



KAVITHA A. B.
ADVOCATE

2577, 4th Floor, 13th Cross, 26th Main, 1st Sector, HSR layout, Bangalore 560102.
Ph:- 9900546686.

To,

M/s Signature Dwellings Private Limited
by Mr. Prasanth Narayanan

LEGAL SCRUTINY REPORT

SCHEDULE PROPERTY
(Property of C Nagaraju)

Item No. 1:- All that piece and parcel of the property bearing Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas situated at Gonigattapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the

East by : Property in Sy. No. 64/4;
West by : Property in Sy. No. 64/2;
North by : Property in Sy. No. 64/1;
South by : Property in Sy. No. 65 & Road;

Property of Smt. Manjula & Subhash Reddy R

Item No. 2:- All that piece and parcel of the property bearing Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the

East by : Property in Sy. No. 64/5;
West by : Property in Sy. No. 64/3;
North by : Property in Sy. No. 64/1;
South by : Property in Sy. No. 65 & Road;

Property of Sri. C Amaresh

Item No. 3:- All that piece and parcel of the property bearing Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and bounded on the

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East by : Property in Sy.No. 64/6;
West by : Property in Sy No .64/4;
North by : Property in Sy.No .64/1;
South by : Property in Sy.No. 65 & Road;

PRESENT OWNERS: - Mr. C. Nagaraju, Smt. Manjula & Subhash Reddy R and Property of Sri. C Amaresh

DEVELOPER: -M/s. SIGNATURE DWELLINGS PRIVATE LIMITED

Documents produced Sy. No. 64 measuring 26.08 Gunta + 27 Guntas + 26.08 Guntas of Gonighattapura village Sarjapura Hobli:-

1. Mulla Survey Tippani, Mulla Survey Prathi Book, Atlas,
2. Akarband, Village Map.
3. Form No. 10 issued for Sy No. 64 confirms phoodi of the property as Sy No. 64/3, 64/4 and 64/5.
4. Conversion Sketch for Sy No. 64/3, 64/4 and 64/5.
5. Endorsement dated 19/5/2022 issued by the Tahasildar stating non availability of IL and Preliminary record for Sy. No. 64.
6. RR No. 136 pertaining to Sy No.64 reflects the property being pledge.
7. Phanies for the period from 1960-61 to 1968-69 reflects the name of R. Tippaiah as kathedar of the property in Sy No. 64 measuring 5 Acre 01 Guntas.
8. RTC for the period from 1969-70 to 73-74, 84-88 to 88-89, 89-90 to 93-94, 94-95 to 96-97, 97-98 to 2000-2021 reflects the name of Doddaiah bin Joyakkappa (33 ¼), Krishnappa, Doddamunishami and R. T. Subbarao and R. T. Vishwanth.
9. RTC for the period from nil reflects the name of Doddaiah bin Chikkaiah for 33.04 Guntas (MR 2/91-92), Krishnappa bin Chikkaiah for 33 .04 Guntas (MR 1/93-94) Doddamunishami bin Chikkaiah, R T Vishwanath, R T Jaganath, R T Subbarao for 33 .04 Guntas.
10. RTC for the period from 2004-05, 2005-06 reflects the name of C Nagaraju son of Late Chinnanna and Amaresh bin Late Chikkannaiah, C. Ramesh bin Late Chikkannaiah for 1 Acre 33.08 Guntas, Manjula co Late Ramesh and Master Subhash for 26.08 Guntas.
11. RTC for the period from 2006-07, 2007-08, 2009-10, 2010-11, 2011-12, 2013-14 to 2015-16, 2016-17, 2017-18, 2018-19, 2020-21 reflects the name of C Nagaraju son of Late Chinnanna for 27 Guntas, Manjula co Late Ramesh and Master Subhash for 26.08 Guntas and Amersh bin Late Chikkannaiah for 26.08 Guntas.
12. Order dated 30/3/1975 passed by the Special Deputy Commissioner for Abolition of Inams in AL. No. 20/74-75 filed by the Smt. Shardamma wife Late Sri. R Thippaiah.
13. Will dated 10/6/84 executed by Smt. R T Sharadama bequeathing all the properties including Sy No. 64 measuring 5 Acre 01 Guntas in favour of her three sons R T Subbarao, R T Vishwanth, R T Jaganatha all Sons of Late Thippaiah.

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14. Death certificate of Smt. R T Sharadama confirms she having die on 20/1/85.
15. MR 1/93-94 (transfer in the name of Sri. R T Subba Rao, Sri. R T Vishwanath, Sri. R T Jaganath all sons of Late Tippaiah Based on the will dated 10/6/1984 Sy No. 64 measuring 2 acres 21 Guntas).
16. GPA dated 20/9/1995 executed by R T Subbarao, R T Vishwanth, R T Jaganatha all Sons of Late Thippaiah in favour of Sri. Govindachary son of Late Dasachary registered as document No. 106/95-96 pertaining to the property in Sy No. 64 measuring 2 Acres 20 Guntas.
17. Sale Deed dated 18/03/1996 executed by R.T. Subba Rao, R.T. Vishwanatha and R T Jaganath all sons of Late Thippaiah represented by their GPA Holder Sri. Govindachary son of Late Dasachary in favour of C Nagaraju son of Late Chinnanna and Amaresh bin Late Chikkannaiah, C. Ramesh bin Late Chikkannaiah pertaining to the property measuring 2 Acres (out of 2 Acre 21 Guntas) in Sy No. 64, registered as document No. 8763/95-96.
18. MR 5/2000-01 (transfer in the name of C Nagaraju son of Late Chinnanna and Amaresh bin Late Chikkannaiah, C. Ramesh bin Late Chikkannaiah after the sale deed 30/4/98 after the purchase of the property under the sale deed doc. No. 8763/95 dated 30/4/98.
19. Compromise petition filed under order 23 rule 3 of the code of civil procedure in O S No. 768/1998 before the court of Principal civil judge (SR DN) wherein the property in Sy No. 64 measuring 27 Guntas was allotted to the share of C Nagaraju the First defendant under B Schedule and property in Sy No. 64 measuring 26 ½ Guntas was allotted to the share of Amaresh the fourth defendant under E Schedule.
20. Final decree passed by the court of Principal civil judge (SR DN) in O S No. 768/1998 filed by Jayappa son of Late Chikkannaiah against Nagaraju son of Late Chikkannaiah and others wherein the property in Sy No. 64 measuring 27 Guntas was allotted to the share of C Nagaraju the First defendant under B Schedule.
21. Final decree passed by the court of Principal civil judge (SR DN) in O S No. 768/1998 filed by Jayappa son of Late Chikkannaiah against Nagaraju son of Late Chikkannaiah and others wherein the property in Sy No. 64 measuring 26 ½ Guntas was allotted to the share of LRS of Second Defendant Smt. Manjula and Master Subash under C Schedule.
22. Final decree passed by the court of Principal civil judge (SR DN) in O S No. 768/1998 filed by Jayappa son of Late Chikkannaiah against Nagaraju son of Late Chikkannaiah and others wherein the property in Sy No. 64 measuring 26 ½ Guntas was allotted to the share of Amaresh the fourth defendant under E Schedule.
23. MR 5/2006-07 (transfer in the name of C Nagaraju for 27 Guntas on court order).
24. MR 15/2001-02 (transfer in the name of Amersh for 26.08 Guntas in Sy No. 64 on court order).
25. MR 3/2006-07 (transfer in the name of Manjula co Late Ramesh for 26.08Guntas on court order).
26. Endorsement dated 19/5/2022 stating non availability of M 2/91-92).
27. Family tree dated 03/09/2024 by way of affidavit of Sri. Ramesh Reddy son of Chikkannaiah deceased and Munithayamma disclose his wife name as Smt. Manjula and out of their wed lock they have two children. (not acceptable required from nadakachri).

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28. Death certificate issued by the chief Registrar of Birth and Death of Sri. C. Ramesh disclose he having expired on 03/03/2004
29. Family tree dated 13/05/2022 by way of Affidavit of Sri. C. Amaresh son of Chikkannaiah deceased and Munithayamma and disclose his wife name as Smt. Vijayalakshmi and out of their wed lock he has three children.
30. Family tree dated 12/04/2023 issued by revenue department of Sri. Nagaraju C discloses his wife name as Rajamma and out of their wed lock they have Kavitha, Santhosh Kumar, Shalini, Dhanalakshimi, Dhanaraj as children.
31. Family tree of Chikkannaiah bin Munireddy his wife Munithayamma out of their wed lock they had 7 children's namely Munieddy, Gowramma, Jayappa, Nagaraju, Venkatesh, Meenamma and Amaresh issued by the Village Account.
32. Sale agreement dated 4/6/2001, executed by C Nagaraju Son of Late Chikkannaiah, C Ramesh and C Amaresh both son of Late Chikkannaiah agreeing to sell the property in Sy. No. 64 measuring 2 Acre 21 Guntas in favour of K Shiva Rama Reddy registered as document No. 1245/2001-02 in the office of the sub registrar at Anekal.
33. Cancellation deed dated 13/08/2018, Sri. K. Shiva Rama Reddy and C. Nagaraju Son of Late Chikkannaiah, C. Ramesh and C. Amaresh both son of Late Chikkannaiah doc. No. 3016/2018-19 in the office of the sub registrar0.
34. Mortgage deed dated 22/03/2016 executed by Smt. Manjula wife of Ramesh C, Master Subash Reddy Son of Ramesh C in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura registered as doc. No. 5106/2015-16 by obtaining loan amount of 5,00,000/- by pledging the property measuring 26.08 Guntas in Sy No. 64.
35. MR T9/2015-16 (confirms mortgage deed date 22/03/2016).
36. Mortgage deed dated 8/10/2020 executed by Manjula wife of Ramesh C, Subash Reddy Son of Ramesh C in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura registered as doc. No. 2260/2020-21 by obtaining loan amount of 3,00,000/- by pledging the property measuring 26.08 Guntas in Sy No. 64.
37. Discharge deed dated 31/10/2022 executed by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of Smt. Manjula wife of Ramesh C, Master Subash Reddy Son of Ramesh C confirms the release of property and also the repayment of Rs. 5,00,000/- and Rs. 3,00,000/- registered as document No. SRJ-1-7158/2022-23 stored in Cd. No. SRJD1262 in the office of the sub registrar at Sarjapura. (doc. No. 5106/15-16 and 2260/2020-21)
38. Mortgage deed dated 22/08/2016 executed by C. Nagaraju and Rajamma wife of Nagaraju in favour of SCFSCS Ltd., registered as doc. No. 1934/2016-17 obtaining loan amount of 10,00,000/- by pledging the property measuring 27 Guntas in Sy No. 64.
39. Letter dated 5/10/2024 issued by the Sericulturists cum framer's service co-operative Society Ltd., stating that there are no dues pending in the society pertaining to property in Sy No. 64/5 measuring 27 Guntas in the name of C. Nagaraju.
40. MR T3/2018-19 (confirms mortgage deed by C. Nagaraju).
41. Discharge deed dated 5/11/2022 executed by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of C. Nagaraju and Rajamma wife of Nagaraju confirms the

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- release of property and also the repayment of Rs. 10,00,000/- registered as document No. SRJ-1-07245/2022-23 stored in CD. No. SRJD1264 in the office of the sub registrar at Sarjapura.
42. Mortgage deed dated 07/02/2019 executed by Sri. Amaresh C Son of Late Chikka Annaiah and Vijayalakshmi in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura registered as doc. No. 5272/2018-19 by obtaining loan amount of 5,00,000/- by pledging the property measuring 26.08 Guntas in Sy No. 64.
 43. MR T13/2018-19 (confirms mortgage deed by Amaresh).
 44. Discharge deed dated 31/10/2022 executed by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of C. Amaresh son of Late Chikkannaiah and Vijayalakshmi co Amaresh stating the loan of Rs. 10,00,000/- has been paid fully and the property in Sy No. 64 has been released from mortgage registered as doc. No. SRJ-1-06231/2022-23 in the office of the sub registrar at Sarjapura. (doc. No. 5272/2018-19).
 45. Mortgage deed dated 21/08/2018 executed by C Amaresh son of Late Chikkannaiah and Vijayalakshmi co Amaresh in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura having obtaining loan of Rs. 10,00,000/- by mortgaging the property in Sy No. 64 registered as doc. No. 2219/2018-19 in the office of the sub registrar at Sarjapura.
 46. Discharge deed dated 19/11/2018 executed by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of C. Amaresh son of Late Chikkannaiah and Vijayalakshmi co Amaresh stating the loan of Rs. 10,00,000/- has been paid fully and the property in Sy No. 64 has been released from mortgage registered as doc. No. 3817/2018-19 in the office of the sub registrar at Sarjapura (doc. No. 2219/2018-19).
 47. MR T10/2018-19 (discloses discharge deed dated 19/11/2018).
 48. Mortgage deed dated 12/05/2015 executed by C Amaresh son of Late Chikkannaiah having obtaining loan of Rs. 3,00,000/- by mortgaging the property in Sy No. 64 registered as document No. 00461/2015-16 in the office of the sub registrar at Sarjapura. (no discharge).
 49. Letter dated 10/10/2024 issued by the Sericulturists cum framer's service co-operative Society Ltd., stating that there is no dues pending in the society pertaining to property in Sy No. 64/5 measuring 26.08 Guntas in the name of Sri. Amaresh bin Late Chikkannaiah.
 50. Letter dated 08/10/2024 issued by the Sericulturists cum framer's service co-operative Society Ltd., stating that there is no dues pending in the society pertaining to property in Sy No. 64/5 measuring 26.08 Guntas in the name of Sri. Sri. Subhash Reddy son of C. Ramesh.
 51. Endorsement dated 03/08/2022 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act pertaining to Sy No. 64 measuring 27 Guntas of C. Nagaraju.
 52. Endorsement dated 03/08/2022 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act pertaining to Sy No. 64 measuring 26.08 Guntas of Subash and Manjula.
 53. Endorsement dated 03/08/2022 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act pertaining to Sy No. 64 measuring 26.08 Guntas of Amaresh.

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54. Joint Development Agreement dated 5/09/2024 executed by 1) Sri. Naragaraju C and his family members 2) Smt. Manjula G and family members 3) Sri. C. Amaresha son of Late Chikkannaiah and family members in favour of M/s Signature Dwellings Private Limited by Mr. Prasanth Narayanan agreeing to develop the converted property bearing Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas, Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas and Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village, registered as Document No. SRJ-1-05002/2024-25 at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 65% to the developer and 35% to the Owners.
55. General Power of Attorney dated 5/09/2024 executed by 1) Sri. Naragaraju C and his family members 2) Smt. Manjula G and family members 3) Sri. C. Amaresh son of Late Chikkannaiah and family members appointing, nominating and authorizing M/s Signature Dwellings Private Limited by Mr. Prasanth Narayanan to do the acts and deeds required to develop the converted property bearing Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas, Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas and Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village and sell their 65% share registered as Document No. SRJ-4-00429/2024-2025 at the Office of the Sub-Registrar, Sarjapura.
56. Official Memorandum dated 17/09/2024 issued by the Deputy Commissioner vide No. 698890 converting the property in Sy No. 64/3 measuring 27 Guntas for Non-agricultural purpose in the name of Sri. C. Nagaraju.
57. Official Memorandum dated 17/09/2024 issued by the Deputy Commissioner vide No. 698890 converting the property in Sy No. 64/4 measuring 26.08 Guntas for Non-agricultural purpose in the name of Smt. Manjula and Sri. Subash.
58. Official Memorandum dated 17/09/2024 issued by the Deputy Commissioner vide No. 698890 converting the property in Sy No. 64/5 measuring 26.08 Guntas for Non-agricultural purpose in the name of Smt. Amaresh.
59. EC for the period from 1/4/1956 to 31/3/1960 reflects nil report for Sy No. 64.
60. EC for the period from 1/4/60 to 31/3/2004 reflects the 18/3/1996, 10/8/1999 (form of declaration), 12/7/2000 (form of Declaration) form of declaration 28/4/2001, sale agreement 4/6/2001.
61. EC for the period from 1/4/2004 to 20/5/2022 reflects various mortgage deed and discharge deeds mentioned above for that period.
62. EC for the period from 1/4/2022 to 8/10/2024 reflects various and discharge deeds mentioned above for that period.
63. EC for the period from 1/4/2004 to 8/10/2024 reflects various mortgage deed and discharge deeds, Joint Development agreement mentioned above for that period.

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TITLE FLOW OF THE PROPERTY

I, have been produced the Xerox copy of the documents mentioned above and we have carefully perused all the Photostat copies of the documents pertaining to the property furnished to us. My opinion is subject to the existence and genuineness of the same.

The Village Map furnished to us discloses the location and shape of the Survey Number 964. The Hissa Survey Tippani, Mulla Survey Tippani and Atlas furnished to discloses the shape and location of the Survey Number 64. The Karnataka Revision Settlement Akarbandh Extract discloses the total and actual extent of Sy. No. 64. Form No. 10 issued for Sy No. 64 confirms phoodi of the property as Sy No. 64/3, 64/4 and 64/5. The Conversion Sketch for Sy No. 64/3, 64/4 and 64/5.

The Records of Tenancy and Crops Certificate for the period from 1969-70 to 73-74, 84-88 to 88-89, 89-90 to 93-94, 94-95 to 96-97, 97-98 to 2000-2021 reflects the name of Doddaiah bin Joyakkappa (33 ¼), Krishnappa, Doddamunishami and R. T. Subbarao and R. T. Vishwanth.

The Records of Tenancy and Crops Certificate for the period from nil reflects the name of Doddaiah bin Chikkaiah for 33.04 Guntas (MR 2/91-92), Krishnappa bin Chikkaiah for 33 .04 Guntas (MR 1/93-94) Doddamunishami bin Chikkaiah, R T Vishwanath, R T Jaganath, R T Subbarao for 33 .04 Guntas.

The Records of Tenancy and Crops Certificate for the period from 2004-05, 2005-06 reflects the name of C Nagaraju son of Late Chinnanna and Amresh bin Late Chikkannaiah, C. Ramesh bin Late Chikkannaiah for 1 Acre 33.08 Guntas. Manjula co Late Ramesh and Master Subhash for 26.08 Guntas.

The Records of Tenancy and Crops Certificate, for the period from 2006-07, 2007-08, 2009-10, 2010-11, 2011-12, 2013-14 to 2015-16, 2016-17, 2017-18, 2018-19, 2020-21 reflects the name of C Nagaraju son of Late Chinnanna for 27 Guntas, Manjula co Late Ramesh and Master Subhash for 26.08 Guntas and Amersh bin Late Chikkannaiah for 26.08 Guntas.

The Endorsement dated 19/5/2022 issued by the Tahasildar stating non-availability of IL and Preliminary records of Sy No. 64.

From the documents produced it appears that, the property being Dharmadaya Inam land was granted by the Deputy Commissioner by his order No. 93 dated 25/5/1968 to one Sri. Ramanathayar Subba Rao who is the father in law of Smt. R T Sharadamma and the land came to Sri. R Thippaiah by partition deed 23/12/1940 and they are in possession and enjoyment of the land personally. I had requisitioned for the partition deed and order passed by the Deputy Commissioner are not produced.

It appears that Smt. Shardamma wife Late Sri. R Thippaiah applied for registration of occupancy right of land before the by the Special Deputy Commissioner for Abolition of Inams and after

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holding enquiry an Order dated 30/3/1975 was passed by the Special Deputy Commissioner for Abolition of Imams in AL. No. 20/74-75 ordering to registrar Smt. Shardamma wife Late Sri. R Thippaiah as occupant in respect of the property in Sy No. 64 measuring 5 Acre 01 Guntas along with other Survey Numbers which are Dharmadaya Inam Lands endowed to Kalena Agrahara Chatram under section 6A of the Karnataka (Religious and charitable) Inams Abolition Act 1955 (amended by the Karnataka Act 18 of 1955 and subject to the provisions of Section 7A of the act and payment to the Government a sum of Rs. 36907/- for the ownership of the land. Accordingly, all the revenue records are transferred in the name of Smt. Shardamma wife Late Sri. R Thippaiah based on the order.

Thereafter, Smt. R T Sharadamma bequeathing all her properties including Sy No. 64 measuring 5 Acres 01 Guntas in favour of her son's Sri. R T Subba Rao, Sri. R T Vishwanath, Sri. R T Vishwanath Sri. R T Jaganath all sons of Late Tippaiah under the will dated 10/6/1984 who shall hold and enjoy the same equally as absolute owners.

After the demise of Smt. R T Sharadamma on 20/1/85, the Mutation Registrar MR 1/93-94 confirms transfer of all revenue records in the name of Sri. R. T. Subba Rao, Sri. R. T. Vishwanath, Sri. R T Jaganath all sons of Late Tippaiah based on the will dated 10/6/84 ie., Sy No. 64 measuring 2 Acres 21 Guntas.

Further after acquiring the property Sri. R. T. Subbarao, Sri. R. T. Vishwanth, Sri. R. T. Jaganatha all sons of Late Thippaiah executed General Power of Attorney dated 20/9/1995 in favour of Sri. Govindachary son of Late Dasachary registered as document No. 106/95-96 pertaining to the property in Sy No. 64 measuring 2 Acres 20 Guntas.

Further it appears that under the Sale Deed dated 18/03/1996 executed by Sri. R. T. Subbarao, Sri. R. T. Vishwanth, Sri. R. T. Jaganatha all sons of Late Thippaiah represented by GPA Holder Sri. Govindachary son of Late Dasachary they jointly transferred their right title and interest in the property measuring 2 Acres (out of 2 Acre 21 Guntas) in Sy No. 64 in favour of **Sri. C Nagaraju son of Late Chinnanna and Sri. Amaresh bin Late Chikkannaiah C Ramesh bin Late Chikkannaiah** registered as document No. 8763/95-96 in the office of the sub registrar at Anekal .

The Mutation Registrar MR 5/2000-01 confirms transfer of all the revenue records in the name of Sri. C Nagaraju son of Late Chinnanna and Sri. Amaresh bin Late Chikkannaiah and C Ramesh bin Late Chikkannaiah jointly after the purchase of the property in Sy No. 64 measuring 2 Acres based on the sale deed dated 30/4/98.

It can be gathered from the family tree of Sri. Chikkannaiah bin Munireddy by way of Affidavit dated 07/04/2018, sworn by Sri. Amaresh discloses he having wife by name Munithiyamma out of their wed lock they had 7 children's namely Sri. Munireddy, Smt. Gowramma, Sri. Jayappa, Sri. Nagaraju, Sri. Venkatesh, Smt. Meenamma and Sri. Amaresh issued by the Village Accountant.

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It appears that Sri. Jayappa son of Late Chikkannaiah filed suit for partition and declaring that the sale deed executed is not binding on him, subsequently, with the intervention of the well-wisher's compromise petition came to be filed under order 23 rule 3 of the code of civil procedure in O S No. 768/1998 before the court of Principal civil judge (Sr DN) wherein the property in Sy No. 64 measuring 27 Guntas was allotted to the share of Sri. C Nagaraju the First Defendant under B Schedule and property in Sy No.64 measuring 26 ½ Guntas was allotted to the share of Amaresh the Fourth defendant under E Schedule. Accordingly final judgment preliminary and final decree was passed as below:-

- a. Final decree passed by the court of the Principal civil judge (SR DN) in O S No. 768/1998 filed by Sri. Jayappa Son of Late Chikkannaiah against Sri. Nagaraju son of Late Chikkannaiah and others wherein the property in Sy No. 64 measuring 27 Guntas was allotted to the share of Sri. C Nagaraju the first defendant under B schedule.
- b. Final decree passed by the court of the Principal civil judge (SR DN) in O S No. 768/1998 filed by Sri. Jayappa Son of Late Chikkannaiah against Sri. Nagaraju son of Late Chikkannaiah and others wherein the property in Sy No. 64 measuring 26 ½ Guntas was allotted to the share of LRS of Second defendant Smt. Manjula and Master Subash under C schedule.
- c. Final decree passed by the court of the Principal civil judge (SR DN) in O. S. No. 768/1998 filed by Sri. Jayappa Son of Late Chikkannaiah against Sri. Nagaraju son of Late Chikkannaiah and others wherein the property in Sy No. 64 measuring 26 ½ Guntas was allotted to the share of Sri. C Amaresh the fourth defendant under E schedule.

The Endorsement dated 19/5/2022 is issued by the Tahsildar stating non availability of MR 2/91-92.

The Mutation Registrar MR 3/2006-07 confirms transfer of revenue records in the name of Smt. Manjula co Late Ramesh for 26.08 Guntas based on the Judgment and Decree in O. S. No. 768/1998.

The Mutation Registrar MR 5/2006-07 confirms transfer of revenue records in the name of Sri. C. Nagaraju for 27 Guntas based on the Judgment and Decree in O. S. No. 768/1998.

The Mutation Registrar MR 15/2006-07 confirms transfer of revenue records in the name of Sri. Amaresh for 26.08 Guntas based on the Judgment and Decree in O. S. No. 768/1998.

It can be gathered from the family tree sworn by Sri. Subhash Reddy dated 03/09/2024 of Sri. Chikkannaiah deceased his wife is Smt. Munithayamma and out of there wed lock they have Sri. Ramesh Reddy (deceased) as son and his wife is Smt. Manjula out of their wed lock, they Son by name Subhash Reddy R. (not acceptable required from nadakachri).

The Death certificate issued by the chief Registrar of Birth and Death of Sri. C. Ramesh disclose he having expired on 03/03/2004.

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It can be gathered from the family tree sworn by Sri. C. Amaresha dated 13/5/2022 discloses his wife as Smt. Vijayalakshmi out of their wed lock they have daughter by name Mrs. Manisha A; Mrs. Monika A; and son as Mr. Varshith A Reddy.

It can be gathered from the family tree of Family tree dated 12/04/2023 issued by revenue department of Sri. Nagaraju C discloses his wife name as Rajamma and out of their wed lock they have Kavitha, Santhosh Kumar, Shalini, Dhanalakshimi, Dhanaraj as children.

It appears that Sale agreement dated 4/6/2001 was executed by Sri. C Nagaraju Son of Late Chikkannaiah, Sri. C Ramesh and Sri. C Amaresha both son of Late Chikkannaiah agreeing to sell the property in Sy. No. 64 measuring 2 Acre 21 Guntas in favour of Sri. K Shiva Rama Reddy registered as document No. 1245/2001-02 in the office of the sub registrar at Anekal and later on Cancellation deed dated 13/08/2018, was executed by Sri. K Shiva Rama Reddy and Sri. C Nagaraju Son of Late Chikkannaiah, Sri. C Ramesh and Sri. C Amaresh both son of Late Chikkannaiah doc. No. 3016/2018-19.

It appears that Mortgage deed dated 22/03/2016 was executed by Smt. Manjula wife of Ramesh C, Master Subash Reddy Son of Ramesh C in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura registered as doc. No. 5106/2015-16 by obtaining loan amount of 5,00,000/- by pledging the property measuring 26.08 Guntas in Sy No. 64. MR T9/2015-16 (confirms mortgage deed date 22/03/2016) and Mortgage deed dated 8/10/2020 was executed by Manjula wife of Ramesh C, Subash Reddy Son of Ramesh C in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura registered as doc. No. 2260/2020-21 by obtaining loan amount of 3,00,000/- by pledging the property measuring 26.08 Guntas in Sy No. 64. The said mortgage was discharged by executing Discharge deed dated 31/10/2022 by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of Smt. Manjula wife of Ramesh C, Master Subash Reddy Son of Ramesh C confirms the release of property and also the repayment of Rs. 5,00,000/- and Rs. 3,00,000/- registered as document No. SRJ-1-7158/2022-23 stored in Cd. No. SRJD1262 in the office of the sub registrar at Sarjapura. (doc. No. 5106/15-16 and 2260/2020-21)

It appears that Mortgage deed dated 22/08/2016 was executed by C. Nagaraju and Rajamma wife of Nagaraju in favour of SCFSCS Ltd., registered as doc. No. 1934/2016-17 obtaining loan amount of 10,00,000/- by pledging the property measuring 27 Guntas in Sy No. 64. Subsequently, Letter dated 5/10/2024 issued by the Sericulturists cum framer's service co-operative Society Ltd., stating that there are no dues pending in the society pertaining to property in Sy No. 64/5 measuring 27 Guntas in the name of C. Nagaraju. MR T3/2018-19 (confirms mortgage deed by C. Nagaraju). The said mortgage was discharged by executing Discharge deed dated 5/11/2022 by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of C. Nagaraju and Rajamma wife of Nagaraju confirms the release of property and also the repayment of Rs. 10,00,000/- registered as document No. SRJ-1-07245/2022-23 stored in CD. No. SRJD1264 in the office of the sub registrar at Sarjapura.

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It appears that Mortgage deed dated 07/02/2019 executed by Sri. Amaresh C Son of Late Chikka Annaiah and Vijayalakshmi in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura registered as doc. No. 5272/2018-19 by obtaining loan amount of 5,00,000/- by pledging the property measuring 26.08 Guntas in Sy No. 64. MR T13/2018-19 (confirms mortgage deed by Amaresh). The said mortgage was discharged by executing Discharge deed dated 31/10/2022 by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of C. Amaresh son of Late Chikkannaiah and Vijayalakshmi co Amaresh stating the loan of Rs. 10,00,000/- has been paid fully and the property in Sy No. 64 has been released from mortgage registered as doc. No. SRJ-1-06231/2022-23 in the office of the sub registrar at Sarjapura. (doc. No. 5272/2018-19).

It appears that Mortgage deed dated 21/08/2018 executed by C Amaresh son of Late Chikkannaiah and Vijayalakshmi co Amaresh in favour of Sericulturist cum farmers service co-operative bank Ltd Sarjapura having obtaining loan of Rs. 10,00,000/- by mortgaging the property in Sy No. 64 registered as doc. No. 2219/2018-19 in the office of the sub registrar at Sarjapura. The said mortgage was discharged by executing Discharge deed dated 19/11/2018 by Sericulturist cum farmers service co-operative bank Ltd Sarjapura in favour of C. Amaresh son of Late Chikkannaiah and Vijayalakshmi co Amaresh stating the loan of Rs. 10,00,000/- has been paid fully and the property in Sy No. 64 has been released from mortgage registered as doc. No. 3817/2018-19 in the office of the sub registrar at Sarjapura (doc. No. 2219/2018-19). MR T10/2018-19 (discloses discharge deed dated 19/11/2018).

It appears that, Mortgage deed dated 12/05/2015 was executed by C Amaresh son of Late Chikkannaiah having obtaining loan of Rs. 3,00,000/- by mortgaging the property in Sy No. 64 registered as document No. 00461/2015-16 in the office of the sub registrar at Sarjapura. (no discharge). Letter dated 10/10/2024 issued by the Sericulturists cum framer's service co-operative Society Ltd., stating that there is no dues pending in the society pertaining to property in Sy No. 64/5 measuring 26.08 Guntas in the name of Sri. Amaresh bin Late Chikkannaiah. Letter dated 08/10/2024 issued by the Sericulturists cum framer's service co-operative Society Ltd., stating that there is no dues pending in the society pertaining to property in Sy No. 64/5 measuring 26.08 Guntas in the name of Sri. Sri. Subhash Reddy son of C. Ramesh. (no discharge deed is produced only letter).

Thus 1) Sri. Naragaraju C and his family members became the absolute owner of the property in Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas 2) Smt. Manjula G and family members became the absolute owner of the property in Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas 3) Sri. C. Amaresha son of Late Chikkannaiah and family members became the absolute owner of the property in Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village.

The Endorsement dated 03/08/2022 was issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act pertaining to Sy No. 64 measuring 27 Guntas of C. Nagaraju.

Kaavitha AB

The Endorsement dated 03/08/2022 was issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act pertaining to Sy No. 64 measuring 26.08 Guntas of Subash and Manjula.

The Endorsement dated 03/08/2022 was issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act pertaining to Sy No. 64 measuring 26.08 Guntas of Amaresh.

With the intention to develop the property, Joint Development Agreement dated 5/09/2024 was executed by 1) Sri. Nagaraju C and his family members 2) Smt. Manjula G and family members 3) Sri. C. Amaresha son of Late Chikkannaiah and family members in favour of M/s Signature Dwellings Private Limited by Mr. Prasanth Narayanan agreeing to develop the converted property bearing Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas, Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas and Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village, registered as Document No. SRJ-1-05002/2024-25 at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 65% to the developer and 35% to the Owners. In terms of Joint Development agreement, General Power of Attorney dated 5/09/2024 was executed by 1) Sri. Nagaraju C and his family members 2) Smt. Manjula G and family members 3) Sri. C. Amaresha son of Late Chikkannaiah and family members appointing, nominating and authorizing M/s Signature Dwellings Private Limited by Mr. Prasanth Narayanan to do the acts and deeds required to develop the converted property bearing Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas, Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas and Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village and sell their 65% share registered as Document No. SRJ-1-00429/2024-2025 at the Office of the Sub-Registrar, Sarjapura.

It appears that owners of the property applied for and obtained converted as detailed below:-

- a. Official Memorandum dated 17/09/2024 issued by the Deputy Commissioner vide No. 698890 converting the property in Sy No. 64/3 measuring 27 Guntas for Non-agricultural purpose in the name of Sri. C. Nagaraju.
- b. Official Memorandum dated 17/09/2024 issued by the Deputy Commissioner vide No. 698890 converting the property in Sy No. 64/4 measuring 26.08 Guntas for Non-agricultural purpose in the name of Smt. Manjula and Sri. Subash.
- c. Official Memorandum dated 17/09/2024 issued by the Deputy Commissioner vide No. 698890 converting the property in Sy No. 64/5 measuring 26.08 Guntas for Non-agricultural purpose in the name of Smt. Amaresh.

The Encumbrance Certificate for the period from 1/4/1956 to 31/3/1960 reflects nil report for Sy No. 64. The Encumbrance Certificate for the period from 1/4/60 to 31/3/2004 reflects the 18/3/1996, 10/8/1999 (form of declaration), 12/7/2000 (form of Declaration) form of declaration 28/4/2001, sale agreement 4/6/2001. The Encumbrance Certificate for the period from 1/4/2004 to

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20/5/2022 reflects various mortgage deed and discharge deeds mentioned above for that period. The Encumbrance Certificate for the period from 1/4/2022 to 8/10/2024 reflects various and discharge deeds mentioned above for that period. The Encumbrance Certificate for the period from 1/4/2004 to 8/10/2024 reflects various mortgage deed and discharge deeds, Joint Development agreement mentioned above for that period.

Opinion:- In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owner 1) Sri. Nagaraju C and his family members 2) Smt. Manjula G and family members 3) Sri. C. Amaresha son of Late Chikkannaiah and family members are the absolute owner of the converted property in Sy No. 64/3 (old Sy No. 64) measuring to an extent of 0.27 Guntas, Sy No. 64/4 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas and Sy No. 64/5 (old Sy No. 64) measuring to an extent of 0.26.08 Guntas situated at Gonigattapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. The Present Owners has entered into Joint Development Agreement dated 5/09/2024 to develop the converted property by constructing residential apartment building known as Signature Premier registered as Document No. SRJ-1-05002/2024-25 at the Office of the Sub-Registrar, Sarjapura with agreed ratio of 65% to the developer and 35% to the Owners and in terms of Joint Development Agreement, General Power of Attorney dated 18/10/2024 registered as Document No. SRJ-4-00429/2024-2025 at the Office of the Sub-Registrar, Sarjapura to sell the developed area subject to terms and condition of the Development Agreement.


KAVITHA A. B.
Advocate

