

**FINAL REPORT ON TITLE TO PROPERTY**

**19.03.2025**

Housiey.com



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**A. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of immovable residentially converted property bearing **Survey No. 30/1, measuring 02 Acres 38 Guntas**, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk Bengaluru Rural District (converted to residential purpose *vide* Official Memorandum bearing No. ALN:(ASH) SR: 137/2013-14, dated 28.10.2013, issued by the Deputy Commissioner Bengaluru Urban District) and bounded as follows:

- East by : Land in Survey Nos. 30/2, 30/3, 30/4;  
West by : Land in Survey No. 170;  
North by : Road; and  
South by : Chikkanagamangala boundary and Road.

The aforesaid immovable property is hereinafter referred to as "**Property**".

**B. LIST OF DOCUMENTS EXAMINED:**

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

Sl. No	Particulars of the Documents
1.	Sale Deed dated 05.05.1933, registered as Document No. 1028/1933-34, Book-1, Volume-404, at Pages 156 to 159, in the office of the Sub-Registrar, Anekal Taluk, executed by Sreemaddhuramba Co-operative Society, represented by its Secretary, Mr. Chikkamunishamappa, in favour of Mr. Yallappa son of Mr. Parashurama, in respect of the Property;
2.	Preliminary Records in respect of the Property;
3.	Genealogical Tree of Mr. Yallappa issued by Village Accountant, Anekal Taluk;
4.	Notarized Genealogical Tree of Mr. Gullappa;
5.	Panchayath Parikath dated 20.10.1980, entered into between Mrs. Muniyamma, wife of late Mr. Yellappa, Mr. Gullappa, son of late Mr. Yellappa, Mr. A Cheluvaraju, son of late Mr. Yellappa, Mr. Parashuram, son of late Mr. Yellappa, in respect of the Property;

6.	Extract of entry in the Mutation Register bearing M R No. 3/1994-95 in respect of the Property;
7.	Sale Deed dated 11.05.2000, registered on 16.10.2000, as Document No. 642/2000-01, Book-1, Volume-2187, Pages 78 to 87, in the office of the Sub-Registrar, Anekal Taluk, executed by Mr. Cheluvraj, son of late Mr. Yellappa alias Yelliga in favour of Mrs. Bharathi Eranna, daughter of Mr. Sahukara Gurusiddappa, in respect of the Property;
8.	Extract of entry in the Mutation Register bearing M R No. 3/2000-2001 in respect of the Property;
9.	Special Power of Attorney dated 19.09.2011, executed by Mrs. Bharathi I R., wife of Mr. Iranna B R., in favour of Mr. Iranna B R., son of Mr. Basappa, in respect of the Property;
10.	Copy of the Judgement in O S No. 498/2006 (old O S No. 773/2002) passed by the Hon'ble Court of Senior Civil Judge and JMFC at Anekal, Bengaluru Rural District, filed by Mr. M Nagaraj, son of late Muniswamy against Mr. A Cheluvraj, son of late Mr. Yellappa and others;
11.	Copy of the Interim Order dated 13.07.2022, in Regular Appeal No. 5101/2020, passed by the Hon'ble Court of the III Additional District and Sessions Judge at Bengaluru Rural District, filed by (i) Mr. Sangeeth Raj N, son of late Mr. M Nagaraj; (ii) Mrs. Shamala, wife of late Mr. M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj (Sl. Nos. ii and iii are not a parties) against Mr. Cheluvraj, since dead, represented by his legal heirs viz., 1(a) Mr. Aruna Kumar; 1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; and 3. Mrs. I R Bharathi Eranna;
12.	Copy of the Judgement dated 26.09.2022, in Regular Appeal No. 5101/2020, passed by the Hon'ble Court of the III Additional District and Sessions Judge at Bengaluru Rural District, filed by (i) Mr. Sangeeth Raj N., son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj against Mr. Cheluvraj, since dead, represented by his legal heirs viz., 1(a) Mr. Aruna Kumar; 1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; and 3. Mrs. I R Bharathi Eranna;
13.	Copy of the Order Sheet in Regular Appeal No. 5101/2020, passed by the Hon'ble Court of the III Additional District and Sessions Judge at Bengaluru Rural District, filed by (i) Mr. Sangeeth Raj N., son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj against Mr. Cheluvraj, since dead, represented by his legal heirs viz., 1(a) Mr. Aruna Kumar;

	1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; and 3. Mrs. I R Bharathi Eranna;
14.	Copy of the Order dated 10.01.2024 in Regular Second Appeal bearing No. 1524/2022 (PAR/DEC), passed by the Hon'ble High Court of Karnataka at Bengaluru, filed by (i) Mr. Sangeeth Raj N., son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj against Mr. Cheluvraj, since dead, represented by his legal heirs viz., 1(a) Mr. Aruna Kumar; 1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; and 3. Mrs. I R Bharathi Eranna;
15.	Copy of the Order dated 09.07.2024 in Special Leave Appeal (C) No. 11499/2024, passed by the Hon'ble Supreme Court of India, filed by i) Mr. Sangeeth Raj N., son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj against Mr. Cheluvraj, since dead, represented by his legal heirs viz., 1(a) Mr. Aruna Kumar; 1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; 3. Mrs. I R Bharathi Eranna;
16.	Official Memorandum bearing reference No. ALN (A.S.H.) S.R/137/2013-14, dated 28.10.2013, for conversion of land bearing Survey No. 30/1 from agricultural to non-agricultural residential use, in respect of Property;
17.	Extract of entry in the Mutation Register bearing M R No. T31/2020-21, in respect of Property;
18.	Copy of Order Sheet in O. S No. 964/2012, filed by Mr. Parasurama Y, son of late Mr. Yellappa, against (1) Mrs Kaveramma, wife of late Gullappa, (2) Mr. Arun Kumar C., son of late Mr. Cheluvraj, (3) Mrs Suma, daughter of late Mr. Cheluvraj, (4) Mrs. Muniyamma, daughter of late Mr. Yellappa dead by legal heirs viz., (4a) Mr. Prasanna Kumar, son of late Mrs. Muniyamma, (4b) Mrs. Shobha, daughter of late Mrs. Muniyamma, (5) Mrs. Bharathi Eranna, (6) Mr. Srinivas, son of late Mr. Gullappa, (7) Mrs. Deepa S., daughter of Mr. Srinivas, (8) Mrs. Anupama S., daughter of Mr. Srinivas, (9) Mr. Manjunatha S., son of Mr. Srinivas, (10) Mr. Manjunatha, son of late Mrs. Mangalagowri, (11) Mrs. Malashri, daughter of late Mrs. Mangalagowri, (12) Mrs Rathnamma, wife of late Mr. Muniswamy, (13) Mr. Parashuram, son of late Mr. Muniswamy, (14) Mrs. Kalavati, daughter of late Mr. Muniswamy, (15) Mr. Shivaram Prasad, son of late Mr. Sumithra, (16) Mr. Om Prakash, son of late Mrs. Sumithra, (17) Mrs. Renuka, daughter of late Mr. Gullappa, (18) Mrs. Usha Rani, wife of late Mr. Munikrishna, (19) Mrs. Shantha Lakshmi, daughter of late Mr. Munikrishna, (20) Mrs. Sathya, daughter of late Mr. Munikrishna, (21) Mr. Govindaraju, son of Mrs. Shamakka, (22) Mrs. Ramakka,

	daughter of late Mr. Yellappa, (23) Mrs. Muniyamma, daughter of late Mr. Yellappa before the Hon'ble Court of the Senior Civil Judge and JMFC at Anekal;
<b>19.</b>	Copy of Compromise Petition in O. S No. 964/2012, filed by Mr. Parasurama Y, son of late Mr. Yellappa, against (1) Mrs Kaveramma, wife of late Gullappa, (2) Mr. Arun Kumar C., son of late Mr. Cheluvraj, (3) Mrs Suma, daughter of late Mr. Cheluva Raj, (4) Mrs. Muniyamma, daughter of late Mr. Yellappa dead by legal heirs viz., (4a) Mr. Prasanna Kumar, son of late Mrs. Muniyamma, (4b) Mrs. Shobha, daughter of late Mrs. Muniyamma, (5) Mrs. Bharathi Eranna, (6) Mr. Srinivas, son of late Mr. Gullappa, (7) Mrs. Deepa S., daughter of Mr. Srinivas, (8) Mrs. Anupama S., daughter of Mr. Srinivas, (9) Mr. Manjunatha S., son of Mr. Srinivas, (10) Mr. Manjunatha, son of late Mrs. Mangalagowri, (11) Mrs. Malashri, daughter of late Mrs. Mangalagowri, (12) Mrs Rathnamma, wife of late Mr. Muniswamy, (13) Mr. Parashuram, son of late Mr. Muniswamy, (14) Mrs. Kalavati, daughter of late Mr. Muniswamy, (15) Mr. Shivaram Prasad, son of late Mr. Sumithra, (16) Mr. Om Prakash, son of late Mrs. Sumithra, (17) Mrs. Renuka, daughter of late Mr. Gullappa, (18) Mrs. Usha Rani, wife of late Mr. Munikrishna, (19) Mrs. Shantha Lakshmi, daughter of late Mr. Munikrishna, (20) Mrs. Sathya, daughter of late Mr. Munikrishna, (21) Mr. Govindaraju, son of Mrs. Shamakka, (22) Mrs. Ramakka, daughter of late Mr. Yellappa, (23) Mrs. Muniyamma, daughter of late Mr. Yellappa before the Hon'ble Court of the Senior Civil Judge and JMFC at Anekal;
<b>20.</b>	Copy of Final Decree of Partition in O. S No. 964/2012, registered on 07.11.2016, as Document No. 3106/2016-17, Book-1, stored in C D No. SRJD217, in the office of the Sub-Registrar, Sarjapura, filed by Mr. Parasuram Y, son of late Yellappa against Mrs. Kaveramma and others;
<b>21.</b>	Copy of Final Decree of Partition in O. S No. 964/2012, registered on 07.11.2016, as Document No. 3069/2016-17, Book-1, stored in C D No. SRJD217, in the office of the Sub-Registrar, Sarjapura, filed by Mr. Parasuram Y, son of late Yellappa against Mrs. Kaveramma and others;
<b>22.</b>	Memorandum of Writ Petition bearing W P No. 10654/2019 (G M C P C), filed by Mrs. Deepa S, daughter of late Mr. Srinivas and others against Mr. Parasurama Y, son of late Yallappa, before the Hon'ble High Court of Karnataka at Bangalore for set aside the Order dated 28.07.2017 passed by the Senior Civil Judge, Anekal Taluk on I A No.1 in O S No. 964/2012 and recall the order of Compromise dated 15.07.2016;

23.	Copy of Complaint in O. S No. 62/2013, filed by Mrs. Shamakka, Mrs. Ramakka, Mrs. Muniyamma and Mrs. Muniyamma against (1). Mrs Kaveramma, wife of late Gullappa, and others before the Hon'ble Court of Senior Civil Judge and JMFC at Anekal;
24.	Copy of Order Sheet O. S No. 62/2013, filed by Mrs. Shamakka, Mrs. Ramakka, Mrs. Muniyamma and Mrs. Muniyamma against (1). Mrs Kaveramma, wife of late Gullappa, (2). Mrs. Mangala, daughter of late Mr. Yellappa, (3). Mr. Srinivas, son of late Mr. Gullappa, (4). Mrs. Renuka, daughter of late Mr. Gullappa, (5). Mr. Arun Kumar C., son of late Mr. Cheluvvaraj, (6). Mrs Suma, daughter of late Mr. Cheluvvaraju, (7). Mr. Parashurama, son of late Mr. Yellappa and (8). Mrs. Bharathi Eranna before the Hon'ble Court of Senior Civil Judge and JMFC at Anekal;
25.	Copy of Complaint in V. O. S. No. 190/2014, filed by the Mr. Chinnappa, son of late Mr. Chikka Konkappa, before the Court of the Vacant District and Sessions Judge at Bengaluru in O.S. No. 308/2014 before the Court of the Junior Civil Judge at Anekal Taluk;
26.	Copy of Order Sheet in V. O. S. No. 190/2014, filed by the Mr. Chinnappa, son of late Mr. Chikka Konkappa, before the Court of the Vacant District and Sessions Judge at Bengaluru in O.S. No. 308/2014 before the Court of the Junior Civil Judge at Anekal Taluk;
27.	Memo dated 20.07.2016, filed by Mr. Chinnappa, son of late Mr. Chikka Konkappa, before the Hon'ble Court of the Vacant District and Sessions Judge at Bengaluru in O.S. No. 308/2014 before the Court of the Junior Civil Judge at Anekal Taluk;
28.	Memorandum of Appeal in R A (A)245/2014-15 filed by Mrs. Kaveramma, wife of late Gullappa and others against The Tahasildar, Mr. Arun, Ms. Suma, Mrs. Bharathi Eranna, before the Hon'ble Court of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
29.	Copy of Order in R A (A) 245/2014-15, passed by the Court of the Assistant Commissioner, Bangalore South Sub-Division, Bangalore filed by Mrs. Kaveramma, wife of late Gullappa and others against the Tahasildar, Mr. Arun, Ms. Suma, Mrs. Bharathi Eranna;
30.	Extract of entry in the Mutation Register bearing M R No. H81/2014-15, in respect of Property;

31.	Copy of Revision Petition bearing No. 22/2015-16, under Section 136(3) of Karnataka Land Reforms Act, 1964, filed by Mrs. Kaveramma, Mr. Srinivas G., Mrs. Deepa, Mr. Manjunath S, Mrs. Mangalagowri, Mrs. Muniswamy, Mr. Ramu G., Mrs. Kalavathi, Mr. Shivaram Prasad, Mr. Om Prakash, Mrs. Renuka, Mrs. Anupama against the Assistant Commissioner, Bengaluru South Sub-Division, the Tahsildar, Anekal Taluk, for setting aside the impugned Order dated 01.04.2015, bearing No. RA(A): 245/2014-15 passed by the Assistant Commissioner, Bengaluru South Sub-Division;
32.	Copy of Plaint in O S No. 242/2015, filed by Mrs. Bharathi Eranna against Mrs. Kaveramma and others, before the Hon'ble Court of Civil Judge, Junior Division and JMFC at Anekal;
33.	Copy of Order Sheet in O S No. 242/2015, filed by Mrs. Bharathi Eranna against Mrs. Kaveramma and others, before the Hon'ble Court of Civil Judge, Junior Division and JMFC at Anekal;
34.	Copy of Memo dated 11.07.2016, in O S No. 242/2015, filed by Mrs. Bharathi Eranna against Mrs. Kaveramma and others, before the Hon'ble Court of Civil Judge, Junior Division and JMFC at Anekal;
35.	Gift Deed dated 28.10.2016, registered as Document No. 4953/2016-17, Book-1, stored in C.D. No. ANKD412, in the office of the Sub-Registrar, Anekal Taluk, executed by Mrs. Kaveramma, wife of late Mr. Gullappa, in favour of her daughter-in-law, Mrs. Anjali, wife of Mr. Srinivas, in respect of the Property;
36.	Extract of entry in the Mutation Register bearing M R No. 35/2016-17, in respect of the Property;
37.	Copy of Plaint in O S No.22/2018, filed by Mrs. Bharathi Eranna against Mrs. Anjali, wife of Mr. Srinivas, before the Senior Civil Judge and JMFC at Anekal;
38.	Copy of Compromise Petition in O S No. 22/2018, filed by Mrs. Bharathi Eranna against Mrs. Anjali, wife of Mr. Srinivas, before the Hon'ble Senior Civil Judge and JMFC at Anekal;
39.	Copy of Compromise Decree in O S No.22/2018, filed by Mrs. Bharathi Eranna against Mrs. Anjali, wife of Mr. Srinivas, passed by the Hon'ble Senior Civil Judge and JMFC at Anekal;
40.	Copy of Order Sheet in O S No.22/2018, filed by Mrs. Bharathi Eranna against Mrs. Anjali, wife of Mr. Srinivas, before the Hon'ble Senior Civil Judge and JMFC at Anekal;

41.	Copy of Complaint in O S No.23/2018, filed by Mr. Parasurama Y., against Mrs. Anjali, wife of Mr. Srinivas, before the Senior Civil Judge and JMFC at Anekal;
42.	Copy of Compromise Petition in O S No.23/2018, filed by Mr. Parasurama Y., against Mrs. Anjali, wife of Mr. Srinivas, before the Hon'ble Senior Civil Judge and JMFC at Anekal;
43.	Copy of Compromise Decree in O S No.23/2018, filed by Mrs. Bharathi Eranna against Mrs. Anjali, wife of Mr. Srinivas, passed by the Hon'ble Senior Civil Judge and JMFC at Anekal;
44.	Copy of Order Sheet in O S No.23/2018, filed by Mr. Parasurama Y., against Mrs. Anjali, wife of Mr. Srinivas, before the Hon'ble Senior Civil Judge and JMFC at Anekal;
45.	Agreement for Sale dated 23.02.2017, registered as Document No. 4334/2016-17, Book-1, stored in CD No. SRJD227, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru, entered into between Mrs. Kaveramma, wife of late Gullappa and Mrs. Anjali, and Mr. B R Venkatachalapathy, in respect of the Property;
46.	Cancellation of Sale Agreement dated 30.06.2017, registered as Document No. 1950/2017-18, Book-1, stored in C. D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru, entered into between Mrs. Kaveramma, wife of late Gullappa and Mrs. Anjali, and Mr. B R Venkatachalapathy, in respect of Property;
47.	Copy of Order in bearing No. R A (A)153/2018-19, passed by the Court of Assistant Commissioner, Bengaluru South-Sub-Division, Bengaluru;
48.	Memorandum of Appeal in Revision Petition No. 248/2018-19, before the Deputy Commissioner, Bengaluru District, filed by Mrs. Bharathi Eranna against the Assistant Commissioner and the Tahsildar and Mrs. Anjali before the Deputy Commissioner, Bengaluru District;
49.	Copy of Order in Revision Petition No. 248/2018, dated 15.09.2020 passed by the Deputy Commissioner, Bengaluru Urban District, filed by Mrs. Bharathi Eranna, Daughter of late Sahukar/Gurusiddappa against the Assistant Commissioner, the Tahasildar, Mrs. Anjali;

50.	Copy of Order dated 04.12.2020 in W P No. 11756/2020 (KLR-RR/SUR), filed by Mrs. Bharathi Eranna, wife of Eranna against the State of Karnataka and others, before the Hon'ble High Court of Karnataka at Bengaluru;
51.	Memorandum of Review Petition No. 41/2021 in W P No. 11756/2020, filed by Mrs. Anjali, wife of late Srinivas against Mrs. Bharathi Eranna, wife of Eranna and others, before the Hon'ble High Court of Karnataka at Bengaluru;
52.	Copy of Order dated 08.02.2021 in R P No. 41/2020, passed by the Hon'ble High Court of Karnataka at Bengaluru, filed by Mrs. Anjali, wife of late Srinivas against Mrs. Bharathi Eranna, wife of Eranna and others;
53.	Copy of Order dated 15.06.2023 in W P No. 11756/2020 (KLR-RR/SUR), filed by Mrs. Bharathi Eranna, wife of Eranna against the State of Karnataka and others, before the Hon'ble High Court of Karnataka at Bengaluru;
54.	Copy of Order in W P No. 11756/2020(KLR-RR/SUR), filed by Mrs. Bharathi Eranna, wife of Eranna against the State of Karnataka and others, before the Hon'ble High Court of Karnataka at Bengaluru;
55.	Copy of Order in R A No. 5101/2020, passed by the Hon'ble Court of the III Addl. District and Sessions Judge, Bengaluru Rural District at Anekal, filed by the Mr. Sangeeth Raj N, son of Late Mr. M. Nagaraj and others against Mr. Cheluvraj, since dead., represented by his legal heirs Mr. C Arun Kumar and others;
56.	Agreement for Sale dated 03.07.2017, registered as Document No. 2023/2017-18, Book-1, stored in C.D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru, entered into between Mrs. Anjali and Mrs. Anupama and Mr. M. Krishnappa, in respect of the Property;
57.	Cancellation of Sale Agreement dated 02.05.2023, registered as Document No.1051/2023-24, Book-1, stored in C.D. No. ANKD 155, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru entered into between Mrs. Anjali and Mrs. Anupama and Mr. M. Krishnappa, in respect of the Property;
58.	Copy of Complaint in O S No. 504/2016, filed by Mrs. Bharathi Eranna against Mrs. Kaveramma and others, before the Hon'ble Senior Civil Judge and JMFC at Anekal;
59.	Copy of Order in O S No. 504/2016, passed by the Hon'ble Senior Civil Judge and JMFC at Anekal, filed by Mrs. Bharathi Eranna against Mrs. Kaveramma and others;

60.	Memorandum of Miscellaneous Appeal under Order 43 Rule 1(r) of the CPC in M A No. 5/2020 in OS No. 504/2016, filed by Mrs. Anjali, wife of late Srinivas, against Mrs. Bharathi Eranna and Others, before the Hon'ble Court of the Senior Civil Judge at Anekal;
61.	Copy of Order dated 29.03.2023 in RA/(A)/375/2022 passed by the Hon'ble Assistant Commissioner, Bengaluru South Sub-Division at Bengaluru, filed by Mrs. Anjali, wife of late Srinivas against the Tahasildar and Mr. Parashuram;
62.	Copy of Order dated 29.03.2023 in RA/(A)/373/2022, passed by the Hon'ble Assistant Commissioner, Bengaluru South Sub-Division at Bengaluru, filed by Mrs. Anjali, wife of late Srinivas against the Tahasildar and Mrs. Bharathi Eranna;
63.	Release Deed dated 10.05.2022, registered as Document No. 1805/2022-23, Book-1, stored in C D No. BSKD1306, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bengaluru, executed by Mrs. Ramakka, daughter of late Mr. Yellappa, Mrs. Muniyamma daughter of late Mr. Yellappa, Mr. Prasanna Kumar, son of late Mrs. Muniyamma, , Mrs. Shobha, daughter of late Mrs.Muniyamma, Mr. Govindaraju, son of late Shamakka, Mr. Arun Kumar, son of late Mr. Cheluvvaraju and Mrs. Suma, wife of late Mr. Cheluvvaraju in favour of Mr. Y Parashuram, son of late Mr. Yellappa;
64.	Memorandum of Agreement dated 27.02.2023, registered as Document No. 15278/2022-23, Book-I, stored in C.D. No. BSKD1525, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bengaluru entered into between Mrs. Bharathi Eranna and Mr. Parasurama and T G Developers Prime Realty Private Limited, a company, incorporated under the provisions of the Companies Act, 2013, represented by its authorized signatory and Managing Director Mr. Sandeep Kumar S, in respect of the Property;
65.	Joint Development Agreement dated 05.04.2024, registered as Document No. 00391/2024-25, Book-1, in the office of the Sub-Registrar, Banashankari, Bengaluru, entered into between Mrs. Bharathi Eranna and Mr. Parasurama and T G Developers Prime Realty Private Limited, a company, incorporated under the provisions of the Companies Act, 2013, represented by its Authorized Signatory and Managing Director Mr. Sandeep Kumar S, in respect of Property;
66.	Approved Building License Plan dated 10.03.2025, bearing LP No. 63/2023-24, issued by the Bangalore Development Authority in the name of Mrs. Bhrathi Eranna and Mr. Yellappa Parashurama, represented by their joint attorney holder M/s TG Prime Realty Private Limited;

67.	Tax paid receipt for the period of 2024-25 in respect of Property;
68.	Form 9 and 11 (E-Katha) Certificate issued by Shanthipura Gram Panchayat;
69.	Records of Rights, Tenancy, and Crops ("RTC/s") for the period of 1969-70 to 2016-17, in respect of the Property;
70.	Krushi Passbook issued by Village Accountant, Sarjapura Hobli, Anekal Taluk;
71.	Extract of Karnataka Revision Settlement Akarband issued in respect of the land in Survey No. 30/1;
72.	Endorsement dated 13.08.2014, bearing No. RRT/Copy.CR/06/2014-15 issued by the Special Tahasildar, Anekal Taluk, in respect of the Property;
73.	Comprehensive Development Plan in respect of the Property;
74.	Village Map of Gattahalli;
75.	Hissa Tippani in respect of Survey No. 30; and
76.	Encumbrance Certificates for the periods of (i) 01.04.1933 to 31.03.1994; (ii) 01.04.2004 to 22.11.2016; (iii) 01.07.2017 to 03.07.2017 and (iv) 01.04.2004 to 10.03.2025.

### C. TITLE FLOW

Our comments based on the review of the documents provided are as under:

1. We note from the perusal of the documents provided for our review that the land measuring 2 Acres 38 Guntas comprised in Survey No. 30/1 (old Survey No. 30) was originally owned and possessed by Mr. Yellappa *alias* Yelliga and same had been acquired by him by virtue of Sale Deed dated 05.05.1933, registered as Document No. 1028/1933-34, Book-1, Volume-404, at Pages 156 to 159, in the office of the Sub-Registrar, Anekal Taluk.
2. We have been provided with the Preliminary Records bearing No. 30 issued by Tahasildar, Anekal Taluk, in respect of Property. It is noted from the same that the name of Mr. Yellappa

*alias* Yelliga son of Mr. Shyama has been recorded as the erstwhile person in possession in the Preliminary Records.

3. It is further noted from the documents provided that, Mr. Yellappa *alias* Yelliga died intestate leaving behind his legal heirs *viz.*, (i) Mrs. Muniyamma (wife), (ii) Mr. Gullappa, (iii) Mr. Cheluvvaraj and (iv) Mr. Parashuram, wherein (ii) to (iv) are the children of Mr. Yellappa. After the demise of Mr. Yellappa, the said legal heirs *viz.*, Mrs. Muniyamma, Mr. Gullappa, Mr. Cheluvvaraj and Mr. Parashuram had entered into a Panchayath Palupatti dated 20.10.1980. As per the Panchayath Palupatti, the property measuring 2 Acres 38 Guntas in Survey No. 30/1 was allotted to the Mr. Cheluvvaraj. After acquiring the said property, Mr. Cheluvvaraj got the revenue records mutated in his name *vide* entry in the Mutation Register bearing M R No. 3/1994-95.
4. We have been provided with the Genealogical Tree of Mr. Yellappa dated 19.07.1999 issued by Village Accountant, Anekal Taluk. It is noted from the same that Mr. Yellappa was married to Mrs. Muniyamma and they have 3 children out of wedlock *viz.*, Mr. Gullappa, Mr. Cheluvvaiah and Mr. Parashuram.
5. We have been provided with the Notarized Genealogical Tree of Mr. Gullappa, son of late Mr. Yallappa. It is noted from the same that Mr. Gullappa is married to Mrs. Kaveramma and they have 5 children out of wedlock *viz.*, (i) Mr. Srinivas, (ii) Mrs. Mangalagowri, (iii) Mr. Muniswami, (iv) Ms. Sumithra and (v) Ms. Renuka. It is noted from the same that Ms. Sumithra, daughter of Mr. Gullappa demised and Mrs. Mangalagowri, daughter of Mr. Gullappa died leaving behind her legal heirs *viz.*, Mr. Manjunath (son) and Mrs. Malashri (daughter). It is further noted that, Mr. Srinivas, son of Mr. Gullappa is married to Mrs. Anjali and they have 3 children out of wedlock *viz.*, Mrs. Deepa, Mrs. Anupama and Mr. Manjunath S.
6. Thereafter, Mr. Cheluvvaraj, son of late Mr. Yellappa *alias* Yelliga executed the Sale Deed dated 11.05.2000, registered on 16.10.2000, as Document No. 642/2000-01, Book-1, Volume-2187, at Pages 78 to 87, in the office of the Sub-Registrar, Anekal Taluk in favour of Mrs. Bharathi Eranna, daughter of Mr. Sahukara Gurusiddappa, in respect of the Property. Accordingly, revenue records therein were mutated to stand in the name of Mrs. Bharathi Eranna, daughter of Mr. Sahukara Gurusiddappa *vide* entry in the Mutation Register bearing M R No. 3/2000-01.
7. It is observed that, Mr. M Nagaraj, son of late Muniswamy had filed a suit for Partition bearing O S No. 498/2006 (old O S No.773/2002) against Mr. A Cheluvvaraj son of late Yellappa, (1a) Mrs. Rathnamma, wife of late Cheluvvaraju, (1b) Mr. C Arun Kumar, son of late Cheluvvaraju; (1c) Kumari C Suma, daughter of late Cheluvvaraju; (1d) C Nagendra Babu, son of late Cheluvvaraju, the defendants No. (1c) and (1d) being minors, represented through their

natural guardian and mother Mrs. Rathnamma, Mr. Y Parashuram, son of late Yellappa and Mrs. I R Bharathi Eranna, wife of Eranna, before the Hon'ble Court of Senior Civil Judge and JMFC at Anekal, Bengaluru Rural District, in respect of Property. The above said suit came to be dismissed *vide* its Order dated 13.02.2015.

8. It is observed that, Mrs. Bharathi I R., wife of Mr. Iranna B R, had executed a Special Power of Attorney dated 19.09.2011, in favour of Mr. Iranna B R, son of Mr. Basappa, appointing him as her attorney to appear and represent her before the Hon'ble Court of Senior Civil Judge and JMFC at Anekal in O S No. 498/2006, to sign, to verify, to file compromise petition and to sign vakalath and to do all the acts that may be necessary in connection with said suit.

*ATV Comment: We have not been provided with the copy of the Complaint and the copy of the Order sheet in O S No. 498/2006 (old O S No.773/2002), filed by Mr. M Nagaraj, son of late Mr. Muniswamy against Mr. A Cheluvvaraj, son of late Mr. Yellappa and others.*

9. It is observed that, (i) Mr. Sangeeth Raj N., son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj (Sl. Nos. ii and iii are not parties) had filed a Regular Appeal No. 5101/2020, against Mr. Cheluvvaraj, since dead, represented by his legal heirs *viz.*, 1(a) Mr. Aruna Kumar; 1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; 3. Mrs. I R Bharathi Eranna, before the Hon'ble Court of the III Additional District and Sessions Judge at Bengaluru Rural District for setting aside the Judgement and Decree dated 13.02.2015 in O S No. 498/2006 (old O S No. 773/2002) passed by the Hon'ble Court of Senior Civil Judge and JMFC at Anekal, Bengaluru Rural District. It is observed that, in the said Regular Appeal, an Interim Application was filed for the condonation of delay of 2007 days under Section 55 of the Limitation Act, 1953. The said application was allowed *vide* Order dated 13.07.2022. It is further observed that, the Hon'ble Court of the III Additional District and Sessions Judge at Bengaluru Rural District had dismissed the Regular Appeal and confirmed the Judgement and Decree dated 13.02.2015 in O S No. 498/2006 (old O S No. 773/2002) passed by the Hon'ble Court of Senior Civil Judge and JMFC at Anekal, Bengaluru Rural District *vide* its Order and Judgement dated 26.09.2022.

10. It is further seen that (i) Mr. Sangeeth Raj N, son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj had filed a Regular Second Appeal bearing No. 1524/2022 (PAR/DEC) against Mr. Cheluvvaraj, since dead, represented by his legal heirs *viz.*, 1(a) Mr. Arun Kumar; 1(b) Mrs. C Suma; 2. Mr. Y Parashuram, son of late Yellappa; 3. Mrs. I R Bharathi Eranna, before the Hon'ble High Court of Karnataka Bengaluru, against the Judgement and Decree dated 26.09.2022 passed in R A No. 5101/2020 before the III Additional District and Sessions Judge, at Bengaluru Rural District. The appeal was dismissed and the Judgement and Decree dated 13.02.2015, passed in O S No. 498/2006 passed by the Hon'ble Senior Civil Judge at Anekal was confirmed. The above said Regular Second Appeal was dismissed *vide* its Order dated 10.01.2024.

11. It is also seen that, (i) Mr. Sangeeth Raj N, son of late M Nagaraj; (ii) Mrs. Shamala, wife of late M Nagaraj; and (iii) Mr. Somashekar, son of late M Nagaraj had filed a Special Leave Appeal (C) No. 11499/2024 against Mr. Cheluvaraj, since dead, represented by his legal heirs viz., 1(a) Mr. Arun Kumar; 1(b) Mrs. C Suma; 2.Mr. Y Parashuram, son of late Yellappa; 3. Mrs. I R Bharathi Eranna, before the Hon'ble Supreme Court of India. The above said Appeal was dismissed *vide* its Order dated 09.07.2024.
12. Subsequently, on an application filed by Mrs. Bharathi Eranna the Property was converted from agricultural use to non-agricultural residential use *vide* Official Memorandum dated 28.10.2013 bearing reference No. ALN (A.S.H.) S.R/137/2013-14, issued by the Deputy Commissioner, Bengaluru. In this regard, we have also been provided with (i) Demand Notice dated 18.09.2013 bearing reference No. ALN (A.S.H.) S.R/137/2013-14, issued by the office of Deputy Commissioner, Bengaluru calling upon the applicant to pay the requisite conversion fee; and (ii) Challan to evidence the payment of conversion fee, in respect of the aforesaid conversion. Accordingly, factum of the conversion was recorded in the revenue records *vide* entry in the Mutation Register bearing MR No. T31/2020-21.
13. Thereafter, Mr. Parasurama Y, son of late Mr. Yellappa had filed a suit for partition and separate possession bearing O S. No. 964/2012 against (1). Mrs Kaveramma, wife of late Gullappa, (2). Mr. Arun Kumar C., son of late Mr. Cheluvaraj, (3). Mrs. Suma, daughter of late Mr. Cheluva Raj, (4). Mrs. Muniyamma, daughter of late Mr. Yellappa dead by legal heirs viz., (4a) Mr. Prasanna Kumar, son of late Mrs. Muniyamma, (4b) Mrs. Shobha, daughter of late Mrs. Muniyamma, (5). Mrs. Bharathi Eranna, (6). Mr. Srinivas, son of late Mr. Gullappa, (7). Mrs. Deepa S., daughter of Mr. Srinivas, (8). Mrs. Anupama S., daughter of Mr. Srinivas, (9). Mr. Manjunatha S., son of Mr. Srinivas, (10). Mr. Manjunatha, son of late Mrs. Mangalagowri, (11). Mrs. Malashri, daughter of late Mrs. Mangalagowri, (12). Mrs Rathnamma, wife of late Mr. Muniswamy, (13). Mr. Parashuram, son of late Mr. Muniswamy, (14). Mrs. Kalavati, daughter of late Mr. Muniswamy, (15). Mr. Shivaram Prasad, son of late Mr. Sumithra, (16). Mr. Om Prakash, son of late Mrs. Sumithra, (17). Mrs. Renuka, daughter of late Mr. Gullappa, (18). Mrs. Usha Rani, wife of late Mr. Munikrishna, (19). Mrs. Shantha Lakshmi, daughter of late Mr. Munikrishna, (20). Mrs. Sathya, daughter of late Mr. Munikrishna, (21). Mr. Govindaraju, son of Mrs. Shamakka, (22). Mrs. Ramakka, daughter of late Mr. Yellappa, (23). Mrs. Muniyamma, daughter of late Mr. Yellappa before the Hon'ble Court of the Senior Civil Judge and JMFC at Anekal. In the said case, the parties have arrived at a settlement and accordingly, they have filed a Compromise Petition under Order 23 Rule 3 of the Code of Civil Procedure, 1908. As per the Compromise Petition, the property measuring 1 Acre and 38 Guntas (out of 2 Acres and 38 Guntas) in Survey No. 30/1 was allotted to Mrs. Bharathi Eranna, (i.e., Defendant No. 5), and the property measuring 1 Acre in Survey No. 30/1 was allotted to the Mr. Y. Parasurama (i.e., Plaintiff). As per Compromise Petition, the Hon'ble Court was pleased to draw a Final Decree and the same has been

registered on 16.11.2016, as Document No. 3069/2016-17, Book-1, stored in C. D. No. SRJD217, in the office of the Sub-Registrar, Basavanagudi, (Sarjapura), Bengaluru. As per the Compromise Petition, the property measuring 1 Acre and 38 Guntas (out of 2 Acres and 38 Guntas) in Survey No. 30/1 allotted to Mrs. Bharathi Eranna, (i.e., Defendant No. 5 ), in terms of a Final Decree for Partition bearing O. S. No. 964/2012, was registered on 16.11.2016, as Document No. 3106/2017-18, Book-I, stored in C D No. SRJD217, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru.

14. Subsequently, the daughters of late Mr. Yellappa *viz.*, Mrs. Shamakka, Mrs. Ramakka, Mrs. Muniyamma and Mrs. Muniyamma had filed suit for Partition and separate possession bearing O S No. 62/2013 against (1). Mrs. Kaveramma, wife of late Gullappa, (2). Mrs. Mangala, daughter of late Mr. Yellappa, (3). Mr. Srinivas, son of late Mr. Gullappa, (4). Mrs. Renuka, daughter of late Mr. Gullappa, (5). Mr. Arun Kumar C., son of late Mr. Cheluvvaraj, (6). Mrs Suma, daughter of late Mr. Cheluvva Raju, (7). Mr. Parashurama, son of late Mr. Yellappa and (8). Mrs. Bharathi Eranna before the Hon'ble Court of Senior Civil Judge and JMFC at Anekal. In the said suit, the parties had arrived for settlement and hence, the Plaintiffs i.e., Mrs. Shamakka, Mrs. Ramakka, Mrs. Muniyamma and Mrs. Muniyamma had filed a Memo for seeking permission to dismiss the suit as not pressed as they have settled the matter in O S No. 964/2012. Hence, in view of the memo, the suit of the Plaintiffs was dismissed as not pressed *vide* its Order dated 15.07.2016.
15. It is observed that Mrs. Deepa S, Mrs. Anupama S., and Mr. Manjunath S., had filed a Writ Petition bearing WP No. 10654/2019 against Mr. Parasurama and his family members before the Hon'ble High Court of Karnataka at Bengaluru for setting aside the Order dated 28.07.2017, passed by the Senior Civil Judge, Anekal Taluk on Interim Application No.1 in O S No. 964/2012 and recall the Order of Compromise dated 15.07.2016.
16. It is observed that, Mr. Chinnappa, son of late Mr. Chikka Konkappa had filed a suit for specific performance bearing V. O. S. No. 190/2014 before the Hon'ble Court of the Vacant District and Sessions Judge at Bengaluru in O. S No. 308/2014 before the Court of the Junior Civil Judge at Anekal Taluk against (1). Mrs. Kaveramma, wife of late Mr. Gullappa, (2). Mr. G. Srinivas, son of late Mr. Gullappa, (3). Mrs. Mangalagowri, daughter of late Mr. Gullappa, (4). Mr. Muniswamy, son of late Mr. Gullappa, (5). Mr. Shivaprasad, son of late Mrs. Sumithra, (6). Mr. Omprakash, son of late Mrs. Sumithra, (7). Mrs. Renuka, daughter of late Mr. Gullappa, (8). Mr. Arun Kumar, son of late Mr. Cheluvvaraj, (9). Mrs. Suma, daughter of the late Mr. Chalavaraj, (10). Mrs. Bharathi Eranna, daughter of Mr. Sahukar Gurusiddappa. In the above said suit, the parties have arrived at a settlement and hence, Plaintiff i.e., Mr. Chinnappa had filed a memo to dismiss the suit and accordingly, the Hon'ble Court has dismissed the suit.

17. It is further observed that, Mrs. Kaveramma, Mr. Srinivas G., Mrs. Deepa, Mr. Manjunath S., Mrs. Mangalagowri, Mrs. Muniswamy, Mr. Ramu G., Mrs. Kalavathi, Mr. Shivaram Prasad, Mr. Om Prakash, Mrs. Renuka, Mrs. Anupama had filed an appeal under Section 136(2) of the Karnataka Land Revenue Act, 1961 bearing No. RA (A) 245/2014-15 against the Tahasildar, Mr. Arun, Mrs. Suma and Mrs. Bharathi Eranna, before the Court of the Assistant Commissioner, Bengaluru South Sub-Division at Bengaluru for setting aside the entries in the Mutation Register bearing M R. No. 3/1994-95 and M R. No. 3/2000-01. The said appeal came to be allowed *vide* Order dated 01.04.2015. As per the said Order, the khatha in respect of the Property was mutated to stand in the name of Mrs. Kaveramma *vide* entry in the Mutation Register bearing MR No. H81/2014-15.
18. Thereafter, Mrs. Bharathi Eranna, daughter of Mr. Sahukar Gurusiddappa had filed a Revision Petition bearing No. 22/2015-16, under Section 136(3) of Karnataka Land Reforms Act, 1964 before the Court of the Deputy Commissioner, Bengaluru, against the Assistant Commissioner, Bengaluru South Sub-Division, the Tahsildar, Anekal Taluk, for setting aside the impugned Order dated 01.04.2015, bearing No. RA(A):245/2014-15 passed by the Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru. In light of the settlement arrived in the OS. No.964/2012, the Parties filed a Joint Memo to withdraw the above said Revision Petition. As per the Joint memo, the Hon'ble Court of the Deputy Commissioner dismissed the Revision Petition *vide* its Order dated 07.10.2016.
19. Subsequently, Mrs. Bharathi Eranna had filed a suit for permanent injunction bearing O. S. No. 242/2015 against Mrs. Kaveramma and her family members before the Court of Civil Judge (Junior Division) and JMFC at Anekal. In the said suit, the Plaintiff had filed a memo to dismiss the suit as not pressed. As per the Memo the Hon'ble Court was pleased to dismiss the said suit. In the meanwhile, Mrs. Kaveramma, wife of late Mr. Gullappa had executed a Gift Deed in favour of her daughter-in-law, Mrs. Anjali, wife of Mr. Srinivas *vide* Gift Deed dated 28.10.2016, registered as Document No. 4953/2016-17, Book-1, stored in C.D. No. ANKD412, in the office of the Sub-Registrar, Anekal Taluk. Accordingly, revenue records therein were mutated to stand in the name of Mrs. Anjali, wife of Mr. Srinivas *vide* entry in the Mutation Register bearing M R No. 35/2016-17.
20. Thereafter, Mrs. Bharathi Eranna had filed a suit for declaration and possession bearing O S No. 22/2018 against Mrs. Anjali before the Hon'ble Court of the Senior Civil Judge and JMFC at Anekal. In the said suit, the parties arrived at a settlement and hence filed a Compromise Petition before the Hon'ble Court. Accordingly, the Hon'ble Court was pleased to pass a Compromise Decree *vide* an Order dated 07.02.2024.
21. It is observed that, Mr. Parasurama Y., had filed a suit for declaration and injunction bearing O. S No. 23/2018 against Mrs. Anjali before the Hon'ble Court of the Senior Civil Judge and JMFC at Anekal. In the said suit, the parties arrived at settlement and hence filed a

Compromise Petition before the Hon'ble Court, Accordingly, the Hon'ble Court was pleased to pass a Compromise Decree *vide* an Order dated 07.02.2024

22. Thereafter, Mrs. Kaveramma, wife of late Mr. Gullappa and Mrs. Anjali, wife of late Mr. Srinivas and Mr. B.R. Venkatachalapathy, son of Mr. Ramakrishna had entered into an Agreement for Sale dated 23.02.2017, registered as Document No. 4334/2016-17, Book-1, stored in C.D. No. SRJD227, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru. Thereafter, the said Agreement for Sale was cancelled *vide* Cancellation of Sale Agreement dated 30.06.2017, registered as Document No.1950/2017-18, Book-1, stored in C. D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru.

*ATV Comment:* We have not been provided with (i) the Cancellation of Sale Agreement dated 30.06.2017, registered as Document No.1950/2017-18, Book-1, stored in C. D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru; and (ii) the Death Certificate of Mrs. Kaveramma.

23. Thereafter, Mrs. Anjali, wife of late Mr. Srinivas had filed an appeal bearing No. R.A (A)153/2018-19 against Mrs. Kaveramma before the Court of the Assistant Commissioner, Bengaluru District, regarding the transfer of khatha in the name of Mrs. Anjali. The said application was allowed *vide* an order dated 18.09.2018. Subsequently, Mrs. Bharathi Eranna filed a Revision Petition under Section 136(3) of Karnataka Land Revenue Act, 1964 bearing Revision Petition No. 248/2018-19 before the Deputy Commissioner, Bengaluru District, Bengaluru to set aside the Order dated 28.09.2018, passed by the Assistant Commissioner, Bengaluru District. The said Revision Petition came to be dismissed *vide* its Order dated 15.09.2020. It is observed that, Mrs. Bharathi Eranna had filed a Writ of Certiorari bearing WP No.11756/2020(KLR-RR/SUR) against (i) the State of Karnataka; (ii) the Deputy Commissioner; (iii) the Assistant Commissioner; (iv) the Tahasildar; and (v) Mrs. Anjali, wife of late Mr. Srinivas, for quashing the Order dated 18.09.2018, passed in R.A (A)153/2018-19 and the Order dated 15.09.2020, passed in Revision Petition No. 248/2018-19, before the Hon'ble High Court of Karnataka at Bengaluru. The above said Writ Petition was allowed and accordingly, the Hon'ble High Court quashed the Order dated 18.09.2018, passed in R.A (A)153/2018-19 and the Order dated 15.09.2020, passed in Revision Petition No. 248/2018-19.

24. Subsequently, Mrs. Anjali, the wife of the late Srinivas, filed a Review Petition under Order XLVII Rule 1 of the CPC, bearing R.P. No. 41/2020, against (i) Mrs. Bharathi Eranna, (ii) the State of Karnataka, (iii) the Deputy Commissioner, (iv) the Assistant Commissioner, and (v) the Tahasildar, before the Hon'ble High Court of Karnataka at Bengaluru. The petition sought to review the Judgment and Order dated 04.12.2020 in W.P. No. 11756/2020. In the said Review Petition, the order dated 04.12.2020 in W.P. No. 11756/2020 passed by the Hon'ble High Court at Bengaluru was recalled, and the matter was restored for reconsideration, as per the Order dated 08.02.2021. Thereafter, following the order in the Review Petition, Writ Petition No. 11756/2020 was recalled. However, the petitioner, Mrs. Bharathi Eranna, filed a

memo before the Hon'ble High Court seeking withdrawal of the Writ Petition. The Hon'ble High Court considered the memo and dismissed the Writ Petition as withdrawn, as per the Order dated 15.06.2023.

25. It is observed that, Mrs. Anjali and Mrs. Anupama and Mr. M. Krishnappa had entered into an Agreement for Sale dated 03.07.2017, registered as Document No.2023/2017-18, Book-1, stored in C.D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru. Subsequently, the said Agreement for Sale was cancelled *vide* Cancellation of Sale Agreement dated 02.05.2023, registered as Document No.1051/2023-24, Book-1, stored in C.D. No. ANKD 155, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru.

*ATV Comment: We have not been provided with the Cancellation of Sale Agreement dated 02.05.2023, registered as Document No.1051/2023-24, Book-1, stored in C.D. No. ANKD 155, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru.*

26. It is observed that, Mrs. Bharathi Eranna had filed a suit for injunction bearing O S No. 504/2016 against Mrs. Kaveramma, Mr. Srinivas G., Mrs. Anjali, Mrs. Deepa S., Mrs. Anupama S., Mr. Manjunath S., before the Hon'ble Court of the Civil Judge and JMFC at Anekal. In above said suit, the Hon'ble Court was pleased to pass an Order for Temporary Injunction *vide* its Order dated 17.01.2020 against the defendants *viz.*, Mrs. Kaveramma, Mr. Srinivas G., Mrs. Anjali, Mrs. Deepa S., Mrs. Anupama S., Mr. Manjunath S., restrained from alienating the property and restrained interfering to the possession of the property till disposal of the suit. It is observed that, the parties have arrived for settlement and hence, they have filed a compromise petition under Order 23 Rule 3 of Civil procedure code, 1908 before the Hon'ble Court. As per compromise petition, the Hon'ble Court was pleased draw a Compromise Decree, *vide* Order dated 11.03.2025.

*ATV Comment: We have not been provided with the copy of the Compromise Petition in O S No. 504/2016 and a copy of the Order Sheet.*

27. It is further seen that Mrs. Anjali, wife of late Mr. Srinivas, had filed a memorandum of Miscellaneous Appeal No. 5/2020, aggrieved by the Temporary Injunction Order dated 17.01.2020, in O.S. No. 504/2016 passed by the Hon'ble Court of the Civil Judge and JMFC at Anekal. It is further observed that Mrs. Anjali, wife of late Mr. Srinivas, had filed a memo dated 11.03.2025 in the above Miscellaneous Appeal, stating that the parties settled outside of the court. Accordingly, the Miscellaneous Appeal was dismissed *vide* an Order dated 11.03.2025.

28. It is further observed that, Mrs. Anjali, wife of late Srinivas had filed appeal under Section 136(2) of the Karnataka Land Revenue Act 1964 bearing No. RA/(A)/375/2022 against M R No. H30/2020-21 in respect of the land measuring 1 Acre out of 2 Acres and 38 Guntas in

Survey No. 30/1 before the jurisdictional Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru. In the said Appeal, Mrs. Anjali filed a memo stating that the dispute had been settled outside the Court and sought permission for the withdrawal of the appeal. Based on the memo, the Hon'ble Court dismissed the appeal *vide* its Order dated 29.03.2023

29. It is also noted that Mrs. Anjali, the wife of the late Srinivas, filed an Appeal under Section 136(2) of the Karnataka Land Revenue Act, 1964, bearing No. RA/(A)/373/2022, against M.R. No. H29/2020-21 in respect of the land measuring 1 Acre 38 Guntas, out of 2 Acres 38 Guntas in Survey No. 30/1, before the jurisdictional Assistant Commissioner, Bengaluru South Sub-Division, Bengaluru. In the said Appeal, Mrs. Anjali filed a memo stating that the dispute had been settled outside the Court and sought permission for the withdrawal of the appeal. Based on the memo, the Hon'ble Court dismissed the appeal *vide* its Order dated 29.03.2023.
30. It is observed that, Mrs. Ramakka, daughter of late Mr. Yellappa, Mrs. Muniyamma daughter of late Mr. Yellappa, Mr. Prasanna Kumar, son of late Mrs. Muniyamma, Mrs. Shobha, daughter of late Mrs. Muniyamma, Mr. Govindaraju, son of late Shamakka, Mr. Arun Kumar, son of late Mr. Cheluvvaraju and Mrs. Suma, wife of late Mr. Cheluvvaraju had jointly executed a Release Deed in favour of Mr. Y Parashuram, son of late Mr. Yellappa, releasing all their rights/title/interest over the Property *vide* Release Deed dated 10.05.2022, registered as Document No. 1805/2022-23, Book-1, stored in C D No. BSKD1306, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bengaluru.
31. Thereafter, Mrs. Bharathi Eranna and Mr. Parasurama, son of late Mr. Yellappa ("Owners") and T G Developers Prime Realty Private Limited, a company, incorporated under the provisions of the Companies Act, 2013, represented by its authorized signatory and Managing Director Mr. Sandeep Kumar S., son of Mr. B M Suresh ("Developer") have formulated a scheme for developing the Property into a residential complex and accordingly entered into a Memorandum of Agreement ('MOU') dated 27.02.2023, registered as Document No. 15278/2022-23, Book-I, stored in C.D. No. BSKD1525, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bengaluru. Wherein, Mr. Manjunath S., son of late Mr. Srinivas, Mrs. Anjali, wife of late Mr. Srinivas, Mrs. Anupama, daughter of late Mr. Srinivas and Mrs. Deepa, daughter of late Mr. Srinivas joined as confirming parties in the above said MOU.
32. It is observed that, Mrs. Bharathi Eranna and Mr. Parasurama, son of late Yellappa and T G Developers Prime Realty Private Limited, a company, incorporated under the provisions of the Companies Act 2013, represented by its Authorized Signatory and Managing Director Mr. Sandeep Kumar S., son of Mr. B M Suresh, have entered into a Joint Development Agreement dated 05.04.2024, registered as Document No. 00391/2024-25, Book-1, in the office of the Sub-Registrar, Banashankari, Bengaluru, in respect of the Property.

33. We have been provided with the Approved Building License Plan dated 10.03.2025, bearing LP No. 63/2023-24, issued by the Bangalore Development Authority in the name of Mrs. Bharathi Eranna and Mr. Yellappa Parashurama, represented by their Joint Attorney Holder TG Prime Realty Private Limited in respect to the Property. As per the said plan, the approval is issued for the construction of the (i) Tower-1, consisting of Wing -A with stilt + ground and Wing-B with stilt + ground floor + 14 upper floors, (ii) Tower -2, consisting of Wing- C with stilt + ground floor + 14 upper floors and Wing- D with stilt + ground floor + 14 upper floors, and (iii) Amenity Block consisting of stilt + ground floor + 2 upper floors.
34. We have been provided with the Property Tax paid receipt for the period of 2024-25 to evidence the payment of the Property tax in respect of the Property.
35. We have been provided with Form 9 and 11 (E-Katha) Certificate issued by Shanthipura Gram Panchayat in respect of Property.
36. We have been provided with the RTCs issued for the period from (i) 1969-70 to 1987-88, (ii) 1989-90 to 1992-93, (iii) 1993-94 to 1999-2000, and (iv) 2000-01 to 2016-17. We have been provided with the following RTC extracts issued in respect of the Property.

Sl. No.	Extent	Year	Colum No.9 Kabjedar	Colum No.12 Occupant
1.	2 Acre 38 Guntas	1969-70 to 1987-88	Mr. Yellaga, son of Shyama	Mr. Yellaga, son of Shyama
2.	2 Acre 38 Guntas	1989-90 to 1992-93	Mrs. Muniyamma, wife of late Yellappa; and  Mr. Cheluvaju, son of Mr. Yellappa	Mrs. Muniyamma, wife of late Yellappa
3.	2 Acre 38 Guntas	1993-94 to 1999-2000	Mr. Chelubaraju, son of late Yallappa	Mr. Chelubaraju, son of late Yallappa
4.	2 Acre 38 Guntas	2000-01 to 2016-17	Mrs. Bharathi Eranna, wife of Mr. Eranna	Mrs. Bharathi Eranna, wife of Mr. Eranna

**ATV Comment:** We have not been provided with the RTCs for the period 2017-18 to 2024-25.

37. We have also been provided with the Hissa Survey Tippani issued in respect of the land in Survey No. 30. The same reflects the phodi in respect of the land in Survey No. 30. It is noted

from the same that the land in Survey No. 30 has been sub-divided into 4 parcels *viz.*, 30/1, 30/2, 30/3 and 30/4.

38. We have been provided with Karnataka Revision Settlement Akarband issued in respect of the land in Survey No. 30/1. In terms of the same the land in Survey No. 30/1 measures 2 Acres and 38 Guntas.
39. We have been provided with the Comprehensive Development Plan in respect of the Property. The same confirms that the conversion of the Property is as per the zoning.
40. We have been provided with the Village map of Gattahalli. It reflects the location, shape, and boundaries of Survey No. 30.
41. We have been provided with the Encumbrance Certificates issued for the periods (i) 01.04.1933 to 31.03.1994; (ii) 01.04.2004 to 22.11.2016; (iii) 01.07.2017 to 03.07.2017 and (iv) 01.04.2004 to 10.03.2025 in respect of Property. In terms of the same, the following transactions are reflected:
  - (i) Sale Deed dated 05.05.1933, registered as Document No. 1028/1933-34, Book-1, Volume-404, at Pages 156 to 159, in the office of the Sub-Registrar, Anekal Taluk;
  - (ii) Sale Deed dated 11.05.2000, registered on 16.10.2000, as Document No. 642/2000-01, Book-1, Volume-2187, at Pages 78 to 87, in the office of the Sub-Registrar, Anekal Taluk;
  - (iii) Final Decree for Partition bearing O. S. No. 964/2012, registered on 16.11.2016, as Document No. 03069/2016-17, Book-1, stored in C. D. No. SRJD217, in the office of the Sub-Registrar, Basavanagudi, (Sarjapura), Bengaluru;
  - (iv) Final Decree for Partition bearing O. S. No. 964/2012, registered on 16.11.2016, registered as Document No. 3106/2017-18, Book-I, stored in C D No. SRJD217, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru;
  - (v) Gift Deed dated 28.10.2016, registered as Document No. 4953/2016-17, Book-1, stored in C.D. No. ANKD412, in the office of the Sub-Registrar, Anekal Taluk;
  - (vi) Agreement for Sale dated 23.02.2017, registered as Document No. 4334 /2016-17, Book-1, stored in C.D. No. SRJD227, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru;
  - (vii) Cancellation of Sale Agreement dated 30.06.2017, registered as Document No.1950/2017-18, Book-1, stored in C. D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru;
  - (viii) Agreement for Sale dated 03.07.2017, registered as Document No.2023/2017-18, Book-1, stored in C.D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru;

- (ix) Cancellation of Sale Agreement dated 02.05.2023, registered as Document No.1051/2023-24, Book-1, stored in C.D. No. ANKD 155, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru;
- (x) Release Deed dated 10.05.2022, registered as Document No. 1805/2022-23, Book-1, stored in C D No. BSKD1306, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bengaluru;
- (xi) Memorandum of Agreement dated 27.02.2023, registered as Document No. 15278/2022-23, Book-I, stored in C.D. No. BSKD1525, in the office of the Sub-Registrar, Basavanagudi (Banashankari), Bengaluru; and
- (xii) Joint Development Agreement dated 05.04.2024, registered as Document No. 00391/2024-25, Book-1, in the office of the Sub-Registrar, Banashankari, Bengaluru, in respect of Property.

**ATV Comment:** *We have not been provided with the following Documents:*

- a. *Moola Tippani, in respect of the Property;*
- b. *Endorsement stating that no proceedings were initiated/pending under the Karnataka Scheduled Castes and Scheduled Tribes (PTCL) Act, 1978 in respect of Property; and*
- c. *Endorsement issued by Tahsildar confirming that there are no tenancy claims filed/ pending under Form 7 (Section 48A) and Form 7A (Section 77A) of Karnataka Land Reforms Act, 1961.*

**D. DISCLAIMER:**

*This Report is provided on the basis of review and examination of various documents of title and does not purport to certify the authenticity of such documents. We have not conducted any independent verification of the documents or information provided to us with the records of the jurisdictional Sub-Registrar offices, Revenue Authorities, Courts, such other jurisdictional government statutory authorities or such other external sources. This Report and subject howsoever to our comments stated herein above and verification of the additional documents/ clarifications sought herein. This Report is limited to ascertaining the legal right, title, and interest of the present owner based on the representations of the owner / his associates/agents.*

*For the purposes of this Report, we have not conducted an original inspection of the documents. We have assumed that the documents and deeds examined by us, wherever, are genuine and authentic; that the existence, capacity and authority of each of the parties to enter into and perform their respective obligations under the said title documents is undisputable; and that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of being rescinded for any fraud or misrepresentation on the part of any party. Where genealogical trees of a person setting out their family members are not made available, it is assumed that all members of a family who are necessary parties to any partition/transfer / such other transaction of the Property are adequately represented in such transaction. Without prejudice to the generality of the above, our liability shall at all times be limited to the extent of our professional fees for this legal opinion.*

*Note: In the event, any of the facts are subsequently furnished and contents thereof are contrary to the information and documents furnished, then the observations on the title made therein could have a material impact on our conclusions.*

**E. CONCLUSION:**

On a review and analysis of the various documents/ information furnished to us and subject to our comments and review of additional documents as above, we are of the *prima facie* opinion that, **Mrs. Bharathi Eranna and Mr. Y Parasuram** are the absolute owners of an immovable residentially converted property **bearing Survey No. 30/1, measuring 02 Acres 38 Guntas**, situated at Gattahalli Village, Sarjapura Hobli, Anekal Taluk Bengaluru Rural District, (converted to residential purpose *vide* Official Memorandum bearing No. ALN:(ASH )SR: 137/2013-14, dated 28.10.2013, issued by the Deputy Commissioner Bengaluru Urban District, subject to the production of the following documents:

- a. Copy of the Complaint and the copy of the Order sheet in O S No. 498/2006 (old O S No.773/2002), filed by Mr. M Nagaraj, son of late Mr. Muniswamy against Mr. A Cheluvvaraj, son of late Mr. Yellappa and others;
- b. Cancellation of Sale Agreement dated 30.06.2017, registered as Document No.1950/2017-18, Book-1, stored in C. D. No. ANKD423, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru;
- c. Death Certificate of Mrs. Kaveramma;
- d. Cancellation of Sale Agreement dated 02.05.2023, registered as Document No.1051/2023-24, Book-1, stored in C.D. No. ANKD 155, in the office of the Sub-Registrar, Anekal Taluk, Bengaluru;
- e. Copy of the Compromise Petition in O S No. 504/2016 and copy of the Order Sheet;
- f. RTCs for the period 2017-18 to 2024-25;
- g. Moola Tippani, in respect of Property;
- h. Endorsement stating that no proceedings were initiated/pending under the Karnataka Scheduled Castes and Scheduled Tribes (PTCL) Act, 1978 in respect of Property; and
- i. Endorsement issued by Tahsildar confirming that there are no tenancy claims filed/ pending under Form 7 (Section 48A) and Form 7A (Section 77A) of Karnataka Land Reforms Act, 1961.

Yours faithfully

  


**ATV Legal**  
Advocates  
Bengaluru