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TITLE REPORT  
PREPARED FOR  
CASA GRANDE GARDEN CITY BUILDER PRIVATE  
LIMITED

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## INTRODUCTION

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This title verification report (**“Report”**) has been prepared under the instructions and at the instance of **Casa Grande Garden City Builder Private Limited** (the **“Client”**) and is based on the documents and information provided to us by the Client.

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## DESCRIPTION AND SCHEUDLE OF THE PROPERTY

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All that piece and parcel of the land bearing Survey No. 50 measuring 3 Acres 28 Guntas and 7 Guntas of ‘A’ kharab and 16 Guntas of ‘B’ kharab, situated at Haralukunte Village, Begur Hobli, Bengaluru South Taluk, Bangalore (**“Property”**) and bounded on the -

East by : Survey Nos. 53 and 52;  
West by : Yellukunte Village Boundary and Survey No. 49/1;  
North by : Survey No. 54; and  
South by : Road and portion of Survey No. 49/1.

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## DOCUMENTS PERUSED

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The documents which we have perused for the purpose of preparing this Report are listed in **Annexure A** (**“Documents”**). The Documents cover various transactions in respect of the Property for a period of 48 (Forty-Eight) years.

The list of documents relating to the Property, which have been inspected by us is attached hereto as **Annexure B**.

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## SCOPE OF INVESTIGATION AND LIMITATIONS

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The Scope of work undertaken to prepare this Report, as mentioned above, is limited to review of information which was made available to us and is restricted to determining the marketability of the title of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;
- d) there are no litigations affecting any parcel of the Property or any part thereof;
- e) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

We have not issued any public notice in any daily newspaper, inviting claims from public in general to the Report being issued by us to the Client.

No physical inspection or survey of the Property or any searches at any Office(s) of the Sub Registrar, courts of law, tribunals, the Office of the Registrar of Companies or before any other judicial or quasi-judicial authorities have been conducted, unless specified in this Report.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Property, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right on interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) / instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the Collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and /or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

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## TRACING THE TITLE

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### ***Previous Transactions***

On perusal of the revenue records i.e., RTC/ Pahani for the period 1974-75 to 1978-79, we note that Survey No. 50 measuring 3 Acres 28 Guntas excluding 7 Guntas of 'A' kharab and 16 Guntas of 'B' kharab, situated at Haralukunte Village, Begur Hobli, Bengaluru South Taluk, Bangalore ("Property") was originally owned by Chinanna son of Thimmaiah. Further, we note that Chinnanna son of Thimmaiah gifted the Property along with other lands all situated at Haralukunte Village to his minor sons namely (i) Munishami and (ii) Eera Thippaiah under a registered Gift Deed dated May 23, 1941.

On review the Release Deed dated May 07, 1951 registered as Document No. 904/51-52, Book I, Volume No.1211, Pages from 125 to 127, in the office of the Sub Registrar, Bangalore Taluk, we note that Munishami also known as Munishamappa son of Chinanna has released his rights over all properties owned by his father Chinanna son of Gollara Thippaiah other than Survey Nos. 49/1, 48/1 and a house, which has been taken by Munishamappa as a part of his share. From the said Release Deed, we note that Chinanna was married to Rangamma and had six children namely (i) Thimamma (married), (ii) Narsamma (married), (iii) Muniyamma, (iv) Sankamma, (v) Munishamappa and (vi) Eera Thippaiah (minor).

Pursuant to the aforementioned release, we note that Munishami alias Munishamappa released his right in respect of the Property and Eera Thippaiah continued to have ownership over the Property.

From the registered Agreement to Sell dated November 27, 1989 and registered on November 28, 1989 as Document No. 5987/89-90, Book I, Volume 3214, pages 82 to 88 in the office of the Sub-Registrar, Bangalore South Taluk, we note that (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, joined by his sons namely (ii) Krishna Murthy and (iii) T. Ramesh have agreed to sell Survey No. 49/1 and Survey No. 50 together measuring 4 Acres 26 Guntas (including 23 Guntas of kharab land) in favour of Vijaya Dhariwal wife of Ashok Dhariwal. We note that Mudhamma wife of Eera Thippaiah and T.M. Venkataswamy have signed the said Agreement to Sell as consenting witnesses.

### ***JSA Comments:***

- *We have been informed that the Family tree and Death certificate of Chinnanna son of Gollara Thimmaiah are not available.*
- *We have been informed that Eera Thippaiah and his sons had executed an Agreement to Sell dated February 2, 1989 in favour of T.M. Venkataswamy and hence, T.M. Venkataswamy has signed the registered Agreement to Sell dated November 27, 1989 as a consenting witness. We have not reviewed the said Agreement to Sell dated February 2, 1989 as the same is not available.*

We have reviewed the General Power of Attorney dated November 27, 1989 and we observe that (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, joined by his sons namely (ii) Krishna Murthy and (iii) T. Ramesh have appointed Ashok Dhariwal son of Suganchand as their power of

attorney holder to sell, gift, mortgage, etc in respect of Survey No. 49/1 and Survey No. 50 admeasuring 4 Acres 26 Guntas. This General Power of Attorney has been registered on November 28, 1989 as Document No. 167, Book IV, Volume 16, pages 238 to 242 in the office of the Sub-Registrar, Bangalore South Taluk.

We have reviewed the unregistered and notarized Agreement to Sell dated November 28, 1989 executed by (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, joined by his sons namely (ii) Krishna Murthy and (iii) T. Ramesh in favour of Vijaya Dhariwal wife of Ashok Dhariwal and we note that this agreement is to be read with aforesaid Agreement to Sell dated November 27, 1989 and hereunder the possession of Survey No. 49/1 and Survey No. 50 admeasuring 4 Acres 26 Guntas (including 23 Guntas of kharab land) has been delivered to Vijaya.

**JSA Comments:** *We have been informed that the individual details/ bifurcation of the extent sold in Survey No. 49/1 and 50 and sketch demarcating the same under Agreement to Sell dated November 27, 1989 and registered as Document No. 5987/89-90, General Power of Attorney dated November 27, 1989 and registered on November 28, 1989 as Document No. 167 and unregistered and notarized Agreement to Sell dated November 28, 1989 executed in favour of Vijaya Dharival and/ or Ashok Dharival is not available. In this regard, we note that Vijaya Dharival and Ashok Dharival have executed a Confirmation Deed dated September 14, 2021 as discussed below.*

We have reviewed the Revocation of General Power of Attorney dated December 6, 1990 registered as Document No. 260, Book IV, Volume 16, pages 27 to 28 in the office of the Sub-Registrar, Bangalore South Taluk and we observe that (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, joined by his sons namely (ii) Krishna Murthy and (iii) T. Ramesh have revoked the General Power of Attorney registered on November 28, 1989 as Document No. 167 executed in favour of Ashok Dhariwal in respect of Survey No. 49/1 and Survey No. 50 admeasuring 4 Acres 26 Guntas.

On review of the Absolute Sale Deed dated February 23, 2001 and registered on October 25, 2002 as Document No. 8302/02-03, Book I, stored in CD No. 86, in the office of the Senior Sub-Registrar, Bangalore South Taluk, we note that (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, joined by his sons namely (ii) Krishna Murthy and (iii) T. Ramesh represented by their power of attorney holder Ashok Dhariwal son of Suganchand have sold the Property in favour of Vijaya Dhariwal wife of Ashok Dhariwal. Pursuant to the said transaction, we note that the revenue records in respect of the Property have been transferred in the name of Vijaya Dhariwal vide the mutation register extract bearing MR No. 17/2002-03.

**JSA Comments:** *We note that Ashok has executed the Absolute Sale Deed dated February 23, 2001 as an attorney holder even though the General Power of Attorney was revoked on December 6, 1990. In this regard, we note that Vijaya Dharival and Ashok Dharival have executed a confirmation deed as discussed below.*

Though, Eera Thippaiah and his sons have sold the Property to Vijaya Dhariwal, the said (i) Eerathippaiah and his sons namely (ii) Krishnamurthy and (iii) Ramesh have sold the Property in favour of K.A. Murthy son of late K.P. Anne Gowda under a Absolute Sale Deed dated July 11, 2003 and registered on July 16, 2003 as Document No. 7318/03-04, Book I, stored in CD No. 113, in the office of the Senior Sub-Registrar of Bangalore South Taluk, Bangalore. We note that Sumithramma and Manjula Ramana both daughters of Eera Thippaiah have signed the Absolute

Sale Deed as consenting witnesses. Pursuant to the said transaction, we note that the revenue records in respect of the Property have been transferred in the name of K.A. Murthy vide the mutation register extract bearing MR No. 12/2003-04.

**JSA Comments:**

- We have been informed that the Agreement to Sell dated January 29, 2001 executed by (i) Eerathippaiah and his sons namely (ii) Krishnamurthy and (iii) Ramesh in favour of K.A. Murthy is not available and we have not insisted on the same as subsequently Eerathippaiah and his sons have sold the Property to K.A. Murthy under the aforementioned Absolute Sale Deed dated July 11, 2003 and registered as Document No. 7318/03-04; and
- We note that (i) Sumithramma, (ii) Radha and (iii) Manjula all daughters of Eerathippaiah have not joined in the execution of the Sale Deed dated July 11, 2003 and registered as Document No. 7318/03-04. The said (i) Sumithramma, (ii) Radha and (iii) Manjula had filed a suit seeking partition and separate possession of 1/6<sup>th</sup> share each in respect of the Property and other lands. The suit was withdrawn by (i) Sumithramma, (ii) Radha and (iii) Manjula. The details of the said suit have been explained below in this Report.

From the Deed of Rectification dated July 24, 2004 and registered on August 2, 2004 as Document No. BAS-1-12098-2004-05, Book I, stored in CD No. BASD85, in the office of the Senior Sub-Registrar, Bangalore South Taluk, we note that Eera Thippaiah son of late Chinnanna alias and his sons Krishna Murthy and T. Ramesh represented by their power of attorney holder Ashok Dhariwal and Vijaya Dhariwal wife of Ashok Dhariwal have rectified the Absolute Sale Deed dated February 23, 2001 and registered as Document No. 8302/02-03 in respect of the Property to indicate that the possession of the Property was delivered on November 28, 1989 to Vijaya Dhariwal and Vijaya shall continue to be the owner of the Property.

On review of the Indenture of Confirmation Deed dated September 14, 2021 registered as Document No. BTM-1-02478-2021-22, Book I, stored in CD No. BTMD793, in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore, executed by Vijaya Dhariwal wife of Ashok Dhariwal and Ashok Dhariwal son of Sugan Chand P. Dhariwal in favour of K.A. Murthy son of K.P. Anne Gowda, we observe that Vijaya and Ashok have confirmed that K.A. Murthy as the owner and have relinquished their right, title and interest in the Property bearing Survey No. 50 measuring 3 Acres 35 Guntas and 16 Guntas of kharab land.

On review of the Joint Development Agreement dated September 14, 2021 registered as Document No. BTM-1-02483-2021-22, Book I, Stored in CD No. BTMD793 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore, we note that K.A. Murthy son of late K.P. Anne Gowda owner of the Property bearing Survey No. 50 measuring 3 Acres 35 Guntas has entrusted the Property for development in favour of M/s. Casa Grande Garden City Builders Private Limited represented by its director Mr. Sathish C.G son of C. Gopalan. We note that Vijaya Dhariwal wife of Ashok Dhariwal and Ashok Dhariwal son of Sugan Chand P. Dhariwal have signed the Joint Development Agreement as consenting witnesses. In terms of the said joint development agreement, it is agreed that 39% revenue share shall be the entitlement of K.A. Murthy, while the balance 61% revenue share shall be the entitlement of M/s. Casa Grande Garden City Builders Private Limited.

Simultaneously, K.A. Murthy son of late K.P. Anne Gowda has executed a General Power of Attorney dated September 14, 2021 registered as Document No. BTM-4-00139-2021-22, Book IV, stored in CD No. BTMD793 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore. authorising M/s. Casa Grande Garden City Builders Private Limited represented by its director Sathish C.G son of C. Gopalan as his attorney, empowering him to enter into sale agreements, receive sale consideration, execute sale deed and to admit execution of documents.

On perusal of the Deed of Relinquishment dated September 14, 2021 and registered on January 24, 2022 as Document No. BTM-1-05114-2021-22, Book I, stored in CD No. BTMD885 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore, we note that (i) Munikrishnappa son of R. Venkataswamappa, (ii) Vijaya Dhariwal wife of Ashok Dhariwal and (iii) Ashok Dhariwal son of Sukan Chand P. Dhariwal have relinquished land measuring (i) 2158.39 square feet for the purpose of 60 feet wide access road to the Property and (ii) 3153.63 square feet for the purpose of 40 feet wide road in favour of the Bruhat Bengaluru Mahanagara Palike (BBMP) represented by its ARO Ramachandraiah L.N.

### Litigation

*O.S. No. 541/2003 and O.S. No. 922/2003*

We have been provided with the copy of the amended plaint dated September 19, 2009 in Original Suit bearing O.S. No. 541/2003 passed in the Court of the Principal Civil Judge (Senior Division), Bangalore Rural District, Bangalore. On perusal of the said document, we note that (i) Vijaya Dhariwal wife of Ashok Dhariwal and (ii) Ashok Dhariwal son of Sukan Chand P. Dhariwal have filed a suit against (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, (ii) Krishnamurthy son of Eera Thippaiah, (iii) T. Ramesh son of Eera Thippaiah and (iv) V. Munikrishnappa son of R. Venkataswamappa (collectively referred to as “**Defendants**”) to declare Sale Deed dated June 9, 2003 registered as Document No. 3734/03-04 in respect of half share in Survey No. 49/1 as not binding on Vijaya and Ashok and to permanently restrain the Defendants from interfering with the peaceful possession and enjoyment of certain lands including the Property. We have been informed that Original Suit bearing O.S. No. 425/2003 has been renumbered as O.S. No. 541/2003.

We have been provided with the copy of the amended plaint dated September 19, 2009 in Original Suit bearing O.S. No. 922/2003 passed in the Court of the Principal Civil Judge (Senior Division), Bangalore Rural District, Bangalore. On perusal of the said document, we note that (i) Vijaya Dhariwal wife of Ashok Dhariwal and (ii) Ashok Dhariwal son of Sukan Chand P. Dhariwal have filed a suit against (i) Eera Thippaiah, (ii) Krishnamurthy (iii) T. Ramesh and (iv) K. A. Murthy son of late K.P. Annegowda (collectively referred to as “**Defendants**”) to declare the Sale Deed dated July 11, 2003 and registered as Document No. 7318/03-04 in respect of the Property as not binding on Vijaya and to permanently restrain Eera Thippaiah and others Defendants from interfering with the peaceful possession and enjoyment of certain lands including the Property.

On review of the Memo dated February 24, 2022 filed by Vijaya Dhariwal and Ashok Dhariwal in OS No. 922/2003, we note that the Vijaya Dhariwal and Ashok Dhariwal have settled the dispute in respect of K. A. Murthy i.e., Defendant No. 4 and the Property i.e., Item No. 1 as per the registered Confirmation Deed dated September 14, 2021. Hence, they have sought for withdrawing the suit in respect of K. A. Murthy and the Property and accordingly dismiss the suit.

Further, on perusal of the Order sheet dated February 24, 2022 in OS No. 922/2003, we note that the aforementioned memo has been taken on record by the Court and K. A. Murthy i.e., Defendant No. 4 and the Property i.e., Item No. 1 is ordered to be deleted from the suit.

We have been provided with the Memo for Withdrawal dated August 3, 2022 filed in O.S. No. 922/2003 clubbed with O.S. No. 541/2003 and we note that Vijaya Dhariwal and Ashok Dhariwal pray to withdraw the suit in respect of the Item No. 2 in O.S. No. 922/2003 (i.e., Survey No. 49/1) and Item No. 1 in O.S. No. 541/2003 (i.e., Survey No. 50) and accordingly dismiss the suit.

We have been provided with the order sheet dated August 3, 2022 of O.S. No. 922/2003 and we note that Vijaya Dhariwal and Ashok Dhariwal had filed a memo stating that in view of compromise between the parties in O.S. No. 541/2003 in respect of Item No. 1 (i.e., Survey No. 50) pray for dismissal of the suit. The court allowed the memo and the suit is dismissed as compromised.

**JSA Comments:** *We have not been provided with the judgment passed in OS No. 541/2003 and OS No. 922/2003. We recommend the Confirmation Deed dated September 14, 2021 registered as Document No. BTM-1-02478-2021-22 to be recorded in the judgements.*

*M.F.A. No. 6700/2004 and M.F.A. No. 6701/2004*

We have been provided with the copy of the judgment dated September 12, 2008, in M.F.A. No. 6700/2004 (CPC) clubbed with M.F.A. No. 6701/2004 (CPC) passed in the High Court of Karnataka at Bangalore. On perusal of the said document, we note that (i) Vijaya Dhariwal wife of Ashok Dhariwal and (ii) Ashok Dhariwal son of Sukan Chand P. Dhariwal have filed M.F.A. No. 6700/2004 (CPC) against (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, (ii) Krishnamurthy son of Eera Thippaiah, (iii) T. Ramesh son of Eera Thippaiah and (iv) K. A. Murthy son of late K.P. Annegowda. Further, (i) Vijaya Dhariwal wife of Ashok Dhariwal and (ii) Ashok Dhariwal son of Sukan Chand P. Dhariwal have filed M.F.A. No. 6701/2004 (CPC) against (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, (ii) Krishnamurthy son of Eera Thippaiah, (iii) T. Ramesh son of Eera Thippaiah and (iv) V. Munikrishnappa son of R. Venkataswamappa. We note from the order that the matter has been remitted back to the trial court and till such time the parties shall not construct or alter the nature of the Property and shall not alienate the Property.

**JSA Comments:** *We have not been provided with the case documents pursuant to remitting the case back to the trial court in order dated September 12, 2008 passed by the High Court of Karnataka.*

*R.A.(S):34/2003-04*

We have perused the order dated June 24, 2003 bearing R.A.(S):34/2003-04 filed before the Assistant Commission Division, Bangalore South Sub-Division and we note that Erathippaiah son of late Chinnaanna has filed this appeal against the Tahsildar and Vijaya Dhariwal wife of Ashok Dhariwal seeking to set aside the mutation register extract bearing MR No. 17/2002-03 in the name of Vijaya and the Assistant Commission has allowed the appeal and ordered to set aside the MR No. 17/2002-03. Pursuant to the said order, we note that the revenue records in respect of the Property have been transferred in the name of Erathippaiah son of late Chinnaanna and the name of Vijaya Dhariwal has been deleted vide the mutation register extract bearing MR No. 4/2003-04.

*Revision Petition bearing RP No. 38/2003-04*

On the review of the order dated May 02, 2005 passed in Revision Petition bearing RP No. 38/2003-04 before the court of the Special Deputy Commissioner, Bangalore District, we note that Vijaya Dhariwal wife of Ashok Dhariwal has filed an appeal against (i) Erathippaiah son of late Chinnaanna, (ii) The Tahsildar, (iii) The Assistant Commissioner and (iv) K.A. Murthy son of late K.P. Anne Gowda against the order dated June 24, 2003 bearing R.A.(S):34/2003-04 filed before the Assistant Commission Division. The Special Deputy Commissioner by its order has disposed the Revision Petition as it is not prudent for it to interfere with the existing entries of the revenue records in view of the pending civil suits.

*Writ Petition bearing WP No. 25312/2005*

On the review of the order dated February 6, 2008 passed in Writ Petition bearing WP No. 25312/2005 before the High Court of Karnataka, Bangalore, we note that Vijaya Dhariwal wife of Ashok Dhariwal has filed an appeal against (i) Erathippaiah son of late Chinnaanna, (ii) The Tahsildar, (iii) The Assistant Commissioner, (iv) K.A. Murthy son of late K.P. Anne Gowda, (v) The Special Deputy Commissioner and (vi) State of Karnataka represented by its Secretary to quash the order dated June 24, 2003 bearing R.A.(S):34/2003-04 and order dated May 02, 2005 passed in RP No. 38/2003-04. The court has ordered that the revenue records shall be regulated pursuant to the decision of the civil court.

**ISA Comments:** *We had sought for confirmation whether the parties have preferred any appeal to the order dated February 6, 2008 passed in Writ Petition bearing WP No. 25312/2005 and the same is pending.*

*OS No. 8879/2013*

On the review of the plaint dated December 6, 2013 passed in Original Suit bearing OS No. 8879/2013 filed before the Court of Principal City Civil and Sessions Judge, Bangalore by (i) Sumithamma wife of Muniraju and daughter of Erathippaiah, (ii) Radha wife of late Krishnappa and daughter of Erathippaiah and (iii) Manjula wife of Venkataramanaiah and daughter of Erathippaiah against (i) Eera Thippaiah son of late Chinnanna alias Chinnappa, (ii) Krishnamurthy son of Eera Thippaiah, (iii) T. Ramesh son of Eera Thippaiah, praying for partition and separate possession of 1/6 th share each in respect of the Property and other lands.

On the review of the order sheet dated September 03, 2020 passed in Original Suit bearing OS No. 8879/2013 filed before the Court of Principal City Civil and Sessions Judge, Bangalore by Sumithamma and two others against Erathippaiah and two others, we note that suit has been dismissed as withdrawn in view of the memo filed by the counsel of the plaintiff. In this regard, we have been provided with the Memo dated June 29, 2020 filed by Sumithamma and two others, seeking to withdraw the suit against the defendants as they have resolved their dispute and differences. We have not been provided with the judgment passed in OS No. 8879/2013. Further, we recommended a confirmation deed to be executed by Sumithamma, Radha and Manjula confirming that they do not have any right, title and interest with respect to the Property.

**JSA Comments:** *We have not been provided with the certified copy of the plaint, order sheet and judgment passed in OS No. 3064/1995.*

### ***Conversion Orders***

On perusal of the Official Memorandum dated April 07, 2003 bearing No. ALNSR(S): 398/2002-2003 issued by the Special Deputy Commissioner, Bangalore District, we note that the Property i.e., Survey No. 50 measuring 3 Acres 28 Guntas has been converted to non-agricultural residential use. Further, 7 Guntas of 'A' kharab in Survey No. 50 has been regularised and converted to non-agricultural residential use after paying requisite fee. Hence, 3 Acres 35 Guntas in Survey No. 50 has been converted to non-agricultural residential use.

We have been informed that the sketch annexed to Official Memorandum dated April 07, 2003 bearing No. ALNSR(S): 398/2002-2003 is not available. We have been informed that the mutation register extract pursuant to Official Memorandum dated April 07, 2003 bearing No. ALNSR(S): 398/2002-2003 is not available.

On perusal of the order dated August 12, 2003 bearing No. B.DIS.ALN.SR (S) 398/2002-03 passed by the proceedings of the Special Deputy Commissioner, Bangalore District and we note that the conversion sanctioned in favour of Vijaya Dhariwal is respect of Survey No. 50 measuring 3 Acres 35 Guntas has been cancelled as she has no title to the land in question.

We have perused the Judgement dated February 23, 2004 passed in Appeal No. 1563/2003 before the Karnataka Appellate Tribunal at Bangalore filed by Vijaya Dhariwal wife of Ashok Dhariwal against the Special Deputy Commissioner and Erathippaiah son of late Chinna and we note that the appeal is preferred against the order dated August 12, 2003 bearing No. B.DIS.ALN.SR (S) 398/2002-03 passed by the Special Deputy Commissioner. Further, the appeal has been allowed and the said order of the Special Deputy Commissioner has been set aside as the order had been passed without jurisdiction. We have been informed that there is no appeal preferred by the parties pursuant to the Judgement dated February 23, 2004 passed in Appeal No. 1563/2003 before the Karnataka Appellate Tribunal at Bangalore.

### ***Revenue Records***

The Record of Tenancy and Crops (RTC) discloses the total extent in Survey No. 50 as 4 Acres 11 Guntas and the actual extent as 3 Acres 28 Guntas and there being 23 Guntas of kharab land. The RTC further discloses the following owners and occupants:

<b>Period</b>	<b>Owner</b>	<b>Column No. 10</b>	<b>Column No. 11</b>	<b>Occupant</b>
1974-75 to 1978-79	Chinanna son of Thimmaiah, Eera Thippaiah son of Chinnanna	RR No. 176 RR No. 386	Nil	Eera Thippaiah, Munishami

1990-91 to 1999-2000	Eera Thippaiah son of Chinnanna	RR No. 386	Nil	Nil
2003-04 to 2021-22	K.A. Murthy son of late K.P. Anne Gowda	MR No. 12/2003-04	Nil	K.A. Murthy son of late K.P. Anne Gowda

The RTC for the period 1974-75 to 1978-79, 1990-91 to 1999-2000 and 2003-04 to 2021-22 pertaining to the land bearing Survey No. 50 measuring 4 Acres 11 Guntas corroborate with the documents of title furnished and do not disclose any change or deviation in the ownership.

**JSA Comments:** *We have not been provided with the RTC/Pahani for the period 1979-80 to 1989-90 and 2000-01 to 2002-03 with regard to Survey No. 50 measuring 4 Acres 11 Guntas.*

*We have been informed that the record of rights bearing RR Nos. 176 and 386 is not available.*

### ***Endorsement***

We have been provided with the Endorsement dated October 1, 2022 bearing No. RK/CR/277/22-23 issued by the Tahsildar-2, Bangalore South Taluk, Bangalore, which indicates that the RTCs for the period 1964-65 to 1968-69 in respect of Survey No. 50 are not available and the RTCs for the period 1969-70 to 1973-74 and RR Nos. 384 and 178 in respect of Survey No. 50 are dilapidated.

We have been provided with the Endorsement dated March 07, 2022 bearing No. KHB/ LAQ/ 523/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 58 measuring 3 Acres 28 Guntas.

We have been provided with the Endorsement dated March 09, 2022 bearing No. SLAO/GL/1308/21-22 issued by the Special Land Acquisition Officer, Bangalore which indicates that there are no acquisition proceedings with respect to Survey No. 50 measuring 3 Acres 28 Guntas.

We have been provided with the Endorsement dated March 10, 2022 bearing No. Bangalore/SLAQ-2/5066/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore which indicates that there are no acquisition proceedings with respect to Survey No. 50 measuring 3 Acres 28 Guntas.

We have been provided with the Endorsement dated March 17, 2022 bearing KSP-2/LAQ/CR-62/2021-22/3486 issued by Special Deputy Commissioner (LAQ) Bangalore which indicated that there are no acquisition proceedings under the Karnataka State Highways Improvement Project with respect to Survey No. 50 measuring 3 Acres 28 Guntas.

We have been provided with the Endorsement dated March 17, 2022 bearing No. RD0038208595853 issued by the Tahsildar, Bangalore South Taluk, which indicates that there are no tenancy applications which are filed under Form 7 and Form 7A of the Karnataka Land Reforms Act with respect to Survey No. 50 measuring 3 Acres 28 Guntas.

We have been provided with the Endorsement dated March 17, 2022 bearing LAQ/NH-7/JL/CR/165/2021-22 issued by Special Land Acquisition Officer, National Highway Authority

of India, Hebbal, Bangalore which indicated that there are no acquisition proceedings with respect to Survey No. 50.

We have been provided with the Endorsement dated [date not given] bearing No. PTCL.(S)/CR/442/2021-22 issued by the Sub Divisional Officer, Bangalore which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 50 measuring 3 Acres 28 Guntas.

We have been provided with the Endorsement dated September 30, 2022 bearing No. BDA/Upa(LAq)/1099/2022-23 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 50 measuring 3 Acres 28 Guntas.

### ***Survey Records***

From the village map of Haralukunte Village we note that the land bearing Survey No. 50 is bounded on East by: Survey Nos. 52 and 53; West by: Yellakunte Village Boundary, on the North by: Survey No. 54 and South by Survey Nos. 49 and 51.

On review of the Tippiani provided in respect of Survey No. 50 measuring 3 Acres 23 Guntas and 28 Guntas of kharab, we observe that the said document indicates the name of Ratna Modaliar as the kathedar of Survey No. 50.

We have been furnished with the topographical survey map of Survey No. 50 and we note that site area is 18,9884.291 square feet (approximately equivalent to 4 Acres 14 Guntas).

### ***JSA Comments:***

- *We note that Survey No. 50 measures 4 Acres 11 Guntas (including 23 Guntas of kharab). However, from the topographical survey map of Survey No. 50 and we note that site area is 18,9884.291 square feet (approximately equivalent to 4 Acres 14 Guntas). We have sought for clarification on the discrepancy in extent and the same is pending.*
- *We observe that the tippiani indicates an extent of 3 Acres 23 Guntas and 28 Guntas of kharab in Survey No. 50. However, the Akarbandh and RTCs indicate an extent of 3 Acres 28 Guntas and 23 Guntas of kharab. We sought for the clarification on the discrepancy in extents and we have been informed that the extents indicated in the Akarbandh and RTCs has been converted by the authorities.*
- *We have been informed that the documents in respect of which Ratna Modaliar acquired right, title and interest in respect of Survey No. 50 is not available. Further, we have traced the title from the year 1941.*

We have perused the Karnataka Revision Settlement Akarbandh in respect of Survey No. 50 which indicates the actual extent in Survey No. 50 as 3 Acres 28 Guntas and 7 Guntas of 'A' kharab and 16 Guntas of 'B' kharab.

### ***Municipal Records***

We observe that the BBMP has issued the Special Notice dated July 26, 2022 bearing No.PR/KTR/529/2022-23/MR No.16/2022-23 assessing the land being Survey No. 50 measuring 2 Acres 27 Guntas for property taxes and allotting the same with BBMP Khatha No. 2587/Sy.No.50. Pursuant thereto, BBMP has also issued the Khata Extract for the period 2022-23 and Khata Certificate dated July 26, 2022 which depicts the names of K.A. Murthy, as the khathedar of the land being Survey No. 50 measuring 2 Acres 27 Guntas.

We observe that the BBMP has issued the Special Notice dated July 26, 2022 bearing No.PR/KTR/529/2022-23/MR No.16/2022-23 assessing the land being Survey No. 50 measuring 1 Acre 1 Gunta for property taxes and allotting the same with BBMP Khatha No. 2587/1/Sy.No.50. Pursuant thereto, BBMP has also issued the Khata Extract for the period 2022-23 and Khata Certificate dated July 26, 2022 which depicts the names of K.A. Murthy, as the khathedar of the land being Survey No. 50 measuring 1 Acre 1 Gunta.

### ***Payment of Taxes***

#### *Khata No. 2587*

We have perused the Tax Paid Receipt dated July 27, 2022 bearing No. 22232927743 issued in respect of Khata No. 2587 which denotes that property taxes for the period 2020-21 have been paid by K.A. Murthy son of K.P Annegowda.

We have perused the Tax Paid Receipt dated July 27, 2022 bearing No. 22232927744 issued in respect of Khata No. 2587 which denotes that property taxes for the period 2021-22 have been paid by K.A. Murthy son of K.P Annegowda.

We have perused the Tax Paid Receipt dated July 27, 2022 bearing No. 22232927745 issued in respect of Khata No. 2587 which denotes that property taxes for the period 2022-23 have been paid by K.A. Murthy son of K.P Annegowda.

#### *Khata No. 2857/1*

We have perused the Tax Paid Receipt dated July 27, 2022 bearing No. 22232927791 issued in respect of Khata No. 2857/1 which denotes that property taxes for the period 2022-23 have been paid by K.A. Murthy son of K.P Annegowda.

### ***Investigation of Encumbrances***

On perusal of the Encumbrance Certificates in SA No. 37139/21-22 issued for the period from February 15, 1957 to March 31, 1981 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 50.

On perusal of the Encumbrance Certificate in SA No. 37140/21-22 issued for the period from September 1, 1981 to September 30, 2000 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 50.

On perusal of the Encumbrance Certificate in SA No. 37141/21-22 issued for the period from July 1, 2000 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 50.

On perusal of the Encumbrance Certificates in SA No. 17996/21-22 issued for the period from April 01, 2004 to March 10, 2022 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 50.

***JSA Comments:*** *We have not been provided with the following documents:*

- Encumbrance certificates issued for the period from April 01, 1981 to August 31, 1981 and March 11, 2022 till date in respect of Survey No. 50 measuring 4 Acres 11 Guntas; and
- Encumbrance certificates issued for the period from April 01, 2004 to March 10, 2022 is not reflecting Deed of Relinquishment dated September 14, 2021 and registered on January 24, 2022 as Document No. BTM-1-05114-2021-22.

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## CONCLUSION

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Subject to our comments and observations above, we are of the opinion that:

- K.A. Murthy son of late K.P. Anne Gowda is the owner of the land bearing Survey No. 50 measuring 3 Acres 35 Guntas and 16 Guntas of kharab situated at Haralukunte Village, Begur Hobli, Bangalore South Taluk, Bangalore: and
- M/s. Casa Grande Garden City Builders Private Limited has development rights over the said Survey No. 50 measuring 3 Acres 35 Guntas and 16 Guntas of kharab vide Joint Development Agreement dated September 14, 2021 registered as Document No. BTM-1-02483-2021-22. In terms of the said Joint Development Agreement, it is agreed that 39% revenue share shall be the entitlement of K.A. Murthy, while the balance 61% revenue share shall be the entitlement of M/s. Casa Grande Garden City Builders Private Limited.



Gerald Manoharan  
Partner

Date: November 4, 2022

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## DISCLAIMER

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*In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.*

**ANNEXURE – A**  
**LIST OF DOCUMENTS PERUSED (Photocopies)**

Sl. No.	Particulars of documents reviewed
1.	Gift Deed dated May 23, 1941;
2.	Release Deed dated May 07, 1951 registered as Document No. 904/51-52, Book I, Volume No.1211, Pages from 125 to 127, in the office of the Sub Registrar, Bangalore Taluk;
3.	Agreement to Sell dated November 27, 1989 and registered on November 28, 1989 as Document No. 5987/89-90, Book I, Volume 3214, pages 82 to 88 in the office of the Sub-Registrar, Bangalore South Taluk;
4.	General Power of Attorney dated November 27, 1989 and registered as Document No. 167, Book IV, Volume 16, pages 238 to 242 in the office of the Sub-Registrar, Bangalore South Taluk;
5.	Agreement to Sell dated November 28, 1989;
6.	Revocation of General Power of Attorney dated December 6, 1990 registered as Document No. 260, Book IV, Volume 16, pages 27 to 28 in the office of the Sub-Registrar, Bangalore South Taluk;
7.	Absolute Sale Deed dated February 23, 2001 and registered on October 25, 2002 as Document No. 8302/02-03, Book I, stored in CD No. 86, in the office of the Senior Sub-Registrar, Bangalore South Taluk;
8.	Mutation register extract bearing MR No. 17/2002-03;
9.	Absolute Sale Deed dated July 11, 2003 and registered on July 16, 2003 as Document No. 7318/03-04, Book I, stored in CD No. 113, in the office of the Senior Sub-Registrar of Bangalore South Taluk, Bangalore;
10.	Mutation register extract bearing MR No. 12/2003-04;
11.	Deed of Rectification dated July 24, 2004 and registered on August 2, 2004 as Document No. BAS-1-12098-2004-05, Book I, stored in CD No. BASD85, in the office of the Senior Sub- Registrar, Bangalore South Taluk;
12.	Confirmation Deed dated September 14, 2021 registered as Document No. BTM-1-02478-2021-22, Book I, stored in CD No. BTMD793, in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;
13.	Joint Development Agreement dated September 14, 2021 registered as Document No. BTM-1-02483-2021-22, Book I, Stored in CD No. BTMD793 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;
14.	General Power of Attorney dated September 14, 2021 registered as Document No. BTM-4-00139-2021-22, Book IV, stored in CD No. BTMD793 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;
15.	Deed of Relinquishment dated September 14, 2021 and registered on January 24, 2022 as Document No. BTM-1-05114-2021-22, Book I, stored in CD No. BTMD885 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;
16.	Amended plaint dated September 19, 2009 in Original Suit bearing O.S. No. 541/2003 passed in the Court of the Principal Civil Judge (Senior Division), Bangalore Rural District, Bangalore;
17.	Amended plaint dated September 19, 2009 in Original Suit bearing O.S. No. 922/2003 passed in the Court of the Principal Civil Judge (Senior Division), Bangalore Rural District, Bangalore;

18.	Memo dated February 24, 2022 filed by Vijaya Dhariwal and Ashok Dhariwal in OS No. 922/200;
19.	Order sheet dated February 24, 2022 in OS No. 922/2003;
20.	Memo for Withdrawal dated August 3, 2022 filed in O.S. No. 922/2003 clubbed with O.S. No. 541/2003;
21.	Order sheet dated August 3, 2022 of O.S. No. 922/2003;
22.	Judgment dated September 12, 2008, in M.F.A. No. 6700/2004 (CPC) clubbed with M.F.A. No. 6701/2004 (CPC) passed in the High Court of Karnataka at Bangalore;
23.	Order dated June 24, 2003 bearing R.A.(S):34/2003-04 filed before the Assistant Commission Division, Bangalore South Sub-Division;
24.	Mutation register extract bearing MR No. 4/2003-04;
25.	Order dated May 02, 2005 passed in Revision Petition bearing RP No. 38/2003-04 before the court of the Special Deputy Commissioner, Bangalore District;
26.	Order dated February 6, 2008 passed in Writ Petition bearing WP No. 25312/2005 before the High Court of Karnataka, Bangalore;
27.	Plaint dated December 6, 2013 passed in Original Suit bearing OS No. 8879/2013 filed before the Court of Principal City Civil and Sessions Judge, Bangalore;
28.	Order sheet dated September 03, 2020 passed in Original Suit bearing OS No. 8879/2013 filed before the Court of Principal City Civil and Sessions Judge, Bangalore;
29.	Memo dated June 29, 2020 in Original Suit bearing OS No. 8879/2013;
30.	Official Memorandum dated April 07, 2003 bearing No. ALNSR(S): 398/2002-2003 issued by the Special Deputy Commissioner, Bangalore District;
31.	Order dated August 12, 2003 bearing No. B.DIS.ALN.SR (S) 398/2002-03 passed by the proceedings of the Special Deputy Commissioner, Bangalore District;
32.	Judgement dated February 23, 2004 passed in Appeal No. 1563/2003 before the Karnataka Appellate Tribunal at Bangalore;
33.	RTC for the period 1974-75 to 1978-79, 1990-91 to 1999-2000 and 2003-04 to 2021-22 pertaining to the land bearing Survey No. 50 measuring 4 Acres 11 Guntas;
34.	Endorsement dated October 1, 2022 bearing No. RK/CR/277/22-23 issued by the Tahsildar-2, Bangalore South Taluk, Bangalore;
35.	Endorsement dated March 07, 2022 bearing No. KHB/ LAQ/ 523/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;
36.	Endorsement dated March 09, 2022 bearing No. SLAO/GL/1308/21-22 issued by the Special Land Acquisition Officer, Bangalore;
37.	Endorsement dated March 10, 2022 bearing No. Bangalore/SLAQ-2/5066/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore;
38.	Endorsement dated March 17, 2022 bearing KSP-2/LAQ/CR-62/2021-22/3486 issued by Special Deputy Commissioner (LAQ) Bangalore;
39.	Endorsement dated March 17, 2022 bearing No. RD0038208595853 issued by the Tahsildar, Bangalore South Taluk;
40.	Endorsement dated March 17, 2022 bearing LAQ/NH-7/JL/CR/165/2021-22 issued by Special Land Acquisition Officer, National Highway Authority of India, Hebbal, Bangalore;

41.	Endorsement dated [ <i>date not inserted</i> ] bearing No. PTCL.(S)/CR/442/2021-22 issued by the Sub Divisional Officer, Bangalore;
42.	Endorsement dated September 30, 2022 bearing No. BDA/Upa(LAq)/1099/2022-23 issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore;
43.	Village map of Haralukunte Village;
44.	Tippani provided in respect of Survey No. 50;
45.	Topographical survey map of Survey No. 50;
46.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 50;
47.	BBMP has issued the Special Notice dated July 26, 2022 bearing No.PR/KTR/529/2022-23/MR No.16/2022-23;
48.	Khata Extract for the period 2022-23 in respect of BBMP Khatha No. 2587/Sy.No.50;
49.	Khata Certificate dated July 26, 2022 in respect of BBMP Khatha No. 2587/Sy.No.50;
50.	Khata Extract for the period 2022-23 in respect of BBMP Khatha No. 2587/1/Sy.No.50;
51.	Khata Certificate dated July 26, 2022 in respect of BBMP Khatha No. 2587/1/Sy.No.50;
52.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927743 issued in respect of Khata No. 2587;
53.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927744 issued in respect of Khata No. 2587;
54.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927745 issued in respect of Khata No. 2587;
55.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927791 issued in respect of Khata No. 25857/1;
56.	Encumbrance Certificates in SA No. 37139/21-22 issued for the period from February 15, 1957 to March 31, 1981;
57.	the Encumbrance Certificate in SA No. 37140/21-22 issued for the period from September 1, 1981 to September 30, 2000;
58.	Encumbrance Certificate in SA No. 37141/21-22 issued for the period from July 1, 2000 to March 31, 2004; and
59.	Encumbrance Certificates in SA No. 17996/21-22 issued for the period from April 01, 2004 to March 10, 2022.

**ANNEXURE – B**  
**LIST OF DOCUMENTS INSPECTED**

Sl. No.	Details of the Documents	Original/ Certified/ Photocopy
1.	Gift Deed dated May 23, 1941;	Certified Copy
2.	Release Deed dated May 07, 1951 registered as Document No. 904/51-52, Book I, Volume No.1211, Pages from 125 to 127, in the office of the Sub Registrar, Bangalore Taluk;	Certified Copy
3.	Agreement to Sell dated November 27, 1989 and registered on November 28, 1989 as Document No. 5987/89-90, Book I, Volume 3214, pages 82 to 88 in the office of the Sub-Registrar, Bangalore South Taluk;	Original
4.	General Power of Attorney dated November 27, 1989 and registered as Document No. 167, Book IV, Volume 16, pages 238 to 242 in the office of the Sub-Registrar, Bangalore South Taluk;	Original
5.	Agreement to Sell dated November 28, 1989;	Original
6.	Revocation of General Power of Attorney dated December 6, 1990 registered as Document No. 260, Book IV, Volume 16, pages 27 to 28 in the office of the Sub-Registrar, Bangalore South Taluk;	Photocopy
7.	Absolute Sale Deed dated February 23, 2001 and registered on October 25, 2002 as Document No. 8302/02-03, Book I, stored in CD No. 86, in the office of the Senior Sub-Registrar, Bangalore South Taluk;	Original
8.	Mutation register extract bearing MR No. 17/2002-03;	Certified Copy
9.	Absolute Sale Deed dated July 11, 2003 and registered on July 16, 2003 as Document No. 7318/03-04, Book I, stored in CD No. 113, in the office of the Senior Sub-Registrar of Bangalore South Taluk, Bangalore;	Original
10.	Mutation register extract bearing MR No. 12/2003-04;	Certified Copy
11.	Deed of Rectification dated July 24, 2004 and registered on August 2, 2004 as Document No. BAS-1-12098-2004-05, Book I, stored in CD No. BASD85, in the office of the Senior Sub-Registrar, Bangalore South Taluk;	Photocopy
12.	Confirmation Deed dated September 14, 2021 registered as Document No. BTM-1-02478-2021-22, Book I, stored in CD No. BTMD793, in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;	Original
13.	Joint Development Agreement dated September 14, 2021 registered as Document No. BTM-1-02483-2021-22, Book I, Stored in CD No. BTMD793 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;	Original
14.	General Power of Attorney dated September 14, 2021 registered as Document No. BTM-4-00139-2021-22, Book IV, stored in CD No. BTMD793 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;	Original

15.	Deed of Relinquishment dated September 14, 2021 and registered on January 24, 2022 as Document No. BTM-1-05114-2021-22, Book I, stored in CD No. BTMD885 in the office of the Sub-Registrar, Jayanagar (BTM Layout), Bangalore;	Photocopy
16.	Amended plaint dated September 19, 2009 in Original Suit bearing O.S. No. 541/2003 passed in the Court of the Principal Civil Judge (Senior Division), Bangalore Rural District, Bangalore;	Certified Copy
17.	Amended plaint dated September 19, 2009 in Original Suit bearing O.S. No. 922/2003 passed in the Court of the Principal Civil Judge (Senior Division), Bangalore Rural District, Bangalore;	Certified Copy
18.	Memo dated February 24, 2022 filed by Vijaya Dhariwal and Ashok Dhariwal in OS No. 922/200;	Photocopy
19.	Order sheet dated February 24, 2022 in OS No. 922/2003;	Certified Copy
20.	Memo for Withdrawal dated August 3, 2022 filed in O.S. No. 922/2003 clubbed with O.S. No. 541/2003;	Photocopy
21.	Order sheet dated August 3, 2022 of O.S. No. 922/2003;	Photocopy
22.	Judgment dated September 12, 2008, in M.F.A. No. 6700/2004 (CPC) clubbed with M.F.A. No. 6701/2004 (CPC) passed in the High Court of Karnataka at Bangalore;	Certified Copy
23.	Order dated June 24, 2003 bearing R.A.(S):34/2003-04 filed before the Assistant Commission Division, Bangalore South Sub-Division;	Certified Copy
24.	Mutation register extract bearing MR No. 4/2003-04;	Certified Copy
25.	Order dated May 02, 2005 passed in Revision Petition bearing RP No. 38/2003-04 before the court of the Special Deputy Commissioner, Bangalore District;	Photocopy
26.	Order dated February 6, 2008 passed in Writ Petition bearing WP No. 25312/2005 before the High Court of Karnataka, Bangalore;	Certified Copy
27.	Plaint dated December 6, 2013 passed in Original Suit bearing OS No. 8879/2013 filed before the Court of Principal City Civil and Sessions Judge, Bangalore;	Photocopy
28.	Order sheet dated September 03, 2020 passed in Original Suit bearing OS No. 8879/2013 filed before the Court of Principal City Civil and Sessions Judge, Bangalore;	Photocopy
29.	Memo dated June 29, 2020 in Original Suit bearing OS No. 8879/2013;	Photocopy
30.	Official Memorandum dated April 07, 2003 bearing No. ALNSR(S): 398/2002-2003 issued by the Special Deputy Commissioner, Bangalore District;	Certified Copy
31.	Order dated August 12, 2003 bearing No. B.DIS.ALN.SR (S) 398/2002-03 passed by the proceedings of the Special Deputy Commissioner, Bangalore District;	Photocopy
32.	Judgement dated February 23, 2004 passed in Appeal No. 1563/2003 before the Karnataka Appellate Tribunal at Bangalore;	Certified Copy
33.	RTC for the period 1974-75 to 1978-79 and 1990-91 to 1999-2000 pertaining to the land bearing Survey No. 50 measuring 4 Acres 11 Guntas;	Certified Copy
34.	RTC for the period 2003-04 to 2014-15 pertaining to the land bearing Survey No. 50 measuring 4 Acres 11 Guntas;	Certified Copy

35.	RTC for the period 2015-16 to 2021-22 pertaining to the land bearing Survey No. 50 measuring 4 Acres 11 Guntas;	Photocopy
36.	Endorsement dated March 07, 2022 bearing No. KHB/ LAQ/ 523/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;	Certified Copy
37.	Endorsement dated March 09, 2022 bearing No. SLAO/GL/1308/21-22 issued by the Special Land Acquisition Officer, Bangalore;	Certified Copy
38.	Endorsement dated March 10, 2022 bearing No. Bangalore/SLAQ-2/5066/2021-22 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore;	Certified Copy
39.	Endorsement dated March 17, 2022 bearing KSP-2/LAQ/CR-62/2021-22/3486 issued by Special Deputy Commissioner (LAQ) Bangalore;	Certified Copy
40.	Endorsement dated March 17, 2022 bearing No. RD0038208595853 issued by the Tahsildar, Bangalore South Taluk;	Digital Copy
41.	Endorsement dated March 17, 2022 bearing LAQ/NH-7/JL/CR/165/2021-22 issued by Special Land Acquisition Officer, National Highway Authority of India, Hebbal, Bangalore;	Certified Copy
42.	Endorsement dated [date not inserted] bearing No. PTCL.(S)/CR/442/2021-22 issued by the Sub Divisional Officer, Bangalore;	Certified Copy
43.	Village map of Haralukunte Village;	Certified Copy
44.	Tippani provided in respect of Survey No. 50;	Certified Copy
45.	Topographical survey map of Survey No. 50;	Certified Copy
46.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 50;	Certified Copy
47.	BBMP has issued the Special Notice dated July 26, 2022 bearing No.PR/ KTR/529/2022-23/MR No.16/2022-23;	Original
48.	Khata Extract for the period 2022-23 in respect of BBMP Khatha No. 2587/Sy.No.50;	Original
49.	Khata Certificate dated July 26, 2022 in respect of BBMP Khatha No. 2587/Sy.No.50;	Original
50.	Khata Extract for the period 2022-23 in respect of BBMP Khatha No. 2587/1/Sy.No.50;	Original
51.	Khata Certificate dated July 26, 2022 in respect of BBMP Khatha No. 2587/1/Sy.No.50;	Original
52.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927743 issued in respect of Khata No. 2587;	Digital Copy
53.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927744 issued in respect of Khata No. 2587;	Digital Copy
54.	Tax Paid Receipt dated July 27, 2022 bearing No. 22232927745 issued in respect of Khata No. 2587;	Digital Copy
55.	Encumbrance Certificates in SA No. 37139/21-22 issued for the period from February 15, 1957 to March 31, 1981;	Certified Copy
56.	Encumbrance Certificate in SA No. 37140/21-22 issued for the period from September 1, 1981 to September 30, 2000;	Certified Copy

57.	Encumbrance Certificate in SA No. 37141/21-22 issued for the period from July 1, 2000 to March 31, 2004; and	Certified Copy
58.	Encumbrance Certificates in SA No. 17996/21-22 issued for the period from April 01, 2004 to March 10, 2022.	Certified Copy

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