

LEGAL OPINION

Legal opinion in respect of residentially converted land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, residentially converted land measuring an extent of 27 guntas comprised in Sy.No.7/2, the residentially converted land measuring an extent of 13 guntas comprised in Sy.No.7/3, residentially converted land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, residentially converted land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and residentially converted land measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, together forming one compact and contiguous block of land totally measuring an extent of 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk

PRESENT OWNER : SRI.PRADEEP KRISHNAPPA

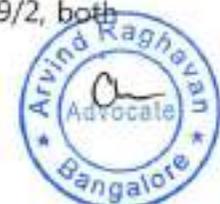
The photo copies of documents of title relating to the aforesaid property have been furnished to me by **Ajmera Housing Corporation (Bangalore)** having its office at "Ajmera Summit" #3/D, 4th Floor, 7th C Main, 3rd Cross, 3rd Block, Kormangala, Bangalore - 560034 with a request to furnish an opinion on title since they intend to propose a scheme of development of the aforesaid property to the present owner. In view of the same, this legal opinion has been prepared on the basis of documents of title relating to the aforesaid property and the recitals in the various documents of title which have been furnished to me for my verification.

While performing the due diligence exercise, I have assumed the genuineness of all signatures and information, the authenticity of all documents submitted to me as original, and the conformity of the copies or extracts submitted to me with that of the original documents.



I. DOCUMENTS FURNISHED:

1. Copy of the sale deed dated:06/03/1914 executed by Sri.Shalappa in favour of Sri.Rudrappa, son of Sri.Nanjundappa, which has been duly registered as Document No.2859/1913-14 in Book - I, Volume - 237, pages 36 to 39 with the Sub-Registrar, Bangalore on 11/03/1914 by means of which the aforesaid Sri.Rudrappa purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas comprised in Sy.No.10 and the immovable property being agricultural dry land measuring an extent of 1 Acre 19 guntas comprised in Sy.No.7/2, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
2. Copy of the sale deed dated:29/10/1925 executed by Sri.Rudrappa and his brother Sri.Puttaiah, sons of Sri.Veerabadrappa in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.1126/1925-26 in Book - I, Volume - 39, pages 76 to 83 with the Sub-Registrar, Bangalore Taluk on 03/11/1925 by means of which the aforesaid Sri.Chikkananjaiah purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 27 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk, the immovable property being agricultural dry land measuring an extent of 26.5 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
3. Copy of the sale deed dated:15/03/1934 executed by Sri.Chikkananjaiah in favour of Sri.Puttaiah, which has been duly registered as Document No.2379/1933-34 in Book - I, Volume - 282, pages 204 to 213 with the Sub-Registrar, Bangalore Taluk on 28/03/1934 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2 and the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2, both



situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

4. Copy of the Mortgage Deed dated:15/03/1934 executed by Sri.Puttaiah in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.2380/1933-34 in Book - I, Volume - 280, pages 332 to 341 with the Sub-Registrar, Bangalore Taluk on 27/03/1934 by means of which the aforesaid Sri.Puttaiah created a mortgage in respect of the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2 and the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk to and in favour of aforesaid Sri.Chikkananjaiah for an amount of Rs.2,000/-
5. Copy of the sale deed dated:03/04/1944 executed by Sri.Gangappa alias Siddagangappa in favour of his brother Sri.Nanjundappa, , which has been duly registered as Document No.4857/1944-45 in Book - I, Volume - 687, pages 209 to 211 with the Sub-Registrar, Bangalore Taluk on 05/04/1944 by means of which the aforesaid Sri.Najundappa purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
6. Copy of the sale deed dated:27/05/1944 executed by Sri.Krishnappa, Sri.Gangadharappa and Sri.Honnurappa, all son of Sri.Hanumantharayappa in favour of Sri.Rudrappa, son of Sri.Puttaiah, which has been duly registered as Document No.5857/1944-45 in Book - I, Volume - 685, pages 193 to 196 with the Sub-Registrar, Bangalore Taluk on 28/05/1944 by means of which the aforesaid Sri.Rudrappa purchased the immovable property being agricultural dry land measuring an extent of 13 guntas (being 4/9th share) comprised in Sy.No.7/3, the immovable property being agricultural dry land



measuring an extent of 2 Acres 28 guntas (being 4/9th share) comprised in Sy.No.9/1, and the immovable property being agricultural dry land measuring an extent of 10 guntas (being 4/9th share) comprised in Sy.No.9/3, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

7. Copy of the Mortgage deed dated:30/01/1945 executed by Sri.Puttaiah and Sri.Rudrappa in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.3637/1944-45 in Book - 1, Volume - 743, pages 90 to 94 with the Sub-Registrar, Bangalore Taluk on 09/02/1945 under the terms of which the aforesaid Sri.Puttaiah and his on Sri.Rudrappa created a mortgage in respect of the immovable property being agricultural dry land measuring 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring 3 Acres 16 guntas comprised in Sy.No.9/2, half portion out of immovable property being agricultural dry land measuring 29 guntas comprised in Sy.No.7/3, half portion of immovable property being agricultural dry land measuring 6 Acres 04 guntas comprised in Sy.No.9/1 and half portion out of immovable property being agricultural dry land measuring 23 guntas comprised in Sy.No.9/3, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk to and in favour of Sri.Chikkananjaiah for an amount of Rs.2,000/-
8. Copy of the sale deed dated:04/10/1945 executed by Sri.Gangadharaiah and Sri.Shamanna, son of Sri.Bhaskarappa, in favour of Patel Machappa, which has been duly registered as Document No.1665/1945-46 in Book - 1, Volume - 783, pages 82 to 84 with the Sub-Registrar, Bangalore Taluk by means of which the aforesaid Sri.Patel Machappa purchased the immovable property being agricultural dry land measuring an extent of 3 guntas (being 1/9th share) comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 28 guntas (being 1/9th share) comprised in Sy.No.9/1, and the immovable property being agricultural dry land measuring an extent of



2.5 guntas (being 1/9th share) comprised in Sy.No.9/3, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

9. Copy of the sale deed dated:01/08/1946 executed by Sri.S.Thimmakrishna Rao in favour of Smt.Venkakalakshamma, which has been duly registered as Document No.865/1946-47 in Book - I, Volume - 846, pages 181 to 182 with the Sub-Registrar, Bangalore Taluk on 03/08/1946 by means of which the aforesaid Smt.Venkatalakshamma purchased the immovable property being agricultural dry land measuring an extent of 13 guntas (being 4/9th share) comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 2 Acres 28 guntas (being 4/9th share) comprised in Sy.No.9/1, and the immovable property being agricultural dry land measuring an extent of 10 guntas (being 4/9th share) comprised in Sy.No.9/3, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

10. Copy of the sale deed dated:09/08/1947 executed by Smt.Venkatalakshamma in favour of Sri.Nanjundappa, son of Kotturppa, which has been duly registered as Document No.957/1947-48 in Book - I, Volume - 922, pages 102 to 104 with the Sub-Registrar, Bangalore Taluk by means of which the aforesaid Sri.Nanjundappa purchased the immovable property being agricultural dry land measuring an extent of 13 guntas (being 4/9th share) comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 2 Acres 28 guntas (being 4/9th share) comprised in Sy.No.9/1, and the immovable property being agricultural dry land measuring an extent of 10 guntas (being 4/9th share) comprised in Sy.No.9/3, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.



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11. Copy of the sale deed dated:16/03/1948 executed by Sri.Nanjundappa, son of Sri.Rudrappa in favour of Sri.Puttaiah, which has been duly registered as Document No.4567/1947-48 in Book - I, Volume - 976, pages 47 to 48 with the Sub-Registrar, Bangalore Taluk 17/03/1948 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
12. Copy of the sale deed dated:30/04/1948 executed by Sri.Nanjundappa, son of Sri.Rudrappa in favour of Sri.Puttaiah, which has been duly registered as Document No.5347/1947-48 in Book - I, Volume - 992, pages 8 to 9 with the Sub-Registrar, Bangalore Taluk 01/05/1948 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
13. Copy of the Mortgage deed dated:06/09/1948 executed by Sri.Puttaiah and his son Sri.Rudrappa in favour of Sri.Chikka Nanjaiah, which has been duly registered as Document No.1893/1948-49 in Book - I, Volume - 1020, pages 153 to 158 with the Sub-Registrar, Bangalore Taluk on 04/10/1948 under the terms of which the aforesaid Sri.Puttaiah and Sri.Rudrappa created a mortgage in respect of the immovable property being agricultural dry land measuring 1 Acre 12 guntas comprised in Sy.No.10, the immovable property being agricultural dry land measuring 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring 3 Acres 16 guntas comprised in Sy.No.9/2, the immovable property being agricultural dry land measuring 3 Acres 02 guntas comprised in Sy.No.9/1, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk to and in favour of Sri.Chikka Nanjaiah for an amount of Rs.5000/-.



14. Copy of the sale deed dated:20/04/1951 executed by Sri.Puttaiah and his son Sri.K.P.Rudrappa in favour of Sri.Vasudeva Setty, which has been duly registered as Document No.506/1951-52 in Book - I, Volume - 1211, pages 30 to 34 with the Sub-Registrar, Bangalore Taluk on 08/05/2011 by means of which the aforesaid Sri.Vasudeva Setty purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas comprised in Sy.No.10, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
15. Copy of the Agreement to sell dated:20/04/1951 entered into between Sri.Vasudeva Setty on the one part and Sri.Puttaiah and his son Sri.K.P.Rudrappa on the other part, which has been duly registered as Document No.507/1951-52 in Book - I, Volume - 1209, pages 5 to 8 with the Sub-Registrar, Bangalore Taluk on 23/05/1951 under the terms of which the aforesaid Sri.Vasudeva Setty agreed to sell the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas comprised in Sy.No.10, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk to the aforesaid Sri.Puttaiah and his son Sri.P.Rudrappa on certain terms and conditions.
16. Copy of the sale deed dated:03/09/1964 executed by Sri.Nanjundappa in favour of Sri.Chikkamunishamappa, which has been duly registered as Document No.4122/1964-65 in Book - I, Volume - 2435, pages 187 to 190 with the Sub-Registrar, Bangalore North Taluk by means of



which the aforesaid Sri.Chikkamunishamappa purchased the immovable property being agricultural dry land measuring an extent of 2 Acres 15 guntas comprised in Sy.No.9/1 and the immovable property being agricultural dry land measuring an extent of 23 guntas comprised in Sy.No.9/3, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

17. Copy of the sale deed dated:24/11/1972 executed by Sri.K.P.Rudrappa in favour of Sri.A.N.Subbanna, which has been duly registered as Document No.3618/1972-73 in Book - I, Volume - 2848, pages 97 to 99 with the Sub-Registrar, Bangalore North Taluk on 04/12/1972 by means of which the aforesaid Sri.A.N.Subbanna purchased immovable property being agricultural dry land measuring an extent of 27 guntas forming a portion of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk and the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
18. Copy of the sale deed dated:24/11/1972 executed by Sri.K.P.Rudrappa, son of late Sri.Puttaiah, in favour of Smt.Chandramma, which has been duly registered as Document No.3661/1972-73 in Book - I, Volume - 2846, pages 137 to 139 with the Sub-Registrar, Bangalore North Taluk on 30/11/1972 by means of which the aforesaid Smt.Chandramma purchased the immovable property being agricultural dry land measuring an extent of 15 guntas forming a portion of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk and the immovable property being agricultural dry land measuring an extent of 2 Acres 25 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
19. Copy of the sale deed dated:24/10/1972 executed by Sri.K.P.Rudrappa, son of late Sri.Puttaiah in favour of Smt.Nanjamma, which has been



duly registered as Document No.3790/1972-73 in Book - I, Volume - 2849, pages 112 to 113 with the Sub-Registrar, Bangalore North Taluk on 12/12/1972 by means of which the aforesaid Smt.Nanjamma purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

20. Copy of the extract from the Mutation Register bearing M.R.No.2/1972-73 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 15 guntas, Sy.No.9/1 measuring 1 Acre 16 guntas, and Sy.No.9/2 measuring 1 Acre 09 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Smt.Chandramma pursuant to the sale deed executed in her favour by K.P.Rudrappa.
21. Copy of the extract from the Mutation Register bearing M.R.No.3/1972-73 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 27 guntas and Sy.No.10 measuring 1 Acre 12 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Sri.A.N.Subbanna pursuant to the sale deed executed in his favour by K.P.Rudrappa.
22. Copy of the sale deed dated:15/12/1975 executed by Sri.K.P.Rudrappa, son of late Sri.Puttaiah in favour of Smt.Kamamma, which has been duly registered as Document No.2804/1975-76 in Book - I, Volume - 3006, pages 245 to 247 with the Sub-Registrar, Bangalore North Taluk on 02/02/1976 by means of which the aforesaid Smt.Kamamma purchased the immovable property being agricultural dry lands totally measuring 3 Acres comprised in Sy.Nos.7/2, 7/3, 9/1 and 9/2 of



Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk together forming one compact and contiguous block of land.

23. Copy of the sale deed dated:15/12/1975 executed by Smt.Nanjamma in favour of Smt.Kamamma, which has been duly registered as Document No.2805/1975-76 in Book - I, Volume - 3008, pages 13 to 15 with the Sub-Registrar, Bangalore North Taluk on 02/02/1976 by means of which the aforesaid Smt.Kamamma purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
24. Copy of the sale deed dated:18/08/1986 executed by Smt.Kamamma in favour of Smt.Priyadarshini, which has been duly registered as Document No.1057/1986-87 in Book - I, Volume - 3917, pages 60 to 63 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.7/1 measuring 1 Acre 18 guntas, Sy.No.7/2 measuring 27 guntas, Sy.No.7/3 measuring 13 guntas, Sy.No.9/1 measuring 1 Acre 26 guntas and Sy.No.9/2 measuring 14 guntas, in all measuring 4 Acres 18 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
25. Copy of the extract from the Mutation Register bearing M.R.No.3/1986-87 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.7/1 measuring 1 Acre 18 guntas, Sy.No.7/2 measuring 27 guntas, Sy.No.7/3 measuring 13 guntas, Sy.No.9/1 measuring 1 Acre 26 guntas and Sy.No.9/2 measuring 14 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Sri.M.B.Raju and Smt.Priyadarshini pursuant to the sale deed executed in their favour by Smt.Kamamma.



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26. Copy of the extract from the Mutation Register bearing IHR No.2/1988-89 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the immovable property being agricultural dry land measuring 1 Acre 14 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk alongwith other immovable properties have been transferred in the name of Sri.Kotturappa.
27. Copy of the sale deed dated:30/03/1992 executed by Sri.N.A.Subbanna in favour of Smt.Priyadarshini, which has been duly registered as Document No.5482/1991-92 in Book - I, Volume - 239, pages 103 to 105 with the Sub-Registrar, Yelahanka, Bangalore on 08/05/1992 by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.9/1 measuring 27 guntas and Sy.No.10 measuring 1 Acres 12 guntas, totally measuring 2 Acres, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
28. Copy of the extract from the Mutation Register bearing M.R.No.4/1993-94 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 27 guntas and Sy.No.10 measuring 1 Acres 12 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Smt.Priyadarshini pursuant to the sale deed executed in her favour by Sri.N.A.Subbanna.
29. Copy of the sale deed dated:30/03/1992 executed by Smt.Chandramma in favour of Smt.Priyadarshini, which has been duly registered as Document No.5483/1991-92 in Book - I, Volume - 239, pages 105 to 108 with the Sub-Registrar, Yelahanka, Bangalore on 11/05/1992 by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.9/1 measuring 15 guntas and Sy.No.9/2 measuring 2 Acres 25 guntas.



totally measuring 3 Acres, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk

30. Copy of the extract from the Mutation Register bearing M.R.No.3/1993-94 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 15 guntas and Sy.No.9/2 measuring 2 Acres 25 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Smt.Priyadarshini pursuant to the sale deed executed in her favour by Smt.Chandramma.
31. Copy of the sale deed dated:08/04/1993 executed by Sri.Kotturuppa for himself and representing his minor son Master Ravishankar as natural guardian in favour of Smt.Priyadarshini, which has been duly registered as Document No.232/1993-94 in Book - I, Volume - 370, pages 124 to 127 with the Sub-Registrar, Yelahanka, Bangalore on 26/04/1993 by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.9/1 measuring 1 Acre 14 guntas, situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
32. Copy of the extract from the Mutation Register bearing M.R.No.2/1993-94 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 1 Acre 14 guntas, situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk has been transferred in the name of Smt.Priyadarshini pursuant to the sale deed executed in her favour by Sri.Kotturappa.
33. Copy of the Memorandum of Partition (aide memoire) dated:27/02/2003 effected amongst Smt.H.G.Lakshamma, Sri.M.B.R.Neelakanta, Smt.Devika, Smt.Priyadarshini, under the terms of which Smt.Devika became entitled to own and possess the immovable



property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, totally measuring 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

34. Copy of the Mutation Extract bearing M.R.No.2/2004-05 issued by the Village Accountant, Computerised Pahani Issuing Centre, Bangalore North (Additional) Taluk, Bangalore duly recording that the Khatha in respect of the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1 and the immovable property being agricultural dry land measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, totally measuring 7 Acres 33 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk has been transferred in the name of Smt.Devika pursuant to the partition effected amongst herself and her family members.
35. Copy of the Mutation Extract bearing M.R.No.4/2005 06 issued by the Village Accountant, Computerised Pahani Issuing Centre, Bangalore



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North (Additional) Taluk, Bangalore duly recording that the Khatha in respect of the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk has been transferred in the name of Smt.Devika pursuant to the partition effected amongst herself and her family members.

36. Copy of the Official Memorandum dated:30/09/2008 bearing No.ALN(NAY)SR - 30/2007-08 issued by the Special Deputy Commissioner, Bangalore District duly granting permission for the conversion of the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 13 guntas comprised in Sy.No.10, totally measuring 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk from agricultural uses and purposes to non-agricultural residential uses and purposes which is more particularly described in a single Schedule hereunder and hereinafter referred to as the Schedule Property together form one compact and contiguous block of land
37. Copy of the Mutation Extract bearing M.R.No.1/2008-09 (Form No - 11) issued by the Secretary, Vaderahalli Village, Yelahanka Hobli, Bangalore North Taluk in the name of Smt.Devika.



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38. Copy of the Form No -1 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk in name of Smt.Devika.
39. Copy of the Form No -12 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk.
40. Copy of the Gift Deed dated:18/03/2010 executed by Smt.Devika in favour of her sister Smt.Priyadarshini, which has been duly registered Document No.YAN-1-03386/2009-10 in Book - I, stored in CD No.YAND 329 with the Sub-Registrar, Yelahanka, Bangalore under the terms of which the aforesaid Smt.Priyadarshini became entitled to own and possess the Schedule Property.
41. Copy of the Mutation Extract bearing M.R.No.2/2008-09 (Form No - 11) issued by the Secretary, Vaderahalli Village, Yelahanka Hobli, Bangalore North Taluk in the name of Smt.Priyadarshini.
42. Copy of the Form No -1 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk in the name of Smt.Priyadarshini.
43. Copy of the Form No -12 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk.
44. Copy of the Gift Deed dated:25/03/2010 executed by Smt.Priyadarshini in favour of her son Sri.Pradeep Krishnappa, which has been duly registered Document No.YAN-1-03463/2009-10 in Book - I, stored in CD No.YAND 329 with the Sub-Registrar, Yelahanka, Bangalore under the terms of which the aforesaid Sri.Pradeep Krishnappa became entitled to own and possess the Schedule Property.



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45. Copy of the Form No -1 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk in the name of Sri.Pradeep Krishnappa.
46. Copy of the Form No -12 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk.
47. Copy of the Records of Rights Register (Form No – V) in respect of Sy.Nos.7/1, 7/2 and 7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
48. Copy of the Index of Land Register (Form No – VI) in respect of Sy.Nos.7/1, 7/2 and 7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
49. Copy of the Records of Rights Register (Form No – V) in respect of Sy.Nos.9/1 and 9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
50. Copy of the Index of Lands Register (Form No – VI) in respect of Sy.Nos.9/1 and 9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
51. Copy of the Records of Rights Register (Form No – V) in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
52. Copy of the Index of Lands Register (Form No – VI) in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk



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140. Copy of the RTC (Pahani) for the years from 1981-82 to 1985-86 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
141. Copy of the RTC (Pahani) for the years from 1986-87 to 1987-88 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
142. Copy of the RTC (Pahani) for the years from 1988-89 to 1992-93 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
143. Copy of the RTC (Pahani) for the year 2001-02 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.



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144. Copy of the RTC (Pahani) for the year 2002-03 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
145. Copy of the RTC (Pahani) for the year 2003-04 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
146. Copy of the RTC (Pahani) for the year 2004-05 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
147. Copy of the RTC (Pahani) for the year 2005-06 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
148. Copy of the RTC (Pahani) for the year 2006-07 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
149. Copy of the RTC (Pahani) for the year 2007-08 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
150. Copy of the RTC (Pahani) for the year 2008-09 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued



by the Village Accountant, Computerised Pahani Issuing Centre,
Yelahanka, Bangalore North Taluk.

151. Copy of the RTC (Pahani) for the year 2009-10 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
152. Copy of the RTC (Pahani) for the year 2010-11 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
153. Copy of the RTC (Pahani) for the year 2011-12 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
154. Copy of the RTC (Pahani) for the year 2012-13 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
155. Copy of the RTC (Pahani) for the year 2013-14 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
156. Copy of the RTC (Pahani) for the year 2014-15 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.



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157. Copy of the RTC (Pahani) for the year 2015-16 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
158. Copy of the RTC (Pahani) for the years from 1966-67 to 1970-71 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Tahsildar, Bangalore North Taluk
159. Copy of the RTC (Pahani) for the years from 1971-72 to 1975-76 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
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165. Copy of the RTC (Pahani) for the year 2002-03 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
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171. Copy of the RTC (Pahani) for the year 2008-09 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by



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the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.

172. Copy of the RTC (Pahani) for the year 2009-10 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
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178. Copy of the RTC (Pahani) for the year 2015-16 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Village Accountant, Computerised Pahani Issuing Centre, Yelahanka, Bangalore North Taluk.
179. Copy of the Tippani in respect of Sy.No.7 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
180. Copy of the Hissa Survey Tippani in respect of Sy.No.7 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
181. Copy of the R.R.Balabagada Nakalu in respect of Sy.No.7/1,2,3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
182. Copy of the Akarband extract in respect of Sy.No.7/1, 7/2 and 7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
183. Copy of the Tippani in respect of Sy.No.9 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
184. Copy of the Hissa Survey Tippani in respect of Sy.No.9 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
185. Copy of the R.R.Balabagada Nakalu in respect of Sy.No.9/1,2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore



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186. Copy of the Tippani in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
187. Copy of the Akarband extract in respect of Sy.No.9/1, 9/2 and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk issued by the Surveyor, Bangalore North Taluk, Yelahanka, Bangalore
188. Copy of the Village Map of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
189. Copy of the Endorsement dated:03/07/2007 bearing LRF (BNA) CR: 149/2007-08 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore duly stating that no proceedings have been initiated under Section 79 A and 79 B of the Karnataka Land Reforms Act, 1961 in respect of Sy.Nos.7/1, 7/2, 9/1, 9/2, and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk as on date.
190. Copy of the Endorsement dated:01/04/2008 bearing LRF (BNA) CR: 4/2008-09 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore duly stating that no proceedings have been initiated under Section 79 A and 79 B of the Karnataka Land Reforms Act, 1961 in respect of Sy.Nos.7/1, 7/2, 9/1, 9/2, and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk as on date.
191. Copy of the Endorsement dated:01/04/2008 bearing LRF (BNA) CR: 1/2008-09 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore duly stating that no proceedings have been initiated under Section 79 A and 79 B of the Karnataka Land Reforms Act, 1961 in respect of Sy.No.9/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk as on date.



192. Copy of the Endorsement dated:16/09/2010 issued by the Tahsildar, Bangalore North (Additional) Taluk, Bangalore stating that there are no applications in Form No.7 under section 48(A) of the Karnataka Land Reforms Act, 1961 and applications in Form No.7A under sub rule (1) of Rule 26C read alongwith with Section 77A of the Karnataka Land Reforms Act, 1961 have been filed in respect of Sy.Nos.7/1, 7/2, 9/1, 9/2, 9/3 and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk as on date.
193. Copy of the Endorsement dated:08/07/2011 bearing LRF (BNA) CR: 203/2011-12 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore duly stating that no proceedings have been initiated under Section 79 A and 79 B of the Karnataka Land Reforms Act, 1961 in respect of Sy.Nos.7/1, 7/2, 9/1, 9/2, 9/3 and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk as on date.
194. Copy of the Endorsement dated:08/07/2011 bearing No.PTCL.CR.515/2011-12 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore duly stating that no proceedings have been initiated under Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) 1978, Act in any courts of law or legal forums in respect of the Sy.Nos.7/1, 7/2, 7/3, 9/1, 9/2, 9/3 and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk as on date.
195. Copy of the Endorsement dated:04/07/2011 issued by the Office of the Tahsildar, Bangalore North (Additional) Taluk, Bangalore duly stating that the copies of the RTC (Pahani) for the years from 1993 to 2000 and Mutation Extract bearing MR Nos.4/1992-93, 1/1983-84 and IHC 1/1983-84 cannot be issued since the aforesaid documents are not available in the records of the office.



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196. Copy of the Endorsement dated: 26/07/2016 bearing No.KHB/SLAO/213/2016-17 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore duly stating that the land bearing Sy.Nos.7/1, 7/2, 7/3, 9/1, 9/3, and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have not been notified for acquisition for any of their development schemes as on date.
197. Copy of the Endorsement dated:02/08/2016-17 bearing No.KIADB/SLAO-2/1398/2016-17 issued by the Special Land Acquisition Officer -2, KIADB, Bangalore duly stating that the land bearing Sy.Nos.7/1, 7/2, 7/3, 9/1, 9/3, and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have not been notified for acquisition for any of their development schemes as on date.
198. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/1940 to 31/03/1965 in respect of Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
199. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/1940 to 31/03/1965 in respect of Sy.No.7/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
200. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/1940 to 31/03/1965 in respect of Sy.No.7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
201. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/1965 to 31/05/1989 in respect of Sy.Nos.7/1, 7/2, and 7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.



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202. Copy of the Encumbrance Certificate in Form No - 16 for the period from 01/06/1989 to 31/03/2004 in respect of Sy.Nos.7/1, 7/2, and 7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
203. Copy of the Encumbrance Certificate in Form No - 16 for the period from 01/04/2004 to 25/02/2010 in respect of Sy.Nos.7/1, 7/2, and 7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
204. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/2009 to 04/07/2011 in respect of the Sy.No.7 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
205. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/2009 to 04/07/2011 in respect of the Sy.No.7 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
206. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/1940 to 31/03/1965 in respect of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
207. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/1940 to 31/03/1965 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
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209. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/06/1989 to 31/03/2004 in respect of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.



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210. Copy of the Encumbrance Certificate in Form No – 16 for the period from 01/04/2004 to 25/02/2010 in respect of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
211. Copy of the Encumbrance Certificate in Form No – 15 for the period from 01/04/1965 to 31/05/1989 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
212. Copy of the Encumbrance Certificate in Form No – 15 for the period from 01/06/1989 to 31/03/2004 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
213. Copy of the Encumbrance Certificate in Form No – 16 for the period from 01/04/2004 to 25/02/2010 in respect of Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
214. Copy of the Encumbrance Certificate in Form No – 15 for the period from 01/04/1940 to 31/03/1965 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
215. Copy of the Encumbrance Certificate in Form No – 15 for the period from 01/04/1965 to 31/05/1989 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
216. Copy of the Encumbrance Certificate in Form No – 15 for the period from 01/06/1989 to 31/03/2004 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
217. Copy of the Encumbrance Certificate in Form No – 16 for the period from 01/04/2004 to 25/02/2010 in respect of Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.



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218. Copy of the Encumbrance Certificate in Form No - 15 for the period from 25/02/2010 to 19/07/2010 in respect of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
219. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/06/1989 to 31/03/2004 in respect of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
220. Copy of the Encumbrance Certificate in Form No - 16 for the period from 01/04/2004 to 25/02/2010 in respect of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.
221. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/2009 to 04/07/2011 in respect of the Sy.No.9 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk
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225. Copy of the Encumbrance Certificate in Form No - 15 for the period from 01/04/2009 to 04/07/2011 in respect of the Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk



226. Copy of the Encumbrance Certificate in Form No – 16 for the period from 01/04/2010 to 04/11/2015 in respect of the Schedule Property
227. Copy of the Encumbrance Certificate in Form No – 15 for the period from 01/04/2015 to 18/07/2016 in respect of the Schedule Property

II. FLOW OF TITLE:

A. In respect of Sy.No.7/1 – Measuring 1 Acre 18 guntas

WHEREAS, the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk was owned by one Sri.Rudrappa, son of Sri.Najundappa, the predecessor in title, he having acquired the title to the same by virtue of a sale deed dated:06/03/1914 executed in his favour by Sri.Shalappa, which has been duly registered as Document No.2859/1913-14 in Book – I, Volume – 237, pages 36 to 39 with the Sub-Registrar, Bangalore on 11/03/1914;

WHEREAS, the aforesaid Sri.Rudrappa subsequently died leaving behind his wife Smt.Gangamma and his children Sri.Siddagangappa and Sri.Nanjundappa;

WHEREAS, subsequently the aforesaid Smt.Gangamma also died leaving behind her sons namely Sri.Siddalingappa and Sri.Nanjundappa as her legal heirs;

WHEREAS, thereafter the aforesaid Sri.Siddagangappa and Sri.Nanjundappa effected a Revenue Partition amongst themselves under the terms of which the aforesaid Sri.Nanjundappa became entitled to own and the possess the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas (exclusive of 1 gunta of Kharab land comprised



therein) comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk

WHEREAS, subsequently the Sri.Nanjundappa, executed a sale deed dated:30/04/1948 in favour of Sri.Puttaiah, which has been duly registered as Document No.5347/1947-48 in Book - I, Volume - 992, pages 8 to 9 with the Sub-Registrar, Bangalore Taluk 01/05/1948 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

B. Sy.No.7/2 – Measuring an extent of 27 Guntas

WHEREAS, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk was owned by Sri.Rudrappa, Sri.Veerappa, Sri.Basappa and Sri.Puttaiah as their ancestral property;

WHEREAS, thereafter the aforesaid Sri.Rudrappa, Sri.Veerappa, Sri.Basappa and Sri.Puttaiah effected a Revenue Partition amongst themselves, under the terms of which the aforesaid Sri.Rudrappa and Sri.Puttaiah became entitled to own and possess the immovable property being agricultural dry land measuring an extent of 27 guntas comprised Sy.No.7/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.Rudrappa and his brother Sri.Puttaiah executed a sale deed dated: 29/10/1925 in favour of in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.1126/1925-26 in Book - I, Volume - 39, pages 76 to 83 with the Sub-Registrar, Bangalore Taluk on 03/11/1925 by means of which the aforesaid Sri.Chikkananjaiah purchased the immovable property being agricultural dry land measuring an extent of 26.5 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;



WHEREAS, thereafter the aforesaid Sri.Chikkananjaiah subsequently executed a sale deed dated:15/03/1934 in favour of Sri.Puttaiah, which has been duly registered as Document No.2379/1933-34 in Book - I, Volume - 282, pages 204 to 213 with the Sub-Registrar, Bangalore Taluk on 28/03/1934 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2;

C. Sy.No.7/3 - Measuring an extent of 13 Guntas

WHEREAS, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/3 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk was owned by Sri.Narayanappa, Sri.Surappa, Sri.Thimmakrishna Rao, Sri.Hanumantharayappa and Sri.Bhaskarappa with each one in possession of different extents in the same as evidenced by the entry Index of Lands Register and Records of Rights Register;

WHEREAS, thereafter Sri.Krishnappa, Sri.Gangadharappa and Sri.Honnurappa, all sons of Sri.Hanumantharayappa executed a sale deed dated:27/05/1944, in favour of Rudrappa, son of Sri.Puttaiah, which has been duly registered as Document No.5857/1944-45 in Book - I, Volume - 685, pages 193 to 196 with the Sub-Registrar, Bangalore Taluk on 28/05/1944 by means of which the aforesaid Sri.Rudrappa purchased the immovable property being agricultural dry land measuring an extent of 13 guntas (being 4/9th share) comprised in Sy.No.7/3, situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

D. Sy.No.9/1- Measuring an extent of 4 Acres 02 guntas

WHEREAS, the immovable property being agricultural dry land measuring an extent of 6 Acre 04 guntas (exclusive of 5 guntas of Kharab land comprised therein) comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka



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Hobli, Bangalore North Taluk was owned by Sri.Narayanappa, Sri.Surappa, Sri.Thimmakrishna Rao, Sri.Hanumantharayappa and Sri.Bhaskarappa with each one in possession of different extents in the same as evidenced by the entry Index of Lands Register and Records of Rights Register;

WHEREAS, thereafter Sri.Krishnappa, Sri.Gangadharappa and Sri.Honnurappa, all sons of Sri.Hanumantharayappa executed a sale deed dated:27/05/1944, in favour of Rudrappa, son of Sri.Puttaiah, which has been duly registered as Document No.5857/1944-45 in Book - I, Volume - 685, pages 193 to 196 with the Sub-Registrar, Bangalore Taluk on 28/05/1944 by means of which the aforesaid Sri.Rudrappa purchased the immovable property being agricultural dry land measuring an extent of 2 Acres 28 guntas (being 4/9th share) comprised in Sy.No.9/1, situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, the aforesaid Sri.S.Thimmakrishna Rao executed a sale deed dated:01/08/1946 in favour of Smt.Venkakalakshamma, which has been duly registered as Document No.865/1946-47 in Book - I, Volume - 846, pages 181 to 182 with the Sub-Registrar, Bangalore Taluk on 03/08/1946 by means of which the aforesaid Smt.Venkatalakshamma purchased the immovable property being agricultural dry land measuring an extent of 2 Acres 28 guntas (being 4/9th share) comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, the aforesaid Smt.Venkatalakshamma executed a sale deed dated:09/08/1947 in favour of Sri.Nanjundappa, son of Kotturappa, which has been duly registered as Document No.957/1947-48 in Book - I, Volume - 922, pages 102 to 104 with the Sub-Registrar, Bangalore Taluk by means of which the aforesaid Sri.Nanjundappa purchased the immovable property being agricultural dry land measuring an extent of 2 Acres 28 guntas (being 4/9th share) comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;



E. SY.No.9/2 – Measuring an extent of 2 Acres 39 guntas

WHEREAS, the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk was owned by Sri.Rudrappa, Sri.Veerappa, Sri.Basappa and Sri.Puttaiah as their ancestral property;

WHEREAS, thereafter the aforesaid Sri.Rudrappa, Sri.Veerappa, Sri.Basappa and Sri.Puttaiah effected a Revenue Partition amongst themselves, under the terms of which the aforesaid Sri.Rudrappa and Sri.Puttaiah became entitled to own and possess the immovable property being agricultural dry land measuring an extent of 1 Acre 27 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk and Sri.Basappa became entitled to own and possess the immovable property being agricultural dry land measuring an extent of 1 Acre 29 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, subsequently the aforesaid Sri.Rudrappa and Sri.Puttaiah executed a sale deed dated:29/10/1925 in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.1126/1925-26 in Book - I, Volume - 39, pages 76 to 83 with the Sub-Registrar, Bangalore Taluk on 03/11/1925 by means of which the aforesaid Sri.Chikkananjaiah purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 27 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, the aforesaid Sri.Basappa died leaving his wife Smt.Yellamma as his legal heir;

WHEREAS, thereafter the aforesaid Smt.Yellamma executed a sale deed dated:10/11/1925 in favour of aforesaid Sri.Chikkananjaiah by means of which the aforesaid Sri.Chikkananjaiah purchased the immovable property being



agricultural dry land measuring an extent of 1 Acre 29 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.Chikkananjaiah executed a sale deed dated:15/03/1934 in favour of Sri.Puttaiah, which has been duly registered as Document No.2379/1933-34 in Book - 1, Volume - 282, pages 204 to 213 with the Sub-Registrar, Bangalore Tauk on 28/03/1934 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2 and the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

F. SY.No.10 – Measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised)

WHEREAS, the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk was owned by one Sri.Rudrappa, son of Sri.Nanjundappa, the predecessor in title, he having acquired the title to the same by virtue of a sale deed dated:06/03/1914 executed in his favour by Sri.Shalappa, which has been duly registered as Document No.2859/1913-14 in Book - 1, Volume - 237, pages 36 to 39 with the Sub-Registrar, Bangalore on 11/03/1914;

WHEREAS, the aforesaid Sri.Rudrappa subsequently died leaving behind his wife Smt.Gangamma and his children Sri.Siddagangappa and Sri.Nanjundappa as his legal heirs;

WHEREAS, subsequently the aforesaid Smt.Gangamma died leaving behind her sons namely Sri.Siddalingappa and Sri.Nanjundappa as her legal heirs;



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WHEREAS, thereafter the aforesaid Sri.Siddagangappa and Sri.Nanjundappa effected a Revenue Partition amongst themselves under the terms of which the aforesaid Sri.Siddagangappa became entitled to own and the possess the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.Gangappa alias Siddagangappa executed a sale deed dated:03/04/1944 in favour of his brother Sri.Nanjundappa, which has been duly registered as Document No.4857/1944-45 in Book - I, Volume - 687, pages 209 to 211 with the Sub-Registrar, Bangalore Taluk on 05/04/1944 by means of which the aforesaid Sri.Nanjundappa purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.Nanjundappa executed a sale deed dated:16/03/1948 in favour of Sri.Puttaiah, which has been duly registered as Document No.4567/1947-48 in Book - I, Volume - 976, pages 47 to 48 with the Sub-Registrar, Bangalore Taluk 17/03/1948 by means of which the aforesaid Sri.Puttaiah purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.Puttaiah and his son Sri.K.P.Rudrappa executed a sale deed dated:20/04/1951 in favour of Sri.Vasudeva Setty, which has been duly registered as Document No.506/1951-52 in Book - I, Volume - 1211, pages 30 to 34 with the Sub-Registrar, Bangalore Taluk on 08/05/2011 by means of which the aforesaid Sri.Vasudeva Setty purchased the immovable property being agricultural dry land



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measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk

WHEREAS, thereafter the aforesaid Sri.Vasudeva Setty entered into a Agreement to sell dated:20/04/1951 with the aforesaid Sri.Puttaiah and his son Sri.P.Rudrappa, which has been duly registered as Document No.507/1951-52 in Book - I, Volume - 1209, pages 5 to 8 with the Sub-Registrar, Bangalore Taluk on 23/05/1951 under the terms of which the aforesaid Sri.Vasudeva Setty agreed to sell the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 3 Acres 16 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk to the aforesaid Sri.Puttaiah and his son Sri.P.Rudrappa on certain terms and conditions;

WHEREAS, subsequently the aforesaid Sri.K.P.Rudrappa executed a sale deed dated:24/11/1972 in favour of Sri.A.N.Subbanna, which has been duly registered as Document No.3618/1972-73 in Book - I, Volume - 2848, pages 97 to 99 with the Sub-Registrar, Bangalore North Taluk on 04/12/1972 by means of which the aforesaid Sri.A.N.Subbanna purchased immovable property being agricultural dry land measuring an extent of 27 guntas forming a portion of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk and the immovable property being agricultural dry land measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.



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WHEREAS, thereafter the aforesaid Sri.A.N.Subbanna duly got the Khatha in respect of the aforesaid property transferred to his name as evidenced by the extract from the Mutation Register bearing M.R.No.3/1972-73 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 27 guntas and Sy.No.10 measuring 1 Acre 12 guntas(exclusive of 1 gunta of Kharab land comprised therein), both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Sri.A.N.Subbanna pursuant to the sale deed executed in his favour by K.P.Rudrappa.

WHEREAS, thereafter the aforesaid Sri.K.P.Rudrappa executed a sale deed dated:24/11/1972 in favour of Smt.Chandramma, which has been duly registered as Document No.3661/1972-73 in Book - I, Volume - 2846, pages 137 to 139 with the Sub-Registrar, Bangalore North Taluk on 30/11/1972 by means of which the aforesaid Smt.Chandramma purchased the immovable property being agricultural dry land measuring an extent of 15 guntas forming a portion of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk and the immovable property being agricultural dry land measuring an extent of 2 Acres 25 guntas comprised in Sy.No.9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

WHEREAS, thereafter the aforesaid Smt.Chandramma duly got the Khatha in respect of the aforesaid property transferred to her name as evidenced by the extract from the Mutation Register bearing M.R.No.2/1972-73 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 15 guntas, Sy.No.9/1 measuring 1 Acre 16 guntas, and Sy.No.9/2 measuring 1 Acre 09 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Smt.Chandramma pursuant to the sale deed executed in her favour by K.P.Rudrappa;



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WHEREAS, thereafter the aforesaid Sri.K.P.Rudrappa executed a sale deed dated:24/10/1972 in favour of Smt.Nanjamma, which has been duly registered as Document No.3790/1972-73 in Book - I, Volume - 2849, pages 112 to 113 with the Sub-Registrar, Bangalore North Taluk on 12/12/1972 by means of which the aforesaid Smt.Nanjamma purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

WHEREAS, thereafter the aforesaid Sri.K.P.Rudrappa executed a sale deed dated:15/12/1975 in favour of Smt.Kamamma, which has been duly registered as Document No.2804/1975-76 in Book - I, Volume - 3006, pages 245 to 247 with the Sub-Registrar, Bangalore North Taluk on 02/02/1976 by means of which the aforesaid Smt.Kamamma purchased the immovable property being agricultural dry lands totally measuring 3 Acres comprised in Sy.Nos.1/2, 1/3, 9/1 and 9/2 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk which together forms one compact and contiguous block of land;

WHEREAS, thereafter the aforesaid Smt.Nanjamma executed a sale deed dated:15/12/1975 in favour of Smt.Kamamma, which has been duly registered as Document No.2805/1975-76 in Book - I, Volume - 3008, pages 13 to 15 with the Sub-Registrar, Bangalore North Taluk on 02/02/1976 by means of which the aforesaid Smt.Kamamma purchased the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt.Kamamma executed a sale deed dated:18/08/1986 in favour of Sri.M.B.Raju and Smt.Priyadarshini, which has been duly registered as Document No.1057/1986-87 in Book - I, Volume - 3917, pages 60 to 63 with the Sub-Registrar, Bangalore North Taluk by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.7/1 measuring 1



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Acre 18 guntas, Sy.No.7/2 measuring 27 guntas, Sy.No.7/3 measuring 13 guntas, Sy.No.9/1 measuring 1 Acre 26 guntas and Sy.No.9/2 measuring 14 guntas, in all measuring 4 Acres 18 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Sri.M.B.Raju and Smt.Priyadarshini duly got the Khatha in respect of the aforesaid property transferred to their names as evidenced by the extract from the Mutation Register bearing M.R.No.3/1986-87 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.7/1 measuring 1 Acre 18 guntas, Sy.No.7/2 measuring 27 guntas, Sy.No.7/3 measuring 13 guntas, Sy.No.9/1 measuring 1 Acre 26 guntas and Sy.No.9/2 measuring 14 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Sri.M.B.Raju and Smt.Priyadarshini pursuant to the sale deed executed in their favour by Smt.Kamalamma:

WHEREAS, subsequently Sri.Nanjundappa, who was the owner of the immovable property being agricultural dry land measuring 2 Acre 28 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk by way of having purchased the by a sale deed dated:09/08/1947 executed in his favour by Smt.Venkatalakshamma, which has been duly registered as Document No.957/1947-48 in Book - I, Volume - 922, pages 102 to 104 with the Sub-Registrar, Bangalore Taluk and who was also exercising the rights of ownership with possession of in respect of the immovable property being agricultural dry land measuring 28 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk which was purchased by Sri.Patel Machappa under sale deed dated:04/10/1945 in his favour by Sri.Gangadharaiah and Sri.Shamanna, sons of Sri.Bhaskarappa, which has been duly registered as Document No.1665/1945-46 in Book - I, Volume - 783, pages 82 to 84 with the Sub-Registrar, Bangalore Taluk thereby exercising rights of ownership with possession of a total extent of 3 Acres 16 guntas;



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WHEREAS, out of the aforesaid extent of 3 Acres 16 guntas, the aforesaid Sri.Nanjundappa sold an extent of 2 Acres 15 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk to Sri.Sri.Chikkamunishamappa by a sale deed dated:03/09/1964, which has been duly registered as Document No.4122/1964-65 in Book - I, Volume - 2435, pages 187 to 190 with the Sub-Registrar, Bangalore North Taluk and remained in ownership and possession of 1 Acre 01 gunta comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, although if the extent retained by Sri.Nanjundappa if arthimatcially calculated should be 1 Acre 01 gunta in the aforesaid survey number, it appears that Sri.Nanjundappa was actually in possession of 1 Acre 14 guntas in the aforesaid survey number, since during his life time, he settled all the properties owned by him as self acquired properties in favour of his three sons namely Sri.Shivanna, Sri.Muniyappa and Sri.Kotturappa under the terms of which Sri.Kotturappa became entitled to own and possess the immovable property being agricultural dry land measuring 1 Acre 14 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, the fact of the aforesaid settlement made by Sri.Nanjundappa has been derived from entry in the Mutation Register bearing IHR No.2/1988-89 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk effected after the death of Sri.Nanjundappa;

WHEREAS, however the fact that an extent of 1 Acre 14 guntas was allotted to Sri.Kotturappa under the settlement as mentioned above coupled with the entry in Column No.9 of the RTC (Pahani) from the year 1988-89 upto 1992-93 confirming the extent of 1 Acre 14 guntas in the hands of Sri.Kotturappa, evidences the fact that the Sri.Kotturappa was in possession of an extent of 1 Acre 14 guntas in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;



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WHEREAS, thereafter the aforesaid by Sri.Kotturappa for himself and representing his minor son Master Ravishankar as natural guardian executed a sale deed dated:08/04/1993 in favour of Smt.Priyadarshini, which has been duly registered as Document No.232/1993-94 in Book - I, Volume - 370, pages 124 to 127 with the Sub-Registrar, Yelahanka, Bangalore on 26/04/1993 by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.9/1 measuring 1 Acre 14 guntas, situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk;

WHEREAS, thereafter the aforesaid Smt.Priyadarshini duly got the Khatha in respect of the aforesaid property transferred to her name as evidenced by the extract from the Mutation Register bearing M.R.No.2/1993-94 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 1 Acre 14 guntas, situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk has been transferred in the name of Smt.Priyadarshini pursuant to the sale deed executed in her favour by Sri.Kotturappa.

WHEREAS, thereafter the aforesaid Sri.A.N.Subanna executed a sale deed dated:30/03/1992 in favour of Smt.Priyadarshini, which has been duly registered as Document No.5482/1991-92 in Book - I, Volume - 239, pages 103 to 105 with the Sub-Registrar, Yelahanka, Bangalore on 08/05/1992 by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.9/1 measuring 27 guntas and Sy.No.10 measuring 1 Acres 13 guntas (inclusive of 1 gunta of Kharab land comprised therein), totally measuring 2 Acres, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

WHEREAS, thereafter the aforesaid Smt.Priyadarshini duly got the Khatha in respect of the aforesaid property transferred to her name as evidenced by the extract from the Mutation Register bearing M.R.No.4/1993-94 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in



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respect of the Sy.No.9/1 measuring 27 guntas and Sy.No.10 measuring 1 Acres 12 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk has been transferred in the name of Smt.Priyadarshini pursuant to the sale deed executed in her favour by Sri.N.A.Subbanna.

WHEREAS, thereafter the aforesaid Smt.Chandramma executed a sale deed dated:30/03/1992 in favour of Smt.Priyadarshini, which has been duly registered as Document No.5483/1991-92 in Book - I, Volume - 239, pages 105 to 108 with the Sub-Registrar, Yelahanka, Bangalore on 11/05/1992 by means of which the aforesaid Smt.Priyadarshini purchased Sy.No.9/1 measuring 15 guntas and Sy.No.9/2 measuring 2 Acres 25 guntas, totally measuring 3 Acres, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk

WHEREAS, thereafter the aforesaid Smt.Priyadarshini duly got the Khatha in respect of the aforesaid property transferred to her name as evidenced by the extract from the Mutation Register bearing M.R.No.3/1993-94 issued by the Village Accountant, Doddabettahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk duly recording that the Khatha in respect of the Sy.No.9/1 measuring 15 guntas and Sy.No.9/2 measuring 2 Acres 25 guntas, both situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have been transferred in the name of Smt.Priyadarshini pursuant to the sale deed executed in her favour by Smt.Chandramma.

WHEREAS, subsequently the family members of Smt.Priyadarshini, namely Smt.H.G.Lakshamma, Sri.M.B.R.Neelakanta, Smt.Devika, Smt.Priyadarshini effected a Memorandum of Partition (aide memoire) dated:27/02/2003 amongst themselves, under the terms of which Smt.Devika became entitled to own and possess the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in



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Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, totally measuring 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

WHEREAS, thereafter the aforesaid Smt.Devika duly got the Khatha in respect of the in respect of the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1 and the immovable property being agricultural dry land measuring an extent of 1 Acre 12 guntas (exclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, totally measuring 7 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk transferred to her her name as evidenced by the Mutation Extract bearing M.R.No.2/2004-05 issued by the Village Accountant, Computerised Pahani Issuing Centre, Bangalore North (Additional) Taluk, Bangalore duly recording that the Khatha in respect of the aforesaid properties have been transferred in the name of Smt.Devika pursuant to the partition effected amongst herself and her family members.

WHEREAS, thereafter the aforesaid Smt.Devika also duly got the Khatha in respect of the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk transferred to her name as evidenced by the extract from the Mutation Register bearing M.R.No.4/2005-06 issued by the Village Accountant, Computerised Pahani Issuing Centre, Bangalore North



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(Additional) Taluk, Bangalore duly recording that the Khatha in respect of aforesaid property has been transferred in the name of Smt.Devika pursuant to the partition effected amongst herself and her family members.

WHEREAS, thereafter the aforesaid Smt.Devika desired to convert the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre 13 guntas (inclusive of 1 guntas of Kharab land comprised therein) comprised in Sy.No.10, totally measuring 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk from agricultural to non-agricultural residential uses and puposes and applied to the Special Deputy Commissioner, Bangalore District seeking permission for the same;

WHEREAS, pursuant to the application made by the aforesaid Smt.Devika and on payment of convesion fine, the Special Deputy Commissioner, Bangalore District issued a Official Memorandum dated:30/09/2008 bearing No.ALN(NAY)SR - 30/2007-08 duly granting permission for the conversion of the immovable property being agricultural dry land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, the immovable property being agricultural dry land measuring an extent of 27 guntas comprised in Sy.No.7/2, the immovable property being agricultural dry land measuring an extent of 13 guntas comprised in Sy.No.7/3, the immovable property being agricultural dry land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, the immovable property being agricultural dry land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and the immovable property being agricultural dry land measuring an extent of 1 Acre



13 guntas (inclusive of 1 guntas of Kharab land comprised therein) comprised in Sy.No.10, totally measuring 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk from agricultural uses and purposes to non-agricultural residential uses and purposes which is more particularly described in the single Schedule hereunder and hereinafter referred to as the Schedule Property together forms one compact and contiguous block of land;

WHEREAS, thereafter the aforesaid Smt.Devika executed a Gift Deed dated:18/03/2010 in favour of her sister Smt.Priyadarshini, which has been duly registered Document No.YAN-1-03386/2009-10 in Book - I, stored in CD No.YAND 329 with the Sub-Registrar, Yelahanka, Bangalore under the terms of which the aforesaid Smt.Priyadarshini became entitled to own and possess the Schedule Property.

WHEREAS, thereafter the aforesaid Smt.Priyadarshini executed a Gift Deed dated:25/03/2010 in favour of her son Sri.Pradeep Krishnappa, which has been duly registered Document No.YAN-1-03463/2009-10 in Book - I, stored in CD No.YAND 329 with the Sub-Registrar, Yelahanka, Bangalore under the terms of which the aforesaid Sri.Pradeep Krishnappa became entitled to own and possess the Schedule Property;

WHEREAS, thereafter the afoerasaid Sri.Pradeep Krishnappa duly got the Khatha in respect of the Schedule Property transferred to his name as evidenced by the Form No -1 in respect of the Schedule Property issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk in the name of Sri.Pradeep Krishnappa.

III. OBSERVATIONS:

In the instant case, few discrepancies have been observed in the documents. The same have been stated below alongwith my comments and inference on each of the discrepancies.



1. In the sale deed dated:06/03/1914 executed by Sri.Shalappa in favour of Sri.Rudrappa, son of Sri.Nanjundappa, which has been duly registered as Document No.2859/1913-14 in Book - I, Volume - 237, pages 36 to 39 with the Sub-Registrar, Bangalore on 11/03/1914, it is observed that the Survey Number mentioned as sold is Survey No.7/2 instead of 7/1 and extent sold is mentioned as 1 Acre 19 Guntas. It appears that the survey no has been wrongly mentioned as Survey No.7/2 instead of Survey No.7/1 due to the following reasons,
 - a) The extent of land in Survey No.7/1 was 1 Acre and 19 Guntas (inclusive of 1 gunta of Kharab land comprised therein) and Survey No.7/2 was 27 Guntas.
 - b) The extent sold and the bounadaries match with the lands comprised in Survey No.7/1.
 - c) Apart from the matching of the extent and boundaries as mentioned above, in the sale deed dated:30/04/1948 executed by Sri.Nanjundappa, son of Sri.Rudrappa in favour of Sri.Puttaiah, which has been duly registered as Document No.5347/1947-48 in Book - I, Volume - 992, pages 8 to 9 with the Sub-Registrar, Bangalore Taluk 01/05/1948 under the terms of which Sri.Nanjundappa sold an extent of 1 Acre of 18 Guntas to Sri.Puttaiah, the Survey No of the extent sold has been mentioned as 7/1 which leads to the inference that Sri.Nanjundappa was exercising the ownership rights with possession of an extent of 1 Acre acres 18 Guntas in Survey No.7/1 which he sold to Sri.Puttiah under the aforesaid sale deed.
2. In the sale deed dated: 29/10/1925 executed by Sri.Rudrappa and his brother Sri.Putaiah, sons of Sri.Veerabadrappa in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.1126/1925-26 in Book - I, Volume - 39, pages 76 to 83 with the Sub-



Registrar, Bangalore Taluk on 03/11/1925, it is observed that the Survey No. mentioned as sold is Survey No.7/1 instead of 7/2 and extent sold is mentioned as 26.5 Guntas. It appears that the Survey no has been wrongly mentioned as Survey No.7/1 instead of Survey No.7/2 due to the following reasons,

- a) The extent of land in Survey No.7/2 was 27 Guntas and Survey No.7/1 was 1 Acre 19 Guntas.
 - b) The extent sold and the boundaries match with the in lands comprised in Survey No.7/2
 - c) Apart from the matching of the extent and boundaries as mentioned above, in the sale deed dated:15/03/1934 executed by Sri.Chikkananjaiiah in favour of Sri.Puttaiah, which has been duly registered as Document No.2379/1933-34 in Book - I, Volume 282, pages 204 to 213 with the Sub-Registrar, Bangalore Tauk on 28/03/1934 under the terms of which Sri.Chikkananjaiiah sold an extent of 27 Guntas to Sri.Puttaiah, the Survey No. of the extent sold has been mentioned as 7/2 which leads to the inference that Sri.Chikkananjaiiah was exercising the ownership rights with possession of an extent of 27 Guntas in Survey No.7/2 which he sold to Sri.Puttiah under the aforesaid sale deed.
3. In respect of the total extent of 27 Guntas in Survey No.7/3 and the extent of 6 Acres 09 guntas (inclusive of 5 guntas of Kharab land comprised therein) in Survey No.9/1 which came to be owned and possessed by Sri.Narayanappa, Sri.Surappa, Sri.Thimmakrishna Rao, Sri.Hanumantharayappa and Sri.Bhaskarappa, although no mention of any actual extent allotted to each of them have been mentioned or recorded in any deed of partition or other document, from the subsequent events, it appears that Sri.Krishnappa, Sri.Gangadharappa and Sri.Honnurappa, all sons of Sri.Hanumantharayappa were jointly allotted 4/9th share divided by



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metes and bounds in the aforesaid properties, Sri.S.Thimmakrishna Rao was allotted 4/9th share divided by metes and bounds and Sri.Gangadharaiah and Sri.Shamanna, sons of Sri.Bhaskarappa were jointly allotted 1/9th share divided by metes and bounds in the aforesaid properties possibly in an oral partition effected amongst themselves.

The absence of any document suggesting any partition or settlement in favour of the aforesaid persons in the manner mentioned above doesn't necessarily affect the title to the extents purchased by the present owners in the aforesaid survey numbers, since the sale deeds executed by the aforesaid persons transferring lands to subsequent purchasers have not been questioned by the others till date and even in case, any of the aforesaid parties or their legal heirs decide to question or reopen the division of lands as mentioned above, they will be barred by limitation from doing so.

4. As regards the Mortgage Deed dated:15/03/1934 executed by Sri.Puttaiah in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.2380/1933-34 in Book - I, Volume - 280, pages 332 to 341 with the Sub-Registrar, Bangalore Taluk on 27/03/1934, Mortgage deed dated:30/01/1945 executed by Sri.Puttaiah and Sri.Rudrappa in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.3637/1944-45 in Book - I, Volume - 743, pages 90 to 94 with the Sub-Registrar, Bangalore Taluk on 09/02/1945 and Mortgage deed dated:06/09/1948 executed by Sri.Puttaiah and his son Sri.Rudrappa in favour of Sri.Chikkananjaiah, which has been duly registered as Document No.1893/1948-49 in Book - I, Volume - 1020, pages 153 to 158 with the Sub-Registrar, Bangalore Taluk on 04/10/1948, no documents suggesting that the mortgages have been redeemed has been furnished to me.



However, it appears the said mortgages have been redeemed since, had the mortgagee exercised the option to foreclose the mortgages and recover the moneys due from the mortgagors through legal proceedings, the same would have been mutated and entered in the revenue records.

Further even assuming for the moment that the mortgages were not redeemed, the mortgagee or his legal heirs would be clearly barred by limitation from foreclosing the mortgages.

5. As regards the Agreement to sell dated:20/04/1951 entered into between Sri.Vasudeva Setty on the one part and Sri.Puttaiah and his son Sri.K.P.Rudrappa on the other part, which has been duly registered as Document No.507/1951-52 in Book - I, Volume - 1209, pages 5 to 8 with the Sub-Registrar, Bangalore Taluk on 23/05/1951, it needs to be pointed out that there is no evidence furnished to suggest the said agreement has been subsequently cancelled or terminated. There is also no document on record to suggest the agreement holder filing the suit for specific performance of the agreement in any Courts of Law or initiated any other legal proceedings as agreement holder. Since considerable time has elapsed from the date of agreement, I am of the opinion that the said agreement holder has lost any right, title or interest in the property due to the fact that any legal proceedings, if initiated as on date by him or his legal heirs including a suit for specific performance will be barred by limitation.
6. As regards, the Official Memorandum dated: 30/09/2008 bearing No.ALN(NAY)SR - 30/2007-08 issued by the Special Deputy Commissioner, Bangalore District, the total extent converted appears to be 10 acres 33 Guntas inclusive of 2 Guntas of 'A' Kharab in Survey No 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North. From the entries in the R.T.C. and the survey records like the Akarband extracts, it appears that the total extent comprised in Survey No 10 is 1 acre 13 Guntas(inclusive of 1 Gunta Kharab) as against an extent of 1 acre 14



Guntas(inclusive of 2 Guntas Kharab) mentioned in the aforesaid conversion order. Therefore I am of the opinion that the extent of the land comprised in Survey No's 7/1, 7/2,7/3, 9/1, 9/2 and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North is 10 acres 32 Guntas(inclusive of 1 Gunta 'A' Kharab). Since the conversion order has been issued for an excess of 1 Gunta of Kharab, the mistake in the conversion order does affect the title to the Schedule Property in the hands of the present owner.

7. The present owner has represented that one Sri.Chikkamunishamappa has preferred a appeal under Section 136(2) of the Karnataka Land Revenue Act, 1964 before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore in case bearing R.A.(BNA) 130/2011-12 against Smt. Devika, the predecessor in title and Sri.Pradeep Krishnappa, the present owner stating

- a) that he was the owner of the land measuring an extent of 2 Acres 15 guntas comprised in a portion of Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore Nort Taluk and out of the aforesaid extent, he has sold an extent of 36 guntas to one Sri.Anjinappa and he is peaceful possession and enjoyment of 1 Acres 19 guntas comprised in the aforesaid survey number
- b) that however, the Khata in respect of only an extent of 36 guntas has been transferred in his name in the RTC (Pahani) as on date which is not the extent of owned by him as he is peaceful possession and enjoyment of 1 Acre 19 guntas comprised in the aforesaid survey number which error has occurred on account of an 4 Acres 02 guntas being mutated in the name of Smt.Devika as per the Mutation Entry bearing M.R.No.2/2004-05 as against the actual extent of 3 acres 29 guntas owned by her.
- c) to set aside the Mutation Entry bearing M.R.No.2/2004-05 transferring the Khatha in the name of Smt.Devika in respect of land



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measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk.

Pursuant thereto, the Assistant Commissioner, Bangalore North Sub-Division, Bangalore passed an order dated:08/07/2013

- A) setting aside the Mutation Entry bearing M.R.No.2/2004-15 in the name of Smt.Devika in respect of land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1 of of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk and
- B) to transfer the Khatha only to an extent of 1 Acres 19 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk in the name of Sri.Chikkamunishamappa and to the transfer the Khatha in respect of the land measuring an extent of 3 Acres 29 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk in the name of Smt.Devika in the revenue records.

Aggrieved by the order of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore in case bearing R.A.(BNA) 130/2011-12, the aforesaid Smt.Devika and Sri.Pradeep Krishnappa have preferred an Revision Petition bearing No.108/2013-14 before the Deputy Commissoiner, Bangalore District to set aside the order of the Assistant Commissoiner, Bagalore North Sub-Division, Bangalore in case bearing R.A.(BNA) 130/2011-12 and dismiss the appeal filed by the Sri.Chikkamunishamappa.Pursuant thereto, the Deputy Commissoiner, Bangalore District vide his order dated:08/14/2013 has stayed the order passed by the Assistant Commissoiner, Bangalore North Sub-Division, Bangalore in case bearing R.A.(BNA) 130/2011-12. However, and aforesaid revision petition is still is yet to be disposed off finally as on date.



Sri.Pradeep Krishnappa, the present owner has also represented that the extent of 13 guntas comprised in a portion of Sy.No.9/1 of of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk claimed by the aforesaid Sri.Chikkamunishamappa is on the western side of the rest of the Schedule Property owned by the present owner and in fact a road divides the said extent. **It is advised that the the extent of 13 guntas which is claimed by the aforesaid Sri.Chikkamunishamappa should be reduced from the total extent of land owned by the present owner i.e, 10 Acres 32 guntas and the balance area of 10 Acres 19 guntas only should be offered for development at this stage to Ajmera Housing Corporation (Bangalore).**

IV. CONCLUSION:

On the basis of the documents furnished to me and on verification of the same, I wish to state that **SRI.PRADEEP KRISHNAPPA, the present owner has acquired a valid, subsisting, clear and marketable title to the Schedule Property subject to the observations made above and subject to furnishing documents as listed below for my perusal and are the same are found to be in order**

The Encumbrance Certificates furnished to me do not record or reflect any encumbrances on the Schedule Property other than the mortgages and the agreement to sell discussed under the observations made above. The taxes have been paid upto date on the Schedule Property.

The aforesaid **SRI.PRADEEP KRISHNAPPA** also got the Khatha in Form No. 1 and 12 issued by the Secretary, Vaderahalli Village Panchayat, Yelahanka Hobli, Bangalore North Taluk respect of the Schedule Property transferred to his name which evidences the fact that he is in peaceful possession and enjoyment of the same till date as the sole and absolute owner thereof.

The 79Aand B Endorsement dated:08/07/2011 bearing LRF (BNA) CR: 203/2011-12 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore confirms that there are no proceedings initiated in



respect of the Schedule Property under Sections 79A and B of the Karnataka Land Reforms Act, 1961.

The Form No.7 and Form No-7A Endorsement dated: 16/09/2010 issued by the Tahsildar, Bangalore North (Additional) Taluk, Bangalore confirms that there are no applications in Form No.7 under Section 48(A) of the Karnataka Land Reforms Act, 1961 and Form No.7A under sub rule (1) of Rule 26C read alongwith with Section 77A of the Karnataka Land Reforms Act, 1961 have been filed in respect of the Schedule Property.

The Endorsement dated: 08/07/2011 bearing No.PTCL.CR.515/2011-12 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore confirms that the no proceedings have been initiated in respect of the Schedule Property under the provisions of the Karnataka Schedule Caste and Schedule Tribes (Prohibition Of Transfer Of Certain Lands) Act, 1978 till date.

The Endorsement Endorsement dated: 26/07/2016 bearing No.KHB/SLAO/213/2016-17 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore confirms the lands bearing Sy.Nos.7/1, 7/2, 7/3, 9/1, 9/3, and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have not been notified for acquisition for any of their development schemes as on date.

The Endorsement dated: 02/08/2016 bearing No.KIADB/SLAO-2/1398/2016-17 issued by the Special Land Acquisition Officer -2, KIADB, Bangalore confirms that the lands bearing Sy.Nos.7/1, 7/2, 7/3, 9/1, 9/3, and 10 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk have not been notified for acquisition for any of their development schemes as on date.

- a) Copy of the Endorsement from the Bangalore Development Authority (BDA) stating that the Schedule Property has not been notified for acquisition by them upto date for any of their developmental plans.



- b) Copy of the E- Khatha in the name of the present owner issued by the Panchayat Raj and Rural Development Board, Government of Karnataka in respect of the Schedule Property.
- c) A survey sketch duly attested by the Taluk Surveyor confirming that the extent of 13 guntas comprised in Sy.No.9/1 of Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk which is subject matter of the Revision Petition bearing No.108/2013-14 before the Deputy Comissoiner, Bangalore District as mentioned above does not form a part of the extent of 10 Acres 19 guntas which could be offered for development as on date and does not in any effect the contiguous and compact nature of the aforesaid extent of 10 Acres 19 guntas.

SCHEDULE PROPERTY

All that pice and parcel of the residentially converted land measuring an extent of 1 Acre 18 guntas comprised in Sy.No.7/1, residentially converted land measuring an extent of 27 guntas comprised in Sy.No.7/2, the residentially converted land measuring an extent of 13 guntas comprised in Sy.No.7/3, residentially converted land measuring an extent of 4 Acres 02 guntas comprised in Sy.No.9/1, residentially converted land measuring an extent of 2 Acres 39 guntas comprised in Sy.No.9/2 and residentially converted land measuring an extent of 1 Acre 13 guntas (inclusive of 1 gunta of Kharab land comprised therein) comprised in Sy.No.10, totally measuring an extent of 10 Acres 32 guntas, all situated at Kempanahalli Village, Yelahanka Hobli, Bangalore North Taluk together form one compact and contiguous block (duly converted vide Official Memorandum dated:30/09/2008 bearing No.ALN(NAY)SR – 30/2007-08 issued by Special Deputy Commissioner, Bangalore District) and bounded on the:

- East by : Portion of Sy.No.9/2 and Sy.No.12
West by : Portion of Sy.No.9/1 followed by Gramatha and Sy.No.1
North by : Sy.No.2, Sy.No.5 and Sy.No.8
South by : Road



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DISCLAIMER:

The above opinion has been given by me on the basis of the facts and documents submitted to me by **Ajmera Housing Corporation (Bangalore)** having its office at "Ajmera Summit" #3/D, 4th Floor, 7th C Main, 3rd Cross, 3rd Block, Kormangala, Bangalore - 560034 and understanding of the relevant statutes and case laws. This opinion given by me is not binding on the statutory authorities or any other person/s or entities as they may take a contrary view. Therefore, I shall not be liable for any claim or loss which may be incurred by my client or any other person/s or entities if he/she/they choose to act on the basis of this opinion. The opinion is subject to

- a) The copies of the documents provided to us being genuine and confirm to the original of the same.
- b) The fact that no independent search of any proceedings, claims or litigation has been conducted by me.
- c) The fact that no site survey or physical verification of the Schedule Property has been undertaken by us for the purposes of verifying the description, title and schedule of the Schedule Property.
- d) The fact that no independent search in the jurisdictional Sub-Registrar office has been conducted by us.

Arvind Raghavan
(ARVIND RAGHAVAN)

ADVOCATE

Bangalore

Date:05/08/2016