be converted prior to development of the property.

84. Thereafter, in terms of the Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23, Book-1, stored in C.D. No. DNHD1679, at the office of the Sub- Registrar, Devanahalli) (**Document No.105**) we observe that Mr. M.R. Sampangiramaiah, son of Late M.S. Ramaiah and his wife Mrs. Indirarani have released their right, title and interest over Property -I in favour of Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah.
85. We have been provided with the RTC's issued with respect to the property bearing Survey No. 37/32 measuring 20 Acres 04 Acres for the period 1983-84 to 2018-19 (**Document No.106**). We have not been provided with the RTC'S issued with respect to the Property-I for the period 1968-69 to 1977-78. In this regard we have been provided with the Endorsement bearing No.

K.C.R. 2656/2013-14, issued by the Thasildar Devanahalli (**Document No.107**) confirming that the RTC's for the period 1968-69 to 1972-73 are not available and RTC's for the period 1972-73 to 1981-82 are mutilated.

86. We have been provided with the Encumbrance Certificate issued with respect to the property bearing Survey No. 37/32 measuring 20 Acres 04 Guntas for the period: (i) 01.04.1950 to 31.03.1960; (ii) 01.04.1960 to 31.03.2004 (**Document No.108**).

The Encumbrance Certificate provided to us with respect to property bearing Survey No. 37/32 for the period 01.04.2004 to 25.09.2023 is defective as the same does not reflect: (i) Partition Deed dated 14.09.2006 (Registered as Document No. 04427/2006-07); (ii) Partition Deed dated 18.11.2005 (Registered as Document No. 4097/2005-06); and (iii) Release Deed dated 25.11.2022 (Registered as Document No. 10516/2022-23). It is advisable to obtain a fresh Encumbrance Certificate with respect to the property bearing Survey No. 37/32 reflecting all the transactions for the period 01.04.2004 to till date.

We have not been provided with the latest E-Khata issued by the Anneshwara Gram Panchayathi and receipt evidencing payment of tax in connection with Composite Property. In this regard, it represented to us by the present owners that the E-Khata with respect to Composite Property will be procured and that the property tax will be paid upto date.

87. In terms of the Limited Liability Partnership Agreement 05.04.2014 (**Document No.109**) entered between Mr. Mathikere Ramaiah Janakiram, son of Mr. Mathikere Ramaiah Sampangappa and Mr. Mathikere Raja Ram Sampangi Ramaiah, son of Mr. Sampangi Ramaiah Mathikere Ramaiah (as Partners) have constituted a limited liability partnership firm in the name and style of M/s. Ramaiah Ventures LLP ('**Firm**'). Thereafter, in terms of the Restated Limited Liability Partnership Agreement dated 05.04.2014 (**Document No.110**) we observe that Mrs. Indira Sampangi Ramaiah, daughter of Late Veeranna has been inducted as Partner to the Firm.
88. Further, in terms of the Deed of Admission dated 07.04.2014 (**Document No.111**) entered between Mr. M.R. Janakiram, son of Late M.S. Ramaiah, Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah and Mrs. Indira S Ramaiah, wife of Mr. M.R. Sampangiramaiah and Godrej

Properties Limited and M.S Ramaiah Ventures LLP, we observe that Godrej Properties Limited has been admitted into M.S Ramaiah Ventures LLP.

89. In terms of the Agreement to Sell dated 02.12.2014 (Registered as Document No. DNH-1-07119-2014-15, Book-1, stored in C.D. No. DNHD469, at the office of the Sub-Registrar, Devanahalli) (**Document No.112**) we observe that Mr. M.R. Janakiram HUF, represented by its Kartha, Mr. M.R. Janakiram, Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah and Mrs. Indira S Ramaiah, wife of Mr. M.R. Sampangiramaiah have agreed to convey the Composite Property in favour of M.S. Ramaiah Ventures LLP.
90. In terms of the title related documents discussed above and the RTC, the present owners and the holders/ occupants of the Composite Property are as under:

Sl. No.	Survey Nos. (as per the title documents and earlier RTCs)	Extent		Name of Holder	As per title document/p artition deed		As per RTC for the period 2023-24 (for Survey No. 37)	
		Acres	Guntas		Acres	Guntas	Acres	Guntas
1.	Portion of 37/17	00	08	M R Janakiram HUF	00	08	00	08
2.	37/23	18	00	M R Janakiram HUF	18	00	18	00
3.	Portion of 37/24	10	00	Mr. Sampangiram, son of Late Ramaiah	10	00	10	00
4.	Portion of 37/26	18	00	M R Janakiram HUF	18	00	18	00
5.	Portion of 37/28	04	06	M R Janakiram HUF	04	06	04	06
6.	Portion of 37/29	09	37	Mr. Sampangiram, son of Late Ramaiah	09	37	09	37

7.	Portion of 37/30	13	00	Mr. M.S. Rajaram, son of M.R. Sampangiramaiah (RTC reflects the name of Mr. Sampangiramaiah)	13	00	13	00
8.	37/31	20	14	Mrs. Indirani, wife of Mr. Sampangiram,	10	11	05	11
				M R Janakiram HUF	10	03	05	11
9.	Portion of 37/32	07	09	Mr. Rajaram, son of Mr. M.S. Sampangiram	07	09	07	09
TOTAL		100	34					
		Acre s	Gun tas					

We have not been provided with the extract of the entries made in the Mutation Register bearing M.R. Nos. 9/1980-81,3/80-81 and 11/80-81. In this regard, we have been provided with an Endorsement dated 07.12.2022 bearing No. 116/2021-22, issued by the Tahsildhar, Devanahalli Taluk (**Document No.113**) confirming that the said extract of the entries made in the Mutation Register are not available.

IV. **Litigation:**

91. In terms of the Amended Plaint filed in suit bearing O.S. No. 1478/2006 (Old No. 191/2006) before the Court of the Hon'ble Principal Civil Judge (Senior Division) at Devanahalli (**Document No.114**) we observe that Mr. M.R. Raghuram, son of Late M.S. Ramaiah filed the said suit against Mr. M.R. Jayaram, son of Late M.S. Ramaiah and others challenging the Partition Deeds dated 18.11.2005 and 28.08.2006 (discussed herein above). The Court of City Civil Judge (Senior Division) and JMFC at Devanahalli vide its Judgement dated 19.08.2008 dismissed the said suit filed by Mr. M.R. Raghuram as he was unable to establish that the said Partition Deeds dated 18.11.2005 and 28.08.2006 were not binding on him. In this regard, we have been provided with the: (i) Written Statement filed in the said suit; (ii) Order Sheet passed in the said suit;

(Document No.115); and (iii) Judgement dated 17.10.2006 passed in suit bearing Miscellaneous First Appeal No. 9221/2006 before the High Court of Karnataka at Bangalore **(Document No.116)** (filed by Mr. M. R. Raghuram, son of Late Ramaiah during the pendency of suit bearing O.S. No. 1478/2006), whereunder, we observe that the Mr. M.R. Raghuram had filed the said appeal against Order dated 25.08.2006 passed in suit bearing O.S. No. 1478/2006 whereunder, the Interlocutory Application seeking for temporary injunction was declined/rejected. The Hon'ble High Court of Karnataka, Bengaluru directed the that parties to the said suit to approach the trial court and produce necessary documents and also directed the trial court to dispose the matter within a period of one year.

92. Aggrieved by the aforementioned Judgement dated 19.08.2008 passed in suit bearing O.S. No. 1478/2006 (Old No. 191/2006), Mr. M. R. Raghuram preferred an appeal in Regular First Appeal No. 1314/2008 before the Hon'ble High Court of Karnataka, at Bengaluru **(Document No. 117)** seeking to set aside the said Judgement dated 19.08.2008. The Hon'ble High Court of Karnataka, at Bengaluru vide its Order dated 23.02.2012 **(Document No.118)** remitted the matter back to the trial court and directed the trial court to permit both the parties to lead evidence on all issues after determining the court fee. Thereafter, the Court of the Senior Civil Judge and J.M.F.C vide an Order dated 20.02.2020 **(Document No.119)** dismissed the said suit.
93. Aggrieved by the aforementioned Judgement/Order dated 20.02.2020 passed in suit bearing O.S. No. 1478/2006, we observe that Mr. M.R. Raghuram, son of Late M.S. Ramaiah preferred an appeal in R.F.A. No. 1608/2020 before the Hon'ble High Court of Karnataka, at Bengaluru **(Document No.120)** seeking to set aside the Judgement dated 20.02.2020 passed in suit bearing O.S. No. 1478/2006 by the Court of the Senior Civil Judge at Devanahalli. We observe that the said suit is pending.
94. During the pendency of the aforementioned Regular First Appeal No. 1314/2008 before the Hon'ble High Court of Karnataka, at Bengaluru, Mr. M.R. Raghuram, son of Mr. M.S. Ramaiah (as plaintiff) filed a suit in O.S. No. 507 of 2010 before the Court of the Senior Civil Judge at Devanahalli **(Document No.121)** against Mr. M.R. Rajaram, son of Mr. M.S. Ramaiah and others seeking for partition and separate possession of 1/10th share in 104 Acres in Survey No. 37 (Out of 666 Acres). During the pendency of the said suit, Mr. M.R. Raghuram (Plaintiff) and Mr. M.R. Seetharam and others (Defendants Nos. 3, 4, 6 & 7) filed a Compromise Petition dated 01.02.2017 **(Document No.122)** and in terms of the said compromise the Plaintiff confirmed that he did not have any claims over the properties allotted to the Defendants Nos. 3, 4, 6 & 7 and vice versa. The Court vide an Order dated 11.04.2017 **(Document No. 123)** ordered that

the said compromise petition will be considered at the time of the final disposal (*as the said suit bearing O.S. No. 507 of 2010 was filed by the plaintiff seeking for partition and separate possession in Survey No. 37*).

95. Thereafter under an Order dated 20.02.2020 the suit bearing O.S. No. 507 of 2010 (**Document No.124**) was dismissed. In this regard, we have been provided with the Complaint, Written Statement (**Document No.125**), Compromise Petition, Order dated 20.02.2020 and Order dated 19.11.2018 [passed in W.P. No. 17228-17231/ 2017 by the Hon'ble High Court of Karnataka by the Defendants Nos. 3, 4, 6 & 7 against the Order dated 11.04.2017 in connection with the compromise petition discussed above].
96. Aggrieved by the aforementioned Judgement/Order dated 20.02.2020 passed in suit bearing O.S. No. 507 of 2010, we observe that Mr. M.R. Raghuram, son of Late M.S. Ramaiah preferred an appeal in R.F.A. No. 1589/2020 before the Hon'ble High Court of Karnataka, at Bengaluru (**Document No.126**) seeking to set aside the Judgement dated 20.02.2020 passed in suit bearing O.S. No. 507 of 2010 by the Court of the Senior Civil Judge at Devanahalli. We observe that the said suit is pending.
97. Mr. M.R. Raghuram, son of Mr. M.S. Ramaiah have filed a suit in O.S. No. 187/2015 against M/s. M.S. Ramaiah Ventures LLP and Godrej Properties Limited before the Court of Principal Civil Judge, Devanahalli (**Document No.127**) seeking for permanent injunction and restraining the defendants from interfering with property bearing Survey No. 37/21 and others. In this regard, we have been provided with the Written Statement and Order Sheet in connection with suit bearing O.S. No. 187/2015 passed by the Court of Principal Civil Judge, Devanahalli. We observe that the said suit is pending and has been posted on 02.02.2024 for evidence.

We have not been provided with the Extract of Moola Survey Tippani, Extract of the Hissa Tippani and R.R. Pakka Book and Extract of the Karnataka Revision Settlement Akarbandh (Uttaru) for Property-A to Property-I. The present owners have represented that the said survey/ revenue records were not available and that owing to the discrepancies in extents reflected in the RTCs the survey/ revenue authorities have not updated the survey/ revenue records.

Considering that the majority of the Composite Property are converted and that the adjacent properties which earlier formed part larger extent in the Survey No. 37 are developed, the revenue/ survey authorities may not initiate proceedings/ or entertain request for rectification/ revision of the RTCs and the other revenue/ survey records. However, the present owner may

seek rectification of extents held by the present owners in RTCs with respect to unconverted lands.

The RTCs for the period 2019-20 onwards reflect the total extent in Survey No. 37 as 750 Acres 04 Guntas (excluding 85 Acres 22 Guntas of kharab land) instead of 460 Acres 26 Guntas.

We have also not been provided with conversion sketches in connection with the portions of Survey No. 37 in order to ascertain the location of the properties converted and held by the present owners. Further, the sketch issued by the Assistant Director of Land Record, Devanahalli Taluk (discussed below) does not clearly demarcate the boundaries of the portions of the Composite Property (Property-A to Property-F).

98. We have been informed by the present owners of the Composite Property that there is no charge over the Composite Property in favour of any person. We have also been informed that all the relevant original title documents relating to the Composite Property are with the present owners of the Composite Property. However, we have not verified the original title documents in relation to the Composite Property.

We observe from the Village Map of Aklenahalli-Mallenahalli Village that a nala passes through Survey No. 37. We observe from the sketch issued by the Assistant Director of Land Record, Devanahalli Taluk that the said nala is passing through the Composite Property. It is advisable to maintain the required buffer zone as prescribed under the zonal regulations issued by the Bangalore International Airport Area Planning Authority (BIAPPA) during the development of the Composite Property.

In terms of the master plan issued by the Bangalore International Airport Area Planning Authority (BIAPPA), we observe that property bearing Survey No.37 is partly earmarked as residential zone, commercial zone and park and open spaces.

In terms of the Order dated 08.02.2023 bearing No. BIAPPA/TP/15/2022-23 passed by the Joint Director, Town and Country Planning and Member Secretary, Bangalore International Airport Authority, Devanahalli (**Document No. 128**), we observe that change of land use of

portions of property Survey No. 37, measuring in total 08 Acres 27 ¼ Guntas has been obtained from parks and open spaces to residential use.

We have not been provided with the following documents:

- (i) **Endorsement issued by the jurisdictional Tahsildar to the effect that no applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961 with respect to Composite Property;**
- (ii) **Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.**

It is advisable to verify the aforementioned documents.

We have not been provided with the Encumbrance Certificate for property bearing Survey No. 37 for the period 01.04.2017 to till date.

V. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) M R Janakiram HUF is the absolute owner of all that piece and portion of properties bearing: (i) Survey No. 37 (portion of Old Survey No. 37/17), measuring 08 Guntas i.e., Property-A; (ii) Survey No. 37 (Old Survey No. 37/23), measuring 18 Acres i.e., Property-B; (iii) Survey No. 37 (Old Survey No. 37/26), measuring 15 Acres (Out of 18 Acres) (except 3 Acres) i.e., Property-D; (iv) Survey No. 37 (portion of Old Survey No. 37/28), measuring 04 Acres 06 Guntas i.e., Property-E; (v) Survey No. 37 (portion of Old Survey No. 37/31), measuring 10 Acres 03 Guntas i.e., Property-H, all situated at Akkalenahalli-Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District;

- (ii) Mr. M.S. Rajaram, son of Mr. M.R. Sampangiramaiah is the absolute owner of all that piece and portion of properties bearing: (i) Survey No. 37 (portion of Old Survey No. 37/24), measuring 10 Acres i.e., Property-C; (ii) Survey No. 37 (portion of Old Survey No. 37/30), measuring 13 Acres i.e., Property-G; (iii) Survey No. 37 (portion of Old Survey No. 37/32) measuring 07 Acres 09 Guntas i.e., Property-I, all situated at Akkalenahalli- Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District;
- (iii) Mrs. Indirarani, wife of Mr. Sampangiramaiah is the absolute owner of all that piece and portion of properties bearing: (i) Survey No. 37 (portion of Old Survey No. 37/29), measuring 09 Acres 37 Guntas i.e., Property-F; (iii) Survey No. 37 (portion of Old Survey No. 37/31), measuring 10 Acres 11 Guntas, all situated at Akkalenahalli- Mallenahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District;
- (iv) We observe that: (i) appeal filed in R.F.A. No. 1608/2020 before the Hon'ble High Court of Karnataka, at Bengaluru; (ii) appeal filed in R.F.A. No. 1589/2020 before the Hon'ble High Court of Karnataka, at Bengaluru; and (iii) suit bearing O.S. No. 187/2015 filed before the Court of Principal Civil Judge, Devanahalli (discussed herein above) are pending;
- (v) Considering that the present owners have acquired the right, title and interest over the Composite Property under partition/ family arrangement entered amongst Mr. M.S. Ramaiah and his legal heirs, it is advisable that all the family members of the present owners (as per the genealogical tree issued by the Tahsildar) join in the execution of the transactional documents with M.S. Ramaiah Ventures LLP.



Mr. Srinivas BR,
Partner
DSK Legal, Bangalore
February 27, 2024

This Report on Title is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission

for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Report on Title is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Report on Title.

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