

17th July, 2024

To

M/s. Pinnacle Investments
No.19 "Prestige Falcon Towers"
Brunton Road, Bangalore- 560025.

Hereunder referred to as 'the Client'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below Title Report issued based on the copies of the documents furnished to us.

Report On Title

INDEX		
CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE PROPERTIES	2-4
II	PRESENT OWNERS OF LAND PARCELS	4
III	ANNEXURES	
	ANNEXURE 1	5-15
	ANNEXURE 2	16-29
	ANNEXURE 3	30-40
	ANNEXURE 4	41-51
	ANNEXURE 5	52-61
	ANNEXURE 6	62-74
	ANNEXURE 7	75-90
	ANNEXURE 8	91-101
IV	PHYSICAL SEARCH	101-106



V	OUR UNDERSTANDING	107
VI	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	107
VII	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	108-109
VIII	CONTACT DETAILS	110

I. SCHEDULE PROPERTIES

All that piece and parcel of the lands, situated at Singrahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District more particularly detailed in below table:

Annexure	Survey Number	Extent	BOUNDARIES	
Annexure – 1	77	3 Acres 35 Guntas excluding 5 Guntas of 'A' kharab	East	Land bearing Survey Nos. 117 & 141.
			West	Land bearing Survey No. 75.
			North	Land bearing Survey No. 116.
			South	Land bearing Survey No. 141.
Annexure-2	87	04 Acres 39 Guntas excluding 07 Guntas of 'A' kharab and 09 Guntas of 'B' kharab	East	Land bearing Survey Nos. 93 and 94.
			West	Land bearing Survey Nos. 91 and 90.
			North	Land bearing Survey No. 86.
			South	Road and Land bearing Survey No. 88.
Annexure-3	91	4 Acres 32 Guntas excluding 8 Guntas of kharab	East	Land bearing Survey No. 87.
			West	Land bearing Survey No. 143.
			North	Land bearing Survey No. 92.



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			South	Land bearing Survey No. 90.
Annexure-4	92/2 (Old Sy No 92)	2 Acres	East	Remaining eastern portion of the same survey number.
			West	Land bearing Survey Nos. 117 & 143.
			North	Road.
			South	Land bearing Survey No. 91.
Annexure-5	117	4 Acres	East	Land bearing Survey Nos. 92 & 143.
			West	Land bearing Survey Nos. 116 and 77.
			North	Road.
			South	Land bearing Survey No. 143
Annexure-6	141	4 Acres	East	Land bearing Survey No. 143.
			West	Land bearing Survey Nos. 140 & 103.
			North	Land bearing Survey No. 77.
			South	Land bearing Survey No. 143.
Annexure-7	143	7 Acres 26 Guntas	East	Land bearing Survey Nos. 91 & 92;
			West	Land bearing Survey No. 141;
			North	Land bearing Survey No. 117;
			South	Land bearing Survey No. 72;
Annexure-8	116	2 Acres	East	Property bearing Survey No. 117 (Old Sy. No. 92);



		West	Property bearing Survey No. 109 (old Sy. No. 103 & 102);
		North	Boundary of Doddachimmanahalli;
		South	Property bearing Survey No. 77;
Total Extent		33 Acres 12 Guntas excluding 29 Guntas of kharab	

II. Present Owners of the Land parcels

Serial No.	Survey number	Name of the present Owner	Title Reports have been annexed to this Report as Annexure
1)	77	M/s. Pinnacle Investments	Annexure – 1
2)	87	M/s. Pinnacle Investments	Annexure – 2
3)	91	M/s. Pinnacle Investments	Annexure – 3
4)	92/2 (Old Sy No 92)	M/s. Pinnacle Investments	Annexure – 4
5)	117	M/s. Pinnacle Investments	Annexure – 5
6)	141	M/s. Pinnacle Investments	Annexure – 6
7)	143	M/s. Pinnacle Investments	Annexure – 7
8)	116	M/s. Pinnacle Investments	Annexure – 8



III. ANNEXURES

ANNEXURE – 1

Survey No.77

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Grant Certificate dated 22.4.1965 issued by Office of the Tahsildar, Devanahalli Taluk.
2.	Sale Deed dated 16.6.1978 executed by Mr. Srinivas Rao s/o late Govinda Rao in favour of Mrs. Muniyamma @ Chinnamma w/o late Shyamanna, registered on 2.8.1978 as Document No. 883/1978-79 at pages 87-88, Volume No. 1226 of Book I in the Office of the Sub-Registrar, Devanahalli.
3.	Death Certificate of Mrs. Chinnamma, registered on 27.01.1982 as No. 243 issued by the Registrar of Births and Deaths, Government of Karnataka.
4.	Notarized Genealogical Tree of Mr. Koliyappa by way of an affidavit sworn by Mr. Jayendra Kumar on 8.3.1996.
5.	Karda extract issued by the Department of Land Records, Devanahalli Taluk.
6.	Index of Land issued by the Office of Tahsildar, Devanahalli Taluk.
7.	Record of Rights bearing No. 368 issued by the Office of Tahsildar, Devanahalli Taluk.
8.	Mutation Register No. 26/1996-97 issued by the Office of Tahsildar, Devanahalli Taluk.
9.	Sale Deed dated 19.9.1998 executed by (1) Mr. Janardhana s/o late Shyamanna (2) Mr. Jayendra Kumar s/o late Shyamanna (3) Kamala d/o Jayendra Kumar & (4) Nalini d/o Jayendra Kumar (since parties at serial nos. (3) & (4) are minors, represented by their father and natural guardian Mr. Jayendra Kumar) in favour of Mr. Y.R. Janardhana Rao s/o late D.L. Ramaiah, registered as Document No. 1223/1998-99 at pages 230 – 234 in Volume 1772 of Book I in the Office of Sub-Registrar, Devanahalli.
10.	Mutation Register No. 8/1998-99 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.
11.	Plaint/Amended Plaint, Written statement & Memo filed in O.S No. 2322/2006 filed before the Court of the Civil Judge (Sr. Dvn) at Devanahalli, Bengaluru



	Rural District by Mr. M. Muniramanna @ Srinivas represented by Special Power of Attorney Holder Mr. Nagaraj who is the son of Mr. Muniramanna as 'Plaintiff' against (1) Mr. Jayendra Kumar since demised by legal heirs namely (1a) Mrs. Gayathri w/o Jayendra Kumar (1b) Ms. Kamala (1c) Ms. Nalini (1d) Ms. Poornima (Meena) (parties at (1b) to (1d) are daughters of Jayendra Kumar (2) Y.R. Janardhan Rao s/o Late D.L. Ramaiah (3) The Tahsildar, Devanahalli Taluk and (4) The Chief Secretary, Government of Karnataka (5) Mrs. Ramakka d/o Munivenkatappa @ Thayappa as 'Defendants'.
12.	Order Sheet dated 05.09.2013 filed in O.S. No. 2322/2006 before the Court of the Civil Judge (Sr. Dvn) at Devanahalli, Bengaluru Rural District.
13.	Order dated 10.05.2019 passed in case bearing Revision Petition No. 140/2013-14 before the Court of Deputy Commissioner & District Magistrate, Bengaluru Rural District filed by The Tahsildar, Devanahalli Taluk as 'Petitioner' against Mr. Y.R. Janardhan Rao as 'Respondent'.
14.	Commencement Certificate dated 10.07.2013 bearing No. 324/2012-13 issued by Bengaluru International Airport Area Planning Authority, Devanahalli.
15.	Sale Deed dated 25.04.2022 executed by Y.R.Janardhana Rao s/o late D.L.Ramaiah in favour of M/s. Pinnacle Investments represented by its authorized signatory Balaji B.V. registered as Document No.921/22-23, in Book I, stored in CD No.DNHD1519, in the office of Sub Registrar, Devanahalli.
16.	Deemed conversion order dated 31.12.2022 bearing No.410822 issued by Deputy Commissioner, Bangalore Rural District in the name of M/s. Pinnacle Investments represented by its authorized signatory Balaji.V. Venkatesh records conversion of Survey No.77 measuring 3.35 Guntas out of total extent 04 Acres from agricultural to Layout Residential Purpose.
17.	Records of Tenancy and Crops ("RTC") for the period from 1984-85 to 1988-89 issued by the Office of Tahsildar, Devanahalli Taluk with respect to Survey No. 58 measuring a portion of 4 Acres.
18.	RTC for the period from 1995-96, 1997-98 to 2001-02 issued by the Office of Tahsildar, Devanahalli Taluk with respect to Survey No. 77 measuring 3 Acres 35 Guntas.
19.	RTC for the period from 2000-01 to 2010-11 issued by the Office of Village Accountant, Devanahalli Taluk with respect to Survey No. 77 measuring 3 Acres 35 Guntas.
20.	Digitally signed RTC for the period from 2011-12 to 2022-23 with respect to Survey No. 77 measuring 3 Acres 35 Guntas.



21.	Karnataka Revision Settlement Akarbandh.
22.	Patta Book issued by the Office of Village Accountant, Devanahalli Taluk.
23.	Possession Certificate dated 27.3.2008 issued by the Office of Village Accountant, Devanahalli Taluk.
24.	Tax paid receipt dated 16.12.2021 bearing No. 0513392 issued by the Office of Village Accountant, Devanahalli.
25.	Endorsement dated 21.10.2004 bearing No. R.K.1045/2011-12 issued by the Office of Tahsildar, Devanahalli Taluk.
26.	Endorsement dated 1.12.2021 issued by the Office of Tahsildar, Devanahalli Taluk.
27.	Endorsement dated 16.3.2006 bearing No. PTCL:CR:628/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk.
28.	Endorsement dated 16.3.2006 bearing No. L.R.F.C.R 7A/923/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk.
29.	Endorsement dated 13.8.2009 bearing No. LRF (79 AB) CR 486/2009-10 issued by the Office of Tahsildar, Devanahalli.
30.	Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI).
31.	Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board.
32.	Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA).
33.	Encumbrance Certificate dated 23.02.2016 bearing No. 29620/15-16 for the period from 1.4.1950 to 1.4.2004 issued by the Office of Senior Sub-Registrar, Devanahalli.
34.	Encumbrance Certificate dated 22.12.2015 bearing No. 24170/15-16 for the period from 1.4.2004 to 22.12.2015 issued by the Office of Sub-Registrar, Devanahalli.
35.	Encumbrance Certificate dated 20.2.2016 bearing No. 29695/15-16 for the period from 20.12.2015 to 19.2.2016 issued by the Office of Sub-Registrar, Devanahalli.
36.	Encumbrance Certificate dated 24.12.2021 bearing No. 284/21-22 for the period from 19.2.2016 to 31.3.2016 issued by the Office of Senior Sub-Registrar, Devanahalli.



37.	Encumbrance Certificate dated 30.10.2021 bearing No. 17656/21-22 for the period from 01.4.2016 to 20.10.2021 issued by the Office of Senior Sub-Registrar, Devanahalli.
38.	Encumbrance Certificate dated 17.01.2024 for the period from 01-04-2021 to 16-01-2024 issued by the Office of Senior Sub-Registrar, Devanahalli.
39.	Digitally signed Encumbrance Certificate for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.

TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is evident from the Grant Certificate dated 22.4.1965 issued by Office of the Tahsildar, Devanahalli Taluk that the said authority has granted the land bearing Survey No. 58 measuring a portion of 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk inter-alia other extents in favour of Mr. Villas Rao and others. Further, it states that the foregoing land cannot be alienated for a period of 15 years from the date of grant.
2. Hereinafter, the land bearing Survey No. 58 measuring a portion of 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk will be referred to as Said Property which has been granted in the name of Mr. Villas Rao.
3. Then, Mr. Villas Rao s/o late Govinda Rao conveyed the Said Property in favour of Mrs. Muniyamma @ Chinnamma w/o late Shyamanna under a Sale Deed dated 16.6.1978 which has been registered on 2.8.1978 as Document No. 883/1978-79 at pages 87-88, Volume No. 1226 of Book I in the Office of the Sub-Registrar, Devanahalli. Further, the recitals states that Agreement for Sale dated 13.9.1973 was executed between the parties for the conveyance of Said Property and in furtherance to the same, the foregoing sale deed has been executed and registered.

Observation:

It is observed that Villas Rao who had been granted with an extent of 4 Acres in Survey No. 58 (New Survey No. 77) in the year 1965 alienated the said land in favour



of Mrs. Muniyamma @ Chinnamma vide Sale Deed dated 16.6.1978 which has been registered on 02.08.1978 as Document No. 883/1978-79 at pages 87-88, Volume No. 1226 of Book I in the Office of the Sub-Registrar, Devanahalli within the non-alienation period. In consideration of expiry of 40+ years from the date of alienation, all the revenue records were further mutated by the said Government office and the lands were converted from Agricultural usage to Residential we are of the view and opinion that the option of Government taking any action for such violations are barred by law of limitation (reference may also be drawn to Article 112 of the Law of Limitation, 1963).

4. Notarized Genealogical Tree of Mr. Koliyappa by way of an affidavit sworn by Mr. Jayendra Kumar on 8.3.1996 provides as below
 - i. Mr. Koliyappa (demised) having a son by name Mr. Shamanna (demised)
 - ii. Mr. Shamanna (demised) married to Muniyamma @ Chinnamma (demised) who are having children namely (1) Mr. Janardhana and (2) Mr. Jayendra Kumar who has children namely (i) Ms. Kamala (5 years) and (ii) Ms. Nalini (2 years).
5. Karda extract issued by the Department of Land Records, Devanahalli Taluk states that a portion of 4 Acres in Survey No. 58 which was granted in the name of Mr. Villas Rao has been bifurcated and assigned with new Survey No. 77 measuring 3 Acres 35 Guntas excluding 5 Guntas of kharab situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk which will be hereinafter referred to as **Schedule Property**. Further, Index of Land issued by the Office of Tahsildar, Devanahalli Taluk and Record of Rights bearing No. 368 issued by the Office of Tahsildar, Devanahalli Taluk reflects the name of Mr. Vilas Rao as the owner.
6. Pursuant to, the Schedule Property has been inherited by the legal heirs of Mrs. Chinnamma and Mutation Register No. 26/1996-97 issued by the Office of Tahsildar, Devanahalli Taluk states that the khatha with respect to the Schedule Property inter-alia other properties has been transferred in the name of Mr. Janardhan s/o Muniyamma @ Chinnamma as per Inheritance Certificate (IHR) No. 2/1981-82 and due to the non-availability of IHR, the foregoing mutation has been ordered.
7. On 19.09.1998, (1) Mr. Janardhana s/o late Shyamanna (2) Mr. Jayendra Kumar s/o late Shyamanna (3) Kamala d/o Jayendra Kumar & (4) Nalini d/o Jayendra Kumar



(since parties at serial nos. (3) & (4) are minors, represented by their father and natural guardian Mr. Jayendra Kumar) absolutely conveyed the Schedule Property in favour of Mr. Y.R. Janardhana Rao s/o late D.L. Ramaiah vide Sale Deed which has been registered as Document No. 1223/1998-99 at pages 230 – 234 in Volume 1772 of Book I in the Office of Sub-Registrar, Devanahalli. Further, it states that Mrs. Gayatri wife of Mr. Jayendra Kumar has witnessed the foregoing sale deed as a consenting witness. Further, Mutation Register No. 8/1998-99 issued by the Office of Deputy Tahsildar, Devanahalli Taluk states that the khatha with regard to Schedule Property has been transferred in the name of Mr. Y.R. Janardhana Rao in terms of the foregoing sale deed.

8. It is evident from the Complaint, Written statement & Memo filed in O.S No. 2322/2006 filed before the Court of the Civil Judge (Sr. Dvn) at Devanahalli, Bengaluru Rural District by Mr. M. Muniramanna @ Srinivas represented by Special Power of Attorney Holder Mr. Nagaraj who is the son of Mr. Muniramanna as 'Plaintiff' against (1) Mr. Jayendra Kumar since demised by legal heirs namely (1a) Mrs. Gayathri w/o Jayendra Kumar (1b) Ms. Kamala (1c) Ms. Nalini (1d) Ms. Poornima (Meena) (parties at (1b) to (1d) are daughters of Jayendra Kumar (2) Y.R. Janardhan Rao s/o Late D.L. Ramaiah (3) The Tahsildar, Devanahalli Taluk and (4) The Chief Secretary, Government of Karnataka (5) Mrs. Ramakka d/o Munivenkatappa @ Thayappa as 'Defendants' for declaring that the plaintiff is the absolute owner of suit schedule properties (Schedule Property forms part of the suit schedule properties) and the two sale deeds dated 19.9.1998, registered as Document No. 1223/1998-99 and Document No. 1224/1998-99 as not binding on the plaintiff. Later, Memo dated 27.8.2013 filed by the plaintiff states that he has received an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) from defendant no. 2 through demand draft in view of the settlement arrived between the plaintiff and defendant no. 2. By virtue of which defendant no. 2 became the absolute owner of the suit schedule 'A' & 'B' properties wherein Schedule Property is one amongst them. Subsequently, Order Sheet dated 5.9.2013 states that the suit in respect of 'A' & 'B' properties is dismissed in terms of the memo dated 27.8.2013 filed by the plaintiff and against the defendant no. 2 by the foregoing court. Thereafter, plaint was amended on 3.1.2014 wherein Suit Schedule 'A' & 'B' properties were deleted from the plaint and the suit is continued with respect to Suit Schedule 'C' Property.

9. Subsequently, an Order dated 10.5.2019 passed in case bearing Revision Petition No. 140/2013-14 before the Court of Deputy Commissioner & District Magistrate,



Report on Title

Bengaluru Rural District filed by The Tahsildar, Devanahalli Taluk as 'Petitioner' against Mr. Y.R. Janardhan Rao as 'Respondent' states that a suo-motto proceedings was initiated against the respondent under Section 136(3) of the Karnataka Land Revenue Act, 1964 with respect to Schedule Property inter-alia other properties and upon detailed investigation in the matter by the foregoing court, it has been ordered that the proceedings initiated invoking Section 136(3) of the Karnataka Land Revenue Act, 1964 has been dropped.

10. Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13 issued by Bengaluru International Airport Area Planning Authority, Devanahalli states that the Schedule Property inter-alia other properties has been granted with the permission to change the land use from agricultural status to residential status subject to the conditions contained therein.
11. Further the said Y.R.Janardhana Rao s/o late D.L.Ramaiah executed a Sale Deed dated 25.04.2022 registered as Document No.921/22-23, in Book I, stored in CD No.DNHD1519, in the office of Sub Registrar, Devanahalli in favour of M/s. Pinnacle Investments represented by its authorized signatory Balaji B.V and conveyed Schedule Property. In this manner M/s. Pinnacle Investments became the Owner of the Schedule Property.
12. M/s. Pinnacle Investments represented by its authorized signatory Balaji.V. Venkatesh made an application, and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District and obtained a conversion of Survey No.77 measuring 3.35 Guntas out of total extent 04 Acres from agricultural to Layout Residential Purpose vide Deemed conversion order dated 31.12.2022 bearing No.410822.

Survey Records, Endorsements and Encumbrance Certificates:

13. Records of Tenancy and Crops ("RTC") with respect to Said Property discloses as follows:



Serial No.	Period	Issuing Authority	Name of the person recorded in Column No. 9 (Owner)
1.	1984-85 to 1988-89	Office of Tahsildar, Devanahalli Taluk	Janardhan s/o Muniyamma @ Chinnamma

14. "RTC" with respect to Schedule Property discloses as follows:

Serial No.	Period	Issuing Authority	Name of the person recorded in Column No. 9 (Owner)
1.	1995-96, 1997-98 to 2001-02	Office of the Tahsildar, Devanahalli Taluk	Janardhan s/o Muniyamma @ Chinnamma
1.	2000-01 to 2010-11	Village Accountant, Devanahalli Taluk	Y.R. Janardhan Rao s/o late D.L. Ramaiah
2.	2011-12 to 2021-22	Digitally signed	
3.	2022-2023	Digitally Signed	M/s. Pinnacle Investments.

15. Karnataka Revision Settlement Akarbandh reflects that the agricultural land bearing Survey No. 77 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk measures 3 Acres 35 Guntas excluding 5 Guntas of 'A' kharab.
16. Patta Book issued by the Office of Village Accountant, Devanahalli Taluk indicates that the Schedule Property stands in the name of Mr. Y.R. Janardhana Rao.
17. Possession Certificate dated 27.3.2008 issued by the Office of Village Accountant, Devanahalli Taluk provides that the Schedule Property has been possessed by Mr. Y.R. Janardhana Rao.
18. Tax paid receipt dated 16.12.2021 bearing No. 0513392 issued by the Office of Village Accountant, Devanahalli states that the tax has been paid for the year 2021 with respect to Schedule Property inter-alia other property.
19. Endorsement dated 21.10.2004 bearing No. R.K.1045/2011-12 issued by the Office of Tahsildar, Devanahalli Taluk states that the RTC for the period from 1968 to 1988



with respect to Schedule Property cannot be issued as a true copy as the same has been dilapidated in the records of the foregoing authority.

20. Endorsement dated 1.12.2021 issued by the Office of Tahsildar, Devanahalli Taluk states that the RTC's for the period from 1988-89 to 1994-95 and 1996-97 with respect to Schedule Property cannot be issued as a true copy as the same has been dilapidated in the records of the foregoing authority.
21. Endorsement dated 16.3.2006 bearing No. PTCL:CR:628/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no proceedings initiated under the provisions of PTCL Act with respect to Schedule Property.
22. Endorsement dated 16.3.2006 bearing No. L.R.F.C.R 7A/923/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no tenancy claims initiated with respect to Schedule Property.
23. Endorsement dated 13.8.2009 bearing No. LRF (79AB) CR 486/2009-10 issued by the Office of Tahsildar, Devanahalli provides that there are no proceedings filed under Sections 79(A), 79(B) of the Karnataka Land Reforms Act, 1961 with respect to Schedule Property.
24. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
25. Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
26. Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority for its developmental purposes.
27. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 77 (old Survey No. 58) discloses as follows:



Sl. No.	Period	Issuing Authority	Transactions
1.	01.04.1950 to 01.04.2004	Office of Senior Sub-Registrar, Devanahalli	Sale Deed dated 07.06.1967, registered as Document No. 785/67-68 (Note: This transaction is not related to Schedule Property).
			Sale Deed dated 2.8.1978, registered as Document No. 883/78-79.
			Sale Deed dated 19.9.98, registered as Document No. 1223/98-99.
2.	01.04.2004 to 22.12.2015	Office of Sub-Registrar, Devanahalli	'Nil'
3.	20.12.2015 to 19.2.2016	Office of Sub-Registrar, Devanahalli	'Nil'
4.	19.2.2016 to 31.3.2016	Office of Senior Sub-Registrar, Devanahalli	'Nil'
5.	1.4.2016 to 20.10.2021	Office of Senior Sub-Registrar, Devanahalli	'Nil'
6.	01.04.2021 to 16.01.2024	Office of Senior Sub-Registrar, Devanahalli	Sale Deed dated 25.04.2022 registered as Document No.921/22-23, in Book I, stored in CD No.DNHD1519, in the office of Sub Registrar, Devanahalli.



7.	16.01.2024 to 16.07.2024	Devanahalli Sub Registrar	NIL
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OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s Pinnacle Investments is the absolute owner of the Schedule Property.

We have issued Public Notice dated 12.02.2022 in Hindu and Udayavani (newspaper), we have so far not received any objections with regard to the Schedule Property.

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ANNEXURE – 2

Survey No.87

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Karda extract dated 15.09.1980.
2.	Sale Deed dated 16.10.1951 executed by Mr. Hanumaiah s/o Mr. Edagai Mottappa in favour of Mr. Ramaiah s/o Muniyappa, registered as Document No. 1635/1951-52 at pages 162 – 163 in Volume 604 of Book I in the Office of Sub-Registrar, Devanahalli.
3.	Index of Land.
4.	Record of Rights bearing No. 339 issued by the Office of Tahsidlar, Devanahalli Taluk.
5.	Sale Deed dated 14.10.1954 executed by Mr. Ramaiah s/o Muniyappa in favour of Mr. Serabai Hanumanthappa s/o Mr. Naga Muniyappa, registered as Document No. 1350/1954-55 in Volume 652 of Book I in the Office of Sub-Registrar, Devanahalli.
6.	Record of Rights bearing No. 340 issued by the Office of Tahsidlar, Devanahalli Taluk.
7.	Record of Rights bearing No. 346 issued by the Office of Tahsildar, Devanahalli Taluk.
8.	Record of Rights bearing No. 656 issued by the Office of Tahsildar, Devanahalli Taluk.
9.	Sale Deed dated 30.01.1985 executed by (1) Mrs. Maduramma w/o S.N. Nagamuni Rao and (2) Mr. Nagaraju s/o S.N. Nagamuni Rao in favour of Mr. K. Panduranga Shetty s/o K. Krishnaiah Shetty, registered as Document No. 1536/1984-85 at pages 32 – 34 in Volume No. 1312 of Book I in the Office of Sub-Registrar, Devanahalli.
10.	Record of Rights bearing No. 668 issued by the Office of Tahsildar, Devanahalli Taluk.
11.	Mutation Register No. 02/1985-86 issued by the Office of Tahsildar, Devanahalli.



12.	Sale Deed dated 31.01.1986 executed by Mr. K. Panduranga Shetty s/o K. Krishnaiah Shetty in favour of Mrs. Gowramma w/o Mr. M. Ramaiah, registered as Document No. 1477/1985-86 at pages 169 – 171 in Volume No. 1324 of Book I in the Office of Sub-Registrar, Devanahalli.
13.	Mutation Register No. 16/1986-87 issued by the Office of Village Accountant, Devanahalli Taluk.
14.	Record of Rights bearing No. 690 issued by the Office of Tahsidlar, Devanahalli Taluk.
15.	Record of Rights, Tenancy and Crops (RTC) for the period from 1985-86 to 1987-88, 1989-90 to 1990-91, 1992-93 with respect to Survey No. 58 measuring 05 Acres.
16.	RTC for the period from 1995-96 to 1996-97, 1999-2000, 2000-01, 2008-09, 2009-10, 2010-11 to 2012-13, 2013-14 to 2015-16, 2016-17, 2017-18, 2020-21, 2021-22 and 2022-23 with respect to Survey No. 87 (Old Survey No. 58).
17.	Settlement Akarbandh issued by the Inspector, Devanahalli Taluk.
18.	Loan Clearance Declaration Letter issued by The Primary Co-operative Agricultural and Rural Development Bank Ltd.
19.	Order dated 02.09.2005 passed in Case No. R.A. 44/2000-01 filed by Mr. P. Hanumaiah s/o late Poojappa as 'appellant' against (1) Tahsildar, Devanahalli Taluk (2) Mr. K. Panduranga Shetty s/o K. Krishna Shetty (3) Mrs. Gowramma w/o Ramaiah as 'respondents' before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
20.	Order dated 15.04.2008 passed in Revision Petition bearing No. 221/2005-06 filed by Mr. P. Hanumaiah against (1) Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (2) Tahsildar, Devanahalli Taluk (3) Mr. K. Panduranga Shetty s/o K. Krishna Shetty (4) Mrs. Gowramma w/o Ramaiah before the Court of Deputy Commissioner, Bengaluru Rural District, Bengaluru.
21.	Endorsement dated 25.06.2010 bearing No. RRT.CR.616/2009-10 issued by the Office of Tahsildar, Devanahalli Taluk.
22.	Order dated 11.01.2013 passed in Case No. RA(DH)60/2010-11 before the Court of the Assistant Commissioner, Doddaballapura Sub-Division filed by Mrs. Gowramma as 'appellant' against (1) The Tahsildar, Devanahalli Taluk (2) The Revenue Inspector, Devanahalli Taluk (3) Mr. P. Hanumaiah as 'respondents'.
23.	Mutation Register No. H7/2012-13 issued by the Office of Village Accountant, Devanahalli Taluk.



24.	Complaint dated 30.07.2010 bearing Case No. COMPT/UPLOK/BD/414/2010 filed by Mrs. Gowramma as 'complainant' against (1) Mr. Nagaraj L.C., Tahsildar, Devanahalli Taluk (2) Mr. Gopalakrishna, Revenue Inspector, Devanahalli Taluk (3) Mr. Sudarshan, Village Accountant, Devanahalli Taluk as 'respondents' before Karnataka Lokayukta.
25.	Order dated 01.12.2013 passed in Case No. COMPT/UPLOK/BD/414/2010 before Karnataka Lokayukta.
26.	Gift Deed dated 30.05.2016 executed by Mrs. Gowramma w/o M. Ramaiah in favour of Mr. J. Jagadish s/o late Dodda Jayanna, registered on 31.05.2016 as Document No. DNH-1-01793-2016-17 stored in CD No. DNHD598 in the Office of Sub-Registrar, Devanahalli.
27.	Mutation Register No. H38/2015-16 issued by the Office of Village Accountant, Devanahalli Taluk.
28.	Notarized Genealogical Tree of Mr. J. Jagadish by way of an affidavit dated 24.09.2013 sworn by Mr. J. Jagadish.
29.	Plaint copy filed by (1) Mrs. Vinodha d/o late Ramaiah @ Hosburu Ramaiah & w/o Kodandaramaiah (2) Mrs. Suguna d/o late Ramaiah @ Hosburu Ramaiah & w/o Devanna as 'Plaintiffs' against (1) Mrs. Gowramma w/o late Ramaiah @ Hosburu Ramaiah (2) Mrs. Vanajakshi d/o late Ramaiah @ Hosburu Ramaiah & w/o Shivanna (3) Mrs. Jayalakshmi d/o late Ramaiah @ Hosburu Ramaiah & w/o Jagadish (4) Mr. J. Jagadish s/o late Dodda Jayanna as 'Defendants' in Original Suit bearing No. 365/2020 before the Court of Senior Civil Judge at Devanahalli.
30.	Deemed Conversion dated 04.05.2023 bearing No.410829 issued by Deputy Commissioner, Bangalore Rural District in the name of J. Jagadish records conversion of Survey No.87 measuring 05 Acre 15 Guntas from agricultural to Layout Residential Purpose.
31.	General Power of Attorney dated 21.12.2023 executed by Vinodha @ Vinodha T.R and others in favour of Pinnacle Investments registered as Document No. 494/23-24, in Book IV, in the office of Sub Registrar, Yelahanka.
32.	Sale Deed dated 16.04.2024 executed by a) J.Jagadeesh, b) Jayalakshmi, c) Manjunath H.J, d) Lokesh H.J and e) Santhosh Kumar H.J in favour of M/s.Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00981/24-25, in Book I, in the office of Sub Registrar, Devanahalli.
33.	Confirmation Deed dated 17.04.2024 executed by a) Vinodha @ Vinodha T.R, b) Suguna, c) Vanajakshamma @ Vanajakshi, d) Mahesh B.K and e) Karthik T.D in



	favour of M/s.Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli.
34.	Endorsement dated 16.12.2021 bearing No. R.K.C.R: /2021-22 issued by the Office of Tahsildar, Devanahalli Taluk.
35.	Endorsement dated 05.04.2013 bearing No. LRF CR: 10/2013-14 issued by the Office of Tahsildar, Devanahalli Taluk, Bengaluru Rural District.
36.	Endorsement dated 17.04.2013 bearing No. PTCL(DE)CR(Endorsement):24/2013-14 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
37.	Endorsement dated 22.04.2013 bearing No. LRF (DE) (Endorsement) /CR /6 /2013-14 issued by the Office of Assistant Commissioner, Doddaballapur Sub-Division, Bengaluru.
38.	Endorsement dated 20.01.2017 bearing No. Bengaluru / SLAO-2 /3644 /2017-18 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board.
39.	Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the Office of National Highway Authority of India.
40.	Encumbrance Certificate bearing No. 17719/11-12 for the period from 15.04.1950 to 17.02.2012 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 58/4 measuring 05 Acres.
41.	Encumbrance Certificate dated 05.04.2012 bearing No. 18826/11-12 for the period from 01.04.1982 to 08.03.2012 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 58 measuring 05 Acres.
42.	Encumbrance Certificate dated 22.11.2014 bearing No. 20449/14-15 for the period from 01.04.2004 to 13.11.2014 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 87 (old Survey No. 58) measuring 04 Acres 39 Guntas.
43.	Encumbrance Certificate dated 16.12.2021 bearing No. 22037/21-22 for the period from 31.03.2014 to 14.12.2021 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 87 measuring 04 Acres 39 Guntas.
44.	Encumbrance Certificate for the period covering from 01-04-2004 to 16-01-2024 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. with respect to Survey No. 87 measuring 04 Acres 39 Guntas.



45.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.
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TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is observed from the revenue document of Karda extract dated 15.09.1980 that one Mr. Hanuma has been granted with an extent of 04 Acres 39 Guntas excluding 16 Guntas of kharab in agricultural land bearing Survey No. 58 (Gomala land) situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk (Note: We have been represented by the client that the Grant Certificate in the name of Mr. Hanuma is not available).
2. Then, Mr. Hanumaiah s/o Mr. Edagai Mottappa conveyed an extent of 05 Acres in agricultural land bearing Survey No. 58/4 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr. Ramaiah s/o Muniyappa vide Sale Deed dated 16.10.1951 which has been registered as Document No. 1635/1951-52 at pages 162 – 163 in Volume 604 of Book I in the Office of Sub-Registrar, Devanahalli. Further, Index of Land and Record of Rights bearing No. 339 issued by the Office of Tahsidlar, Devanahalli Taluk reflects the foregoing transaction (Note: We have been represented by the client that (i) Mr. Hanuma as stated in the karda extract and Mr. Hanumaiah as stated in the foregoing sale deed are one and the same (ii) Even though an extent of 05 Acres in Survey No. 58/4 has been mentioned in the foregoing sale deed, an extent of 04 Acres 39 Guntas in land bearing Survey No. 58 shall be considered. Further, we have been represented by the client that Survey No. 58/4 and Survey No. 58 measuring 05 Acres are one and the same).
3. Thereafter, Mr. Ramaiah s/o Muniyappa conveyed the acquired extent of 05 Acres in agricultural land bearing Survey No. 58/4 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr. Serabai Hanumanthappa s/o Mr. Naga Muniyappa vide Sale Deed dated 14.10.1954 which has been registered as Document No. 1350/1954-55 in Volume 652 of Book I in the Office of Sub-Registrar, Devanahalli. Further, Index of Land and Record of Rights bearing No. 340 issued by the Office of Tahsidlar, Devanahalli Taluk reflects the foregoing transaction.



4. Pursuant to, Mr. Serabai Hanumanthappa has been demised and the land bearing Survey No. 58/4 measuring 05 Acres owned by him devolved upon his son Mr. S.N. Nagamuni Rao as per Tahsildar's Order dated 30.06.1976 passed in IHR No. 88/1975-76 and the same has been recorded in Record of Rights bearing No. 346 issued by the Office of Tahsildar, Devanahalli Taluk (Note: A non-availability endorsement for IHR No. 88/1975-76 has been furnished to us).
5. Later, Mr. Nagamuni Rao also demised leaving behind his legal heirs namely (1) Maduramma (2) Nagaraju and hence the land bearing Survey No. 58 measuring 05 Acres owned by Nagamuni Rao has been devolved upon them jointly in terms of IHR No. 471/1984-85 and the same has been recorded in Record of Rights bearing No. 656 issued by the Office of Tahsildar, Devanahalli Taluk (Note: We have represented by the client that IHR 471/1984-85 is not available).
6. Subsequently, Mrs. Maduramma w/o S.N. Nagamuni Rao and her son Mr. Nagaraju conveyed an extent of 05 Acres in agricultural land bearing Survey No. 58 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr. K. Panduranga Shetty s/o K. Krishnaiah Shetty vide Sale Deed dated 30.01.1985 which has been registered as Document No. 1536/1984-85 at pages 32 – 34 in Volume No. 1312 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the foregoing transaction has been recorded in Index of Land and Record of Rights bearing No. 668 issued by the Office of Tahsildar, Devanahalli Taluk. Furthermore, the khatha with respect to the foregoing land has been mutated in the name of Mr. K. Panduranga Shetty vide Mutation Register No. 02/1985-86 issued by the Office of Tahsildar, Devanahalli.
7. Next, Mr. K. Panduranga Shetty s/o. K. Krishnaiah Shetty conveyed the extent of 05 Acres in agricultural land bearing Survey No. 58 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mrs. Gowramma w/o Mr. M. Ramaiah vide Sale Deed dated 31.01.1986 which has been registered as Document No. 1477/1985-86 at pages 169 – 171 in Volume No. 1324 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the foregoing transaction has been recorded in Index of Land and Record of Rights bearing No. 690 issued by the Office of Tahsildar, Devanahalli Taluk. Furthermore, the khatha with respect to the foregoing land has been mutated in the name of Mrs. Gowramma vide Mutation Register No. 16/1986-87 issued by the Office of Village Accountant, Devanahalli Taluk. And Record of Rights, Tenancy and Crops (RTC) for the period from 1985-86 to 1987-88, 1989-90 to



- 1990-91, 1992-93 with respect to Survey No. 58 measuring 05 Acres; RTC for the period from 1995-96 to 1996-97, 1999-2000, 2000-01, 2008-09, 2009-10 with respect to Survey No. 87 (Old Survey No. 58) reflects the name of Mrs. Gowramma as the owner. The foregoing RTCs reflects that the said land has been mortgaged in favour of VSSN as recorded in Mutation Register No. 01/1989-90 and subsequently the same has been discharged and such discharge has been recorded in Mutation Register No. 22/1997-98 (Note: We have not been furnished with Mutation Register No. 01/1989-90 and Mutation Register No. 22/1997-98 for our perusal. However, the latest RTC does not reflect any mortgage created on the said land).
8. Even though an extent of 04 Acres 39 Guntas excluding 16 Guntas of kharab has been bifurcated from Survey No. 58 on 15.09.1980 and assigned with new Survey No. 87 measuring 04 Acres 39 Guntas excluding 16 Guntas of kharab situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk as per karda extract, the sale deeds namely (1) Sale Deed dated 30.01.1985 (2) Sale Deed dated 31.01.1986 does not mention the new survey number but instead mentions old survey number 58 measuring 05 Acres. Further, an extent of 04 Acres 39 Guntas in Survey No. 87 shall be considered for all future transaction purposes.
- i. Settlement Akarbandh issued by the Inspector, Devanahalli Taluk states that land bearing Survey No. 87 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk measures an extent of 04 Acres 39 Guntas excluding 07 Guntas of 'A' kharab and 09 Guntas of 'B' kharab which will be hereinafter referred to as 'Schedule Property'.
9. Loan Clearance Declaration Letter issued by The Primary Co-operative Agricultural and Rural Development Bank Ltd states that (1) Mr. M. Govindappa (2) Mr. T.G. Srinivas (3) Mrs. Gowramma (4) Mr. Kalappa had jointly took a loan of Rs. 1,38,000/- (Rupees One Lakh Thirty-Eight Thousand Only) under a Tractor Scheme by the foregoing bank and the same has been repaid vide Receipt No. 9431 dated 31.03.1995 and hence the mortgage over the land bearing Survey No. 58 has been discharged.
10. An Order dated 02.09.2005 passed in Case No. R.A. 44/2000-01 filed by Mr. P. Hanumaiah s/o late Poojappa as 'appellant' against (1) Tahsildar, Devanahalli Taluk (2) Mr. K. Panduranga Shetty s/o K. Krishna Shetty (3) Mrs. Gowramma w/o Ramaiah

as 'respondents' before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru states as below:

- i. The appellant has filed the foregoing case against an Order dated 30.03.1999 referred in Record of Rights bearing No. 690 passed by the Office of Tahsildar, Devanahalli Taluk.
 - ii. The appellant has been granted with an extent of 02 Acres in land bearing Survey No. 58 i.e., Gomala land (new Survey No. 87) vide Grant Certificate dated 30.10.1964 bearing No. L.N.D.S.R. I. 1203/62-63. The karda copy reflects the name of Hanuma and later upon bifurcation of land and assignment of new Survey No. 87 there has been an additional extent of 03 Acres mentioned against the said Hanuma.
 - iii. Further, it has been stated that one Hanuma had conveyed the land in question to Mr. Ramaiah, then he conveyed to Serabai Hanumanthappa and from him to Nagamuni Rao, Maduramma, Nagaraju to K. Panduranga Shetty and from him to Gowramma.
 - iv. Based on the facts and circumstances placed before the court, it has been ordered that the rights and possession over the land in question should be determined by the Civil Court. Hence, the appeal by appellant has been dismissed.
11. Aggrieved by the order passed by the court of Assistant Commissioner, Doddaballapura, Sub-Division, Bengaluru in Case No. R.A. 44/2000-01, Mr. P. Hanumaiah has challenged the same before the Court of Deputy Commissioner, Bengaluru Rural District, Bengaluru through a Revision Petition bearing No. 221/2005-06 against (1) Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (2) Tahsildar, Devanahalli Taluk (3) Mr. K. Panduranga Shetty s/o K. Krishna Shetty (4) Mrs. Gowramma w/o Ramaiah. The Court has ordered on 15.04.2008 that Mr. P. Hanumaiah has been granted with an extent of 02 Acres in Survey No. 58 but there is no grant certificate for the additional extent possessed by him. Hence, the revision petition cannot be entertained and has been dismissed.
12. Then, it is noted from the case filed by Mrs. Gowramma as 'appellant' against (1) The Tahsildar, Devanahalli Taluk (2) The Revenue Inspector, Devanahalli Taluk (3) Mr. P. Hanumaiah as 'respondents' in Case No. RA(DH)60/2010-11 before the Court of the Assistant Commissioner, Doddaballapura Sub-Division that the 1st respondent has mutated the khatha with respect to an extent of 02 Acres in Survey No. 87 (Old Survey No. 58) in the name of 3rd respondent vide MR No. 11/2009-10 and has endorsed the



same vide Endorsement dated 25.06.2010 bearing No. RRT.CR.616/2009-10 issued by the Office of Tahsildar, Devanahalli Taluk as per the Order dated 15.04.2008 passed in Revision Petition bearing No. 221/2005-06 before the Court of Deputy Commissioner, Bengaluru Rural District, Bengaluru and the same has been reflected in RTCs for the period from 2010-11 to 2012-13. Aggrieved by the endorsement and mutation entry passed in MR No. 11/2009-10, appellant has appealed before the Court of the Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru assailing such entries made in the name of 3rd respondent in the Case No. RA(DH)60/2010-11. Further, it has been ordered on 11.01.2013 that to restore the khatha for the Survey No. 87 measuring 05 Acres 15 Guntas situated at Singrahalli Village, Kundana Hobli, Devanahalli Taluk as per MR No. 16/1986-87 and the khatha made in the name of 3rd respondent has been set aside. Further, 1st respondent has been directed to identify the land which has been actually granted in favour of 3rd respondent and make necessary entries in the revenue records as per law and rules. Hence, the appeal has been allowed in favour of the appellant. Furthermore, the said order has been mutated in the Mutation Register No. H7/2012-13 issued by the Office of Village Accountant, Devanahalli Taluk and RTCs for the period from 2013-14 to 2015-16 reflects the name of Mrs. Gowramma as the owner.

13. Meanwhile, Mrs. Gowramma as 'complainant' had filed a case bearing no. COMPT/UPLOK/BD/414/2010 on 30.07.2010 against (1) Mr. Nagaraj L.C., Tahsildar, Devanahalli Taluk (2) Mr. Gopalakrishna, Revenue Inspector, Devanahalli Taluk (3) Mr. Sudarshan, Village Accountant, Devanahalli Taluk as 'respondents' before Karnataka Lokayukta for misappropriation in the matter of transfer of khatha with respect to Survey No. 87 in the name of Mr. P. Hanumaiah. Further, it has been ordered on 01.12.2013 by the foregoing authority that the complainant has to work-out the remedy by approaching the civil court and not before the revenue authority. Accordingly, the complaint has been closed.
14. Thereafter, Mrs. Gowramma w/o M. Ramaiah conveyed the Schedule Property in favour of Mr. J. Jagadish s/o late Dodda Jayanna (who is the brother of Mrs. Gowramma) vide Gift Deed dated 30.05.2016 which has been registered on 31.05.2016 as Document No. DNH-1-01793-2016-17 stored in CD No. DNHD598 in the Office of Sub-Registrar, Devanahalli. Further, the khatha with respect to Schedule Property has been mutated in the name of Mr. J. Jagadish vide Mutation Register No. H38/2015-16 issued by the Office of Village Accountant, Devanahalli Taluk in terms of the foregoing gift deed and RTCs for the period from 2016-17, 2017-18, 2020-21,



2021-22 reflects the name of Mr. J. Jagadish as the owner & there has been a stay order obtained in O.S. No. 365/2020 which has been reflected in the latest RTC for the year 2021-22.

i. We have been furnished with a Notarized Genealogical Tree of Mr. J. Jagadish by way of an affidavit dated 24.09.2013 sworn by Mr. J. Jagadish and states as below:

- Mr. J. Jagadish (53 years) married to Mrs. Jayalakshmi (45 years) who are having children namely (a) Mr. H.J. Manjuanth (26 years) (b) Mr. H.J. Lokesh (24 years) (c) Mr. H.J. Santhosh Kumar (22 years).

15. We have been furnished with a plaint copy filed by (1) Mrs. Vinodha d/o late Ramaiah @ Hosburu Ramaiah & w/o Kodandaramaiah (2) Mrs. Suguna d/o late Ramaiah @ Hosburu Ramaiah & w/o Devanna as 'Plaintiffs' against (1) Mrs. Gowramma w/o late Ramaiah @ Hosburu Ramaiah (2) Mrs. Vanajakshi d/o late Ramaiah @ Hosburu Ramaiah & w/o Shivanna (3) Mrs. Jayalakshmi d/o late Ramaiah @ Hosburu Ramaiah & w/o Jagadish (4) Mr. J. Jagadish s/o late Dodda Jayanna as 'Defendants' in Original Suit bearing No. 365/2020 before the Court of Senior Civil Judge at Devanahalli. The plaintiffs have filed this suit to

- effect partition of the suit schedule properties (wherein land bearing Survey No. 87 is part of the suit schedule properties) by metes and bounds and put the plaintiffs in possession of their legitimate 1/5th share.
- declare that the Gift Deed dated 30.05.2016 executed by Mrs. Gowramma w/o M. Ramaiah in favour of Mr. J. Jagadish s/o late Dodda Jayanna, registered on 31.05.2016 as Document No. DNH-1-01793-2016-17 stored in CD No. DNHD598 in the Office of Sub-Registrar, Devanahalli is not binding on the share of the plaintiffs.
- The suit is pending for disposal.

Further, RTC for the year 2022-23 reflects that there is a stay order operating on the Schedule Property which has been ordered in the foregoing suit.

However, we have not been furnished with a) RTCs for the period from 1968-69 to 1984-85, 1988-89, 1991-92, 1994-95 with respect to Survey No. 58 measuring 05 Acres and b) RTC for the period from 1997-98, 1998-99, 2001-02 to 2007-08, 2018-19, 2019-20 with respect to Survey No. 87 measuring 04 Acres 39 Guntas.



16. The said J.Jagadish made an application and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District obtained conversion of Survey No.87 measuring 05 Acre 15 Guntas from agricultural to Layout Residential Purpose vide Deemed Conversion dated 04.05.2023 bearing No.410829.
17. The said Vinodha, Suguna (both Plaintiff in O.S.No.365/2020), Vanajakshi (Defendant No.2), Mahesh B.K (son of Vinodha) and Karthik T.D (son of Suguna) have executed General Power of Attorney dated 21.12.2023 registered as Document No.YAN-4-00494/23-24, Book IV, in the office of Senior Sub Registrar, Yelahanka, Bangalore, inter alia authorizing M/s. Pinnacle Investments authorizing to settle the Suit bearing O.S.No.365/2020 (as referred in it **clause f** of the General Power of Attorney).
18. Further, a) J.Jagadeesh s/o late Doddajayanna, b) Jayalakshmi w/o J.Jagadeesh, c) Manjunath H.J s/o J.Jagadeesh, d) Lokesh H.J s/o J.Jagadeesh and e) Santhosh Kumar H.J s/o J.Jagadeesh and duly signed by Gowamma w/o M.Ramaiah (sister of J.Jagadeesh) as Consenting Witness conveyed Survey No. 87 measuring 04 Acres 39 Guntas along with other property under a Sale Deed dated 16.04.2024 in favour of M/s.Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00981/24-25, in Book I, in the office of Sub Registrar, Devanahalli. Hence M/s.Pinnacle Investments became owner of Schedule Property.
19. Subsequently, a) Vinodha @ Vinodha T.R, b) Suguna, c) Vanajakshamma @ Vanajakshi (defendant in O.S.No.365/2020), d) Mahesh B.K (son of Vinodha) and e) Karthik T.D (son of Suguna) who could not join in the execution of Sale Deed dated 16.04.2024 registered as Document No. DNH-1-00981/24-25, in Book I, in the office of Sub Registrar, Devanahalli, have executed this Confirmation Deed dated 17.04.2024 registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli in favour of M/s. Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli, thereby confirming the aforesaid Sale Deed dated 16.04.2024 with regard to Survey No.87 measuring 04 Acres 39 Guntas and 16 Guntas of Kharab in favour of M/s. Pinnacle Investments. This Confirmation Deed further provides that Vinodha @ Vinodha T.R and b) Suguna who had filed O.S.No.365/2020 before the court of Senior Civil Judge and JMFC, Devanahalli for separate possession of their 1/5th share in Survey Nos.87 and 91 received a sum of Rs.3,75,00,000/- and withdrew all their claims with respect to Survey Nos.87 and 91 under O.S.No.365/2020).



ENDORSEMENTS

20. Endorsement dated 16.12.2021 bearing No. R.K.C.R: /2021-22 issued by the Office of Tahsildar, Devanahalli Taluk states that (i) MR No. 5/51-52 (ii) MR No. 8/51-52 (iii) MR No. 6/58-59 (iv) MR No. 12/58-59 (v) MR No. 24/67-68 (vi) MR No. 6/76-77 (vii) IHR 88/75-76 (viii) 171/84-85 are not available in the records of the foregoing authority.
21. Endorsement dated 05.04.2013 bearing No. LRF CR: 10/2013-14 issued by the Office of Tahsildar, Devanahalli Taluk, Bengaluru Rural District provides that there are no tenancy claims filed against the land bearing Survey No. 87 measuring 04 Acres 39 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk inter-alia other land.
22. Endorsement dated 17.04.2013 bearing No. PTCL(DE)CR(Endorsement):24/2013-14 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru provides that there are no proceedings filed under the provisions of PTCL Act with respect to the land bearing Survey No. 87 measuring 04 Acres 39 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk inter-alia other land. However, there has been cases initiated with respect to Survey No. 58 namely (i) PTCL(DE)SR:81/2001-02 (ii) PTCL(DE)SR:80/2001-02 (iii) PTCL(DE)SR:2/1992-93 (iv) PTCL(DE)SR:61/2003-04 (v) PTCL(DE)SR:63/2003-04 (vi) PTCL(DE)SR:67/2003-04 (vii) PTCL(DE)SR:13/2003-04 (viii) PTCL(DE)SR:55/2003-04 (ix) PTCL(DE)SR:59/2003-04 (x) PTCL(DE)SR:62/2003-04 (xi) PTCL(DE)SR:73/2006-07 (xii) PTCL(DE)SR:79/2006-07 (Note: We have been represented by the client that the foregoing cases are not related to the extent of 04 Acres 39 Guntas in Survey No. 58 granted in favour of Mr. Hanuma and later assigned with new Survey No. 87).
23. Endorsement dated 22.04.2013 bearing No. LRF (DE) (Endorsement) /CR /6 /2013-14 issued by the Office of Assistant Commissioner, Doddaballapur Sub-Division, Bengaluru provides that there are no proceedings filed under Sections 79(A) & (B) of the Karnataka Land Reforms Act, 1961 with respect to the land bearing Survey No. 87



measuring 04 Acres 39 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk.

24. Endorsement dated 20.01.2017 bearing No. Bengaluru / SLAO-2 /3644 /2017-18 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board provides that the land bearing Survey No. 87 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk inter-alia other land has not been acquired by the foregoing authority for its developmental purposes.
25. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the Office of National Highway Authority of India provides that the land bearing Survey No. 87 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk inter-alia other lands have not been acquired by the foregoing authority for the purposes of National Highway-7.

ENCUMBRANCE CERTIFICATES:

26. Encumbrance Certificate dated bearing No.17719/11-12 for the period covering from 15.04.1950 to 17.02.2012 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 58/4 measuring 05 Acres reflects the following transactions:
 - i. Sale Deed dated 17.10.1951 registered as Document No.1635/51-52.
Note: we have recorded only the relevant transactions from this EC.
27. Encumbrance Certificate dated 05.04.2012 bearing No. 18826/11-12 for the period from 01.04.1982 to 08.03.2012 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 58 measuring 05 Acres reflects the following transactions:
 - i. Sale Deed dated 30.01.1985 executed by Mrs. Maduramma & Mr. Nagaraju in favour of Mr. K. Panduranga Shetty, registered as Document No. 1536/1984-85.
 - ii. Sale Deed dated 31.01.1986 executed by Mr. K. Panduranga Shetty in favour of Mrs. Gowamma, registered as Document No. 1477/1985-86.
28. Encumbrance Certificate dated 22.11.2014 bearing No. 20449/14-15 for the period from 01.04.2004 to 13.11.2014 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 87 (old Survey No. 58) measuring 04 Acres 39 Guntas reflects 'nil' encumbrance.



29. Encumbrance Certificate dated 16.12.2021 bearing No. 22037/21-22 for the period from 31.03.2014 to 14.12.2021 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 87 measuring 04 Acres 39 Guntas reflects a transaction of Gift Deed dated 30.05.2016 executed by Mrs. Gowramma in favour of Mr. J. Jagadish, registered as Document No. DNH-1-01793-2016-17 stored in CD No. DNHD598.
30. Encumbrance Certificate for the period covering from 01-04-2004 to 16-01-2024 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No.87 measuring 04 Acres 39 Guntas records Gift Deed dated 30.05.2016 registered as Document No. DNH-1-01793-2016-17 stored in CD No.DNHD598 in the Office of Sub-Registrar, Devanahalli.
- a) Digitally signed Encumbrance Certificate issued by Devanahalli Sub Registrar, for the period covering from 16.01.2024 to 16.07.2024 records Confirmation Deed dated 17.04.2024 registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli.

OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Pinnacle Investments is the absolute owner of the Schedule Property.

We have issued Public Notice dated 12.02.2022 in Hindu and Udayavani (newspaper), we have so far not received any objections with respect to the Schedule Property.



ANNEXURE – 3

Survey No.91

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Index of Land issued by the Office of Tahsildar, Devanahalli Taluk.
2.	Sale Deed dated 18.1.1951 executed by Mr. Narasimha s/o Mr. Thimmaiah in favour of Mr. Ramanna s/o Mr. Muniyappa, registered as Document No. 2161/1950-51 in Volume 593 of Book I in the Office of Sub-Registrar, Devanahalli.
3.	Record of Rights bearing No. 204 issued by the Office of Tahsildar, Devanahalli.
4.	Sale Deed dated 26.11.1954 executed by Mr. Ramanna s/o Mr. Muniyappa in favour of Mr. Kalukudi Naidu s/o Mr. Rangappa Naidu, registered as Document No. 1644/1954-55 in Volume 149 of Book I in the Office of Sub-Registrar, Devanahalli.
5.	Record of Rights bearing No. 205 issued by the Office of Tahsildar, Devanahalli.
6.	Sale Deed dated 29.1.1959 executed by Mr. Kalukudi Naidu s/o Mr. Rangappa Naidu in favour of Mrs. Muniyamma d/o Mr. Venkatappa, registered as Document No. 2967/1958-59 at pages 210 to 212 in Volume 746 of Book I in the Office of Sub-Registrar, Devanahalli.
7.	Record of Rights bearing No. 206 issued by the Office of Tahsildar, Devanahalli.
8.	Sale Deed dated 8.12.1967 executed by Mr. Muniyappa s/o Mr. Venkatappa in favour of Mrs. Varathammal, registered as Document No. 2981/1967-68 at pages 112 to 113 in Volume 996 of Book I in the Office of Sub-Registrar, Devanahalli.
9.	Record of Rights bearing No. 207 issued by the Office of Tahsildar, Devanahalli.
10.	Mortgage Deed dated 27.1.1971 executed by Mrs. Varathammal in favour of Primary Co-operative Land Development Bank Ltd, registered as Document No. 6519/1970-71 in the Office of Sub-Registrar, Devanahalli.
11.	Mortgage Deed dated 27.01.1971 executed by Mrs. Varathammal in favour of Primary Co-operative Land Development Bank Ltd, registered as Document No. 6520/1970-71 in the Office of Sub-Registrar, Devanahalli.
12.	Loan Clearance Certificate dated 29.5.1984 bearing No. P.L.D.B./D.H.L/10484/83-84 issued by the Primary Co-operative Land Development Bank Ltd.



13.	Karda extract dated 17.9.1980 issued by Inspector, Department of Land Records, Devanahalli Taluk.
14.	Settlement Akarbandh issued by Inspector, Department of Land Records, Devanahalli Taluk.
15.	Sale Deed dated 04.09.1985 executed by Mrs. Varathammal in favour of Mr. Jagadish J, registered as Document No. 615/1985-86 at pages 50 – 51 in Volume 1320 of Book I in the Office of Sub-Registrar, Devanahalli.
16.	Mutation Register No. 5/1985-86 issued by the Office of Village Accountant, Devanahalli Taluk.
17.	Record of Rights bearing No. 662 issued by the Office of Tahsildar, Devanahalli.
18.	Notarized Genealogical Tree of Mr. J. Jagadish by way of an affidavit dated 24.09.2013 sworn by Mr. J. Jagadish.
19.	Order dated 18.4.1988 passed in Case No. L.R.F.S.R:150/1986-87 before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru filed by Government of Karnataka against Mr. J. Jagadish.
20.	Order dated 13.9.1990 passed in Appeal No. 376/1988 before the Karnataka Appellate Tribunal, Bengaluru filed by Mr. J. Jagadish as 'Appellant' against (1) The Assistant Commissioner, Doddaballapur Sub-Division, Bengaluru (2) The Tahsildar, Devanahalli Taluk as 'Respondents'.
21.	Record of Rights, Tenancy and Crops (RTC) for the period 1982-83, 1984-85, 1985-86 to 1987-88, 1989-90 to 1990-91 with respect to Survey No. 58/5.
22.	RTC for the period 1993-94 to 2004-05, 2006-07 to 2022-23 with respect to Survey No. 91.
23.	Plaint copy filed by (1) Mrs. Vinodha d/o late Ramaiah @ Hosburu Ramaiah & w/o Kodandaramaiah (2) Mrs. Suguna d/o late Ramaiah @ Hosburu Ramaiah & w/o Devanna as 'Plaintiffs' against (1) Mrs. Gowamma w/o late Ramaiah @ Hosburu Ramaiah (2) Mrs. Vanajakshi d/o late Ramaiah @ Hosburu Ramaiah & w/o Shivanna (3) Mrs. Jayalakshmi d/o late Ramaiah @ Hosburu Ramaiah & w/o Jagadish (4) Mr. J. Jagadish s/o late Dodda Jayanna as 'Defendants' in Original Suit bearing No. 365/2020 before the Court of Senior Civil Judge at Devanahalli.
24.	Deemed conversion order dated 31.12.2022 bearing No.410830 issued by Deputy Commissioner, Bangalore Rural District in the name of J.Jagadish records conversion of Survey No.91 measuring 05 Acres from agricultural to Layout Residential Purpose.



25.	General Power of Attorney dated 21.12.2023 executed by Vinodha @ Vinodha T.R and others in favour of Pinnacle Investments registered as Document No. 494/23-24, in Book IV, in the office of Sub Registrar, Yelahanka.
26.	Sale Deed dated 16.04.2024 executed by a) J.Jagadeesh, b) Jayalakshmi, c) Manjunath H.J, d) Lokesh H.J and e) Santhosh Kumar H.J in favour of M/s.Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00981/24-25, in Book I, in the office of Sub Registrar, Devanahalli.
27.	Confirmation Deed dated 17.04.2024 executed by a) Vinodha @ Vinodha T.R, b) Suguna, c) Vanajakshamma @ Vanajakshi, d) Mahesh B.K and e) Karthik T.D M/s.Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli.
28.	Agricultural Passbook issued by the Office of Village Accountant, Devanahalli Taluk.
29.	Tax paid receipt dated 2.12.2021 bearing No. 0513391 issued by the Office of Village Accountant, Devanahalli.
30.	Endorsement dated 5.4.2013 bearing No. LRF (79AB) /CR /1 /2013-14 issued by the Office of Tahsildar, Devanahalli Taluk.
31.	Endorsement dated 17.4.2013 bearing No. PTCL(DE)CR(Endorsement):24/2013-14 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
32.	Declaration Letter dated 19.7.2017 bearing No. RD0038367044732 issued by the Office of Deputy Tahsildar, Devanahalli Taluk, Bengaluru Rural District.
33.	Endorsement dated 20.1.2017 bearing No. Bengaluru / SLAO-2 /3644 /2017-18 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board.
34.	Encumbrance Certificate dated 22.11.2014 bearing No. 20446/14-15 for the period from 1.4.1950 to 31.3.2004 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 58/5.
35.	Encumbrance Certificate dated 22.11.2014 bearing No. 20447/14-15 for the period from 1.4.2004 to 13.11.2014 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 91 (Old Survey No. 58/5).
36.	Encumbrance Certificate dated 16.12.2021 bearing No. 22038/21-22 for the period from 31.3.2013 to 15.12.2021 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 91 (Old Survey No. 58/5).



37.	Encumbrance Certificate covering for the period from 01.04.2021 to 16.01.2024 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 91.
38.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.

TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is observed from the Index of Land issued by the Office of Tahsildar, Devanahalli Taluk and survey records that Mr. Narasimha has been granted with an extent of 5 Acres in agricultural land bearing Survey No. 58/5 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk vide G.D. 22/1947-48 and the foregoing land will be hereinafter referred to as Survey No. 58/5 (Note: We have been informed by the client that the grant certificate issued in the name of Mr. Narasimha is not available).
2. Sale Deed dated 18.1.1951 executed by Mr. Narasimha s/o Mr. Thimmaiah states that he conveyed the Survey No. 58/5 in favour of Mr. Ramanna s/o Mr. Muniyappa and the deed has been registered as Document No. 2161/1950-51 in Volume 593 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the said transaction has been recorded in Index of Land and Record of Rights bearing No. 204 issued by the Office of Tahsildar, Devanahalli.
3. Then, Mr. Ramanna s/o Mr. Muniyappa conveyed the acquired Survey No. 58/5 in favour of Mr. Kalukudi Naidu s/o Mr. Rangappa Naidu vide Sale Deed dated 26.11.1954 which has been registered as Document No. 1644/1954-55 in Volume 149 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the said transaction has been recorded in Index of Land and Record of Rights bearing No. 205 issued by the Office of Tahsildar, Devanahalli.
4. Subsequently, Mr. Kalukudi Naidu s/o Mr. Rangappa Naidu conveyed Survey No. 58/5 in favour of Mrs. Muniyamma d/o Mr. Venkatappa vide Sale Deed dated 29.1.1959 which has been registered as Document No. 2967/1958-59 at pages 210 to 212 in Volume 746 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the said



transaction has been recorded in Index of Land and Record of Rights bearing No. 206 issued by the Office of Tahsildar, Devanahalli.

5. Thereafter, Mr. Muniyappa s/o Mr. Venkatappa conveyed Survey No. 58/5 in favour of Mrs. Varathammal vide Sale Deed dated 8.12.1967 which has been registered as Document No. 2981/1967-68 at pages 112 to 113 in Volume 996 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the said transaction has been recorded in Index of Land; Record of Rights bearing No. 207 issued by the Office of Tahsildar, Devanahalli and Record of Rights, Tenancy and Crops (RTC) for the period 1982-83 (Note: It is to be noted that the recitals of the foregoing sale deed reflect the transaction of sale deed dated 29.1.1959, registered as Document No. 2967/1958-59 at pages 210 to 212 in Volume 746 of Book I in the Office of Sub-Registrar, Devanahalli but upon perusal of the same, there appears to be a typo error while recording the name of purchaser therein as Mrs. Muniyamma instead of Mr. Muniyappa, as the other records reflects the name of Mr. Muniyappa as the owner).
6. Pursuant thereto, Mrs. Varathammal mortgaged Survey No. 58/5 in favour of Primary Co-operative Land Development Bank Ltd vide two deeds namely (1) Mortgage Deed dated 27.1.1971, registered as Document No. 6519/1970-71 in the Office of Sub-Registrar, Devanahalli (2) Mortgage Deed dated 27.01.1971, registered as Document No. 6520/1970-71 in the Office of Sub-Registrar, Devanahalli. Further the said mortgage has been cleared by Mrs. Varathammal as per the Loan Clearance Certificate dated 29.5.1984 bearing No. P.L.D.B./D.H.L/10484/83-84 issued by the Primary Co-operative Land Development Bank Ltd.
7. Meanwhile, the survey record of Karda extract dated 17.9.1980 issued by Inspector, Department of Land Records, Devanahalli Taluk states that the portion of 5 Acres in Survey No. 58 which was earlier granted in favour of Mr. Narasimha was bifurcated and assigned with new Survey No. 91 measuring 4 Acres 32 Guntas excluding 8 Guntas of kharab. Further, it states that a road has been passing through the said land. Furthermore, Settlement Akarbandh issued by Inspector, Department of Land Records, Devanahalli Taluk indicates that the land bearing Survey No. 91 measures an extent of 4 Acres 32 Guntas excluding 8 Guntas of 'B' kharab.
8. Later, Mrs. Varathammal conveyed Survey No. 58/5 in favour of Mr. Jagadish J under a Sale Deed dated 4.9.1985 which has been registered as Document No. 615/1985-86 at pages 50 – 51 in Volume 1320 of Book I in the Office of Sub-Registrar,



Devanahalli. Further the khatha with respect to the foregoing land has been transferred in the name of Mr. Jagadish in terms of the said sale deed and the same has been mutated in the Mutation Register No. 5/1985-86 issued by the Office of Village Accountant, Devanahalli Taluk. Furthermore, the said transaction has been recorded in Index of Land; Record of Rights bearing No. 662 issued by the Office of Tahsildar, Devanahalli; RTC for the period 1984-85, 1985-86 to 1987-88, 1989-90 to 1990-91; RTC for the period 1993-94 to 2004-05, 2006-07 to 2021-22 for New Survey No. 91 measuring 4 Acres 32 Guntas (Old Survey No. 58/5) in terms of the bifurcation carried out during the year 1980) and RTC for the period 2020-21 & 2021-22 reflects a stay order operating on the said land as per Order passed in O.S. No. 365/2020 before the Civil Court (Note: It is to be noted that even though Survey No. 58/5 was renumbered as Survey No. 91 on 17.9.1980, the foregoing sale deed reflects Survey No. 58/5).

- i. We have been furnished with a Notarized Genealogical Tree of Mr. J. Jagadish by way of an affidavit dated 24.09.2013 sworn by Mr. J. Jagadish and states as below:
 - Mr. J. Jagadish (53 years) married to Mrs. Jayalakshmi (45 years) who are having children namely (a) Mr. H.J. Manjuanth (26 years) (b) Mr. H.J. Lokesh (24 years) (c) Mr. H.J. Santhosh Kumar (22 years).
9. Next, an Order dated 18.4.1988 was passed in Case No. L.R.F.S.R:150/1986-87 before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru filed by Government of Karnataka against Mr. J. Jagadish. It states that Mr. J. Jagadish has purchased Survey No. 58/5 in violation of provisions of Karnataka Land Reforms Act, 1961 and hence the foregoing land has been forfeited in favour of the Karnataka State Government.
10. Aggrieved by the foregoing order, Mr. Jagadish as 'Appellant' appealed before the Karnataka Appellate Tribunal, Bengaluru vide Appeal No. 376/1988 against (1) The Assistant Commissioner, Doddaballapur Sub-Division, Bengaluru (2) The Tahsildar, Devanahalli Taluk as 'Respondents' and by virtue of which an Order dated 13.9.1990 was passed before the Karnataka Appellate Tribunal, Bengaluru which states that the appeal has been allowed and the impugned Order dated 18.4.1988 passed in Case No. L.R.F.S.R:150/1986-87 before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru has been set aside. Thereby, Mr. Jagadish became the absolute owner of Survey No. 58/5.



11. By virtue of bifurcation held on 17.9.1980, Mr. Jagadish J became the absolute owner of agricultural land bearing Survey No. 91 measuring 4 Acres 32 Guntas excluding 8 Guntas of kharab which is referred as Schedule Property in this report on title.
12. We have been furnished with a plaint copy filed by (1) Mrs. Vinodha d/o late Ramaiah @ Hosburu Ramaiah & w/o Kodandaramaiah (2) Mrs. Suguna d/o late Ramaiah @ Hosburu Ramaiah & w/o Devanna as 'Plaintiffs' against (1) Mrs. Gowramma w/o late Ramaiah @ Hosburu Ramaiah (2) Mrs. Vanajakshi d/o late Ramaiah @ Hosburu Ramaiah & w/o Shivanna (3) Mrs. Jayalakshmi d/o late Ramaiah @ Hosburu Ramaiah & w/o Jagadish (4) Mr. J. Jagadish s/o late Dodda Jayanna as 'Defendants' in Original Suit bearing No. 365/2020 before the Court of Senior Civil Judge at Devanahalli. The plaintiffs have filed this suit to
 - effect partition of the suit schedule properties (wherein land bearing Survey No. 91 is part of the suit schedule properties) by metes and bounds and put the plaintiffs in possession of their legitimate 1/5th share.
 - The suit is pending for disposal.
13. Further, RTC for the year 2022-23 reflects that there is a stay order operating on the Schedule Property which has been ordered in the foregoing suit. However, we have not been furnished with a) RTC for the period from 1968-69 to 1981-82, 1983-84, 1988-89 with respect to Survey No. 58/5 and b) RTC for the period from 1991-92 to 1992-93, 2005-06 with respect to Survey No. 91.
14. J.Jagadish made an application and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District obtained conversion of Survey No.91 measuring 05 Acres from agricultural to Layout Residential Purpose vide Deemed conversion order dated 31.12.2022 bearing No.410830.
15. The said Vinodha, Suguna (both Plaintiff in O.S.No.365/2020), Vanajakshi (Defendant No.2), Mahesh B.K (son of Vinodha) and Karthik T.D (son of Suguna) have executed General Power of Attorney dated 21.12.2023 registered as Document No.YAN-4-00494/23-24, Book IV, in the office of Senior Sub Registrar, Yelahanka, Bangalore, inter alia authorizing M/s. Pinnacle Investments authorizing to settle the Suit bearing O.S.No.365/2020 (as referred in **clause f** of the General Power of Attorney).
16. Further, a) J.Jagadeesh s/o late Doddajayanna, b) Jayalakshmi w/o J.Jagadeesh, c) Manjunath H.J s/o J.Jagadeesh, d) Lokesh H.J s/o J.Jagadeesh and e) Santhosh Kumar



Report on Title

H.J s/o J.Jagadeesh and duly signed by Gowaramma w/o M.Ramaiah (sister of J.Jagadeesh) as Consenting Witness conveyed Survey No. 87 measuring 04 Acres 39 Guntas along with other property under a Sale Deed dated 16.04.2024 in favour of M/s.Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00981/24-25, in Book I, in the office of Sub Registrar, Devanahalli. Hence M/s.Pinnacle Investments became owner of Schedule Property.

Subsequently, a) Vinodha @ Vinodha T.R, b) Suguna, c) Vanajakshamma @ Vanajakshi (defendant in O.S.No.365/2020), d) Mahesh B.K (son of Vinodha) and e) Karthik T.D (son of Suguna) who could not join in the execution of Sale Deed dated 16.04.2024 registered as Document No. DNH-1-00981/24-25, in Book I, in the office of Sub Registrar, Devanahalli, have executed this Confirmation Deed dated 17.04.2024 registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli in favour of M/s. Pinnacle Investments represented by its authorised signatory Praveen Kumar M.S registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli, thereby confirming the aforesaid Sale Deed dated 16.04.2024 with regard to Survey No.87 measuring 04 Acres 39 Guntas and 16 Guntas of Kharab in favour of M/s. Pinnacle Investments. This Confirmation Deed further provides that Vinodha @ Vinodha T.R and b) Suguna who had filed O.S.No.365/2020 before the court of Senior Civil Judge and JMFC, Devanahalli for separate possession of their 1/5th share in Survey Nos.87 and 91 received a sum of Rs.3,75,00,000/- and withdrew all their claims with respect to Survey Nos.87 and 91 under O.S.No.365/2020).

17. Agricultural Passbook issued by the Office of Village Accountant, Devanahalli Taluk states that the khatha with respect to Schedule Property is in the name of Mr. J. Jagadish.
18. Tax paid receipt dated 02.12.2021 bearing No. 0513391 issued by the Office of Village Accountant, Devanahalli states that the tax has been paid for the year 2021 with respect to Schedule Property inter-alia other property.

ENDORSEMENTS

1. Endorsement dated 5.4.2013 bearing No. LRF (79AB) /CR /1 /2013-14 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no proceedings filed



under Sections 79(A) & (B) of the Karnataka Land Reforms Act, 1961 with respect to Schedule Property.

2. Endorsement dated 17.4.2013 bearing No. PTCL(DE)CR(Endorsement):24/2013-14 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru provides that there are no proceedings filed under the provisions of PTCL Act with respect to Schedule Property inter-alia other property. However, there has been cases initiated with respect to Survey No. 58 namely (i) PTCL(DE)SR:81/2001-02 (ii) PTCL(DE)SR:80/2001-02 (iii) PTCL(DE)SR:2/1992-93 (iv) PTCL(DE)SR:61/2003-04 (v) PTCL(DE)SR:63/2003-04 (vi) PTCL(DE)SR:67/2003-04 (vii) PTCL(DE)SR:13/2003-04 (viii) PTCL(DE)SR:55/2003-04 (ix) PTCL(DE)SR:59/2003-04 (x) PTCL(DE)SR:62/2003-04 (xi) PTCL(DE)SR:73/2006-07 (xii) PTCL(DE)SR:79/2006-07 (Note: We have been represented by the client that the foregoing cases are not related to the extent of 5 Acres in Survey No. 58 granted in favour of Mr. Narasimha and later assigned with new Survey No. 91).
3. Declaration Letter dated 19.7.2017 bearing No. RD0038367044732 issued by the Office of Deputy Tahsildar, Devanahalli Taluk, Bengaluru Rural District provides that there is no tenancy claims filed against the Schedule Property inter-alia other property.
4. Endorsement dated 20.1.2017 bearing No. Bengaluru / SLAO-2 /3644 /2017-18 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board provides that the Schedule Property inter-alia other property has not been acquired by the foregoing authority for its developmental purposes.

ENCUMBRANCE CERTIFICATES:

5. Encumbrance Certificate dated 22.11.2014 bearing No. 20446/14-15 for the period from 1.4.1950 to 31.3.2004 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 58/5 measuring 05 Acres reflects the following transactions:
 - i. Sale Deed dated 18.11.1951 executed by Mr. Narasimha s/o Mr. Thimmaiah in favour of Mr. Ramanna s/o Mr. Muniyappa, registered as Document No. 2161/1950-51 at pages 5 – 6 in Volume 593 of Book I in the Office of Sub-Registrar, Devanahalli (Note: The foregoing encumbrance certificate reflects the sale deed date as 18.11.1951 which is a typo error as the correct date is 18.1.1951 upon perusal of said sale deed).



- ii. Sale Deed dated 29.1.1959 executed by Mr. Kalukudi Naidu in favour of Mrs. Muniyappa, registered as Document No. 2967/1958-59 at pages 210 to 212 in Volume 746 of Book I in the Office of Sub-Registrar, Devanahalli.
 - iii. Sale Deed dated 8.12.1967 executed by Mr. Muniyappa in favour of Mrs. Varathammal, registered as Document No. 2981/1967-68 at pages 112 to 113 in Volume 996 of Book I in the Office of Sub-Registrar, Devanahalli.
 - iv. Mortgage Deed dated 27.1.1971 executed by Mrs. Varathammal in favour of Primary Co-operative Land Development Bank Ltd, registered as Document No. 6519/1970-71 at page 106 in Volume SF23 in the Office of Sub-Registrar, Devanahalli.
 - v. Mortgage Deed dated 15.3.1971 executed by Mrs. Varathammal in favour of Primary Co-operative Land Development Bank Ltd, registered as Document No. 6020/1970-71 at page 107 in Volume SF23 in the Office of Sub-Registrar, Devanahalli (Note: On perusal of the said deed, it is noted that the date of execution is dated 27.1.1971 and registered as Document No. 6520).
 - vi. Sale Deed dated 4.11.1985 executed by Mrs. Varathammal in favour of Mr. Jagadish J, registered as Document No. 615/1985-86 at pages 50 – 51 in Volume 1318 of Book I in the Office of Sub-Registrar, Devanahalli (Note: Upon perusal of the said deed, it is noted that the date of execution is 4.9.1985 and the Volume No. as 1320). Note: The transaction of Sale Deed dated 26.11.1954 executed by Mr. Ramanna s/o Mr. Muniyappa in favour of Mr. Kalukudi Naidu s/o Mr. Rangappa Naidu, registered as Document No. 1644/1954-55 in Volume 149 of Book I in the Office of Sub-Registrar, Devanahalli has not been reflected in the foregoing encumbrance certificate.
6. Encumbrance Certificate dated 22.11.2014 bearing No. 20447/14-15 for the period from 1.4.2004 to 13.11.2014 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 91 (Old Survey No. 58/5) reflects 'nil' encumbrance.
 7. Encumbrance Certificate dated 16.12.2021 bearing No. 22038/21-22 for the period from 31.3.2013 to 15.12.2021 issued by the Office of Senior Sub-Registrar,



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Report on Title

Devanahalli with respect to Survey No. 91 (Old Survey No. 58/5) reflects 'nil' encumbrance.

8. Encumbrance Certificate covering for the period from 01.04.2021 to 16.01.2024 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 91 reflects 'nil' encumbrance.
9. Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar, records Confirmation Deed dated 17.04.2024, registered as Document No. DNH-1-00984/24-25, in Book I, in the office of Sub Registrar, Devanahalli.

OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that that M/s. Pinnacle Investments is the absolute owner of the Schedule Property.



ANNEXURE – 4

Survey No.92/2

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Sale Deed dated 6.6.1967 executed by Mrs. Muniyamma w/o late Shirabhai Hanumanthappa and Mr. Naga Muniyappa (brother of late Shirabhai Hanumanthappa) as 'Vendors' in favour of Mrs. Muniyamma @ Chinnamma w/o Shyamanna as 'Purchaser', registered on 7.6.1967 as Document No. 785/1967-68 at pages 149-151 in Volume No. 981 of Book I in the Office of the Sub-Registrar, Devanahalli.
2.	Record of Rights bearing No. 288.
3.	Death Certificate of Mrs. Chinnamma, registered on 27.01.1982 as No. 243 issued by the Registrar of Births and Deaths, Government of Karnataka.
4.	Notarized Genealogical Tree of Mr. Koliyappa by way of an affidavit sworn by Mr. Jayendra Kumar on 8.3.1996.
5.	Mutation Register No. 26/1996-97 issued by the Office of Tahsildar, Devanahalli Taluk.
6.	Sale Deed dated 19.9.1998 executed by (1) Mr. Janardhana s/o late Shyamanna (2) Mr. Jayendra Kumar s/o late Shyamanna (3) Kamala d/o Jayendra Kumar & (4) Nalini d/o Jayendra Kumar (since parties at serial nos. (3) & (4) are minors, represented by their father and natural guardian Mr. Jayendra Kumar) in favour of Mr. Y.R. Janardhana Rao s/o late D.L. Ramaiah, registered as Document No. 1224/1998-99 at pages 235 – 239 in Volume 1772 of Book I in the Office of Sub-Registrar, Devanahalli.
7.	Mutation Register No. 7/1998-99.
8.	Index of Land issued by the Office of Tahsildar, Devanahalli Taluk.
9.	Record of Rights bearing No. 386 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.
10.	Official Memorandum dated 25.01.2000 bearing No. A.L.N:S.R(DE) 31/1999-2000 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
11.	Official Memorandum dated 3.4.2001 bearing No. A.L.N:S.R(DE) 60/2000-01 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.



12.	Plaint/Amended Plaint, Written statement & Memo filed in O.S No. 2322/2006 filed before the Court of the Civil Judge (Sr. Dvn) at Devanahalli, Bengaluru Rural District by Mr. M. Muniramanna @ Srinivas represented by Special Power of Attorney Holder Mr. Nagaraj who is the son of Mr. Muniramanna as 'Plaintiff' against (1) Mr. Jayendra Kumar since demised by legal heirs namely (1a) Mrs. Gayathri w/o Jayendra Kumar (1b) Ms. Kamala (1c) Ms. Nalini (1d) Ms. Poornima (Meena) (parties at (1b) to (1d) are daughters of Jayendra Kumar (2) Y.R. Janardhan Rao s/o Late D.L. Ramaiah (3) The Tahsildar, Devanahalli Taluk and (4) The Chief Secretary, Government of Karnataka (5) Mrs. Ramakka d/o Munivenkatappa @ Thayappa as 'Defendants'.
13.	Order Sheet dated 5.9.2013 filed in O.S. No. 2322/2006 before the Court of the Civil Judge (Sr. Dvn) at Devanahalli, Bengaluru Rural District.
14.	Order dated 10.5.2019 passed in case bearing Revision Petition No. 140/2013-14 before the Court of Deputy Commissioner & District Magistrate, Bengaluru Rural District filed by The Tahsildar, Devanahalli Taluk as 'Petitioner' against Mr. Y.R. Janardhan Rao as 'Respondent'.
15.	Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13/1238 issued by Bengaluru International Airport Area Planning Authority, Devanahalli.
16.	Sale Deed dated 04.11.2022 executed by Y.R.Janardhana Rao s/o late D.L.Ramaiah in favour of M/s.Pinnacle Investments represented by its authorized signatory Balaji B.V registered as Document No.DNH-1-09601/22-23, in Book I, stored in CD No.DNHD1663, in the office of Sub Registrar, Devanahalli.
17.	Deemed Conversion dated 18.01.2023 bearing No.428291 issued by Deputy Commissioner, Bangalore Rural District in the name of M/s. Pinnacle Investments represented by its authorized signatory Balaji.V, records conversion of Survey No.92 measuring 02 Acres from agricultural to Layout Residential Purpose.
18.	Records of Tenancy and Crops ("RTC") for the period from 1973-74 to 1982-83, 1984-85 to 1988-89 with regard to Old Survey No. 58/4 measuring 5 Acres 15 Guntas.
19.	RTC for the period from 1989-90 to 2014-15 with regard to Survey No. 92 measuring 5 Acres 15 Guntas.
20.	Mutation Register No. H6/2015-16 issued by the Office of Village Accountant, Devanahalli Taluk.



21.	RTC for the period from 2015-16 to 2021-22 with regard to Survey No. 92 measuring 5 Acres.
22.	RTC for the period 2022-2023 with regard to Survey No.92/2 measuring 02 Acres.
23.	Settlement Akarbandh.
24.	Tax paid receipt dated 16.12.2021 bearing No. 0513392 issued by the Office of Village Accountant, Devanahalli.
25.	Endorsement dated 21.10.2011 bearing No. R.K.1045/2011-12 issued by the Office of Tahsildar, Devanahalli Taluk.
26.	Endorsement dated 16.3.2006 bearing No. PTCL:CR:826/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk.
27.	Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI).
28.	Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board.
29.	Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA).
30.	Encumbrance Certificate dated 23.2.2016 bearing No. 29619/2015-16 for the period from 1.4.1950 to 1.4.2004 issued by the Office of Senior Sub-Registrar, Devanahalli.
31.	Encumbrance Certificate dated 15.11.2021 bearing No. 18731/2021-22 for the period from 1.4.2004 to 11.11.2021 issued by the Office of Senior Sub-Registrar, Devanahalli.
32.	Encumbrance Certificate dated 11.03.2022 bearing No. 6971/2021-22 for the period from 11.11.2021 to 10.03.2022 issued by the Office of Senior Sub-Registrar, Devanahalli.
33.	Encumbrance Certificate covering for the period from 01.04.2021 to 16.01.2024 issued by the Office of Sub-Registrar, Devanahalli with regard to Survey No.92/2 measuring 02 Acres.
34.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.



TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is observed from the karda extract issued by the Inspector, Department of Land Records, Devanahalli Taluk that a portion of 5 Acres in Survey No. 58 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk was earlier granted to Mr. Hanuma and the same has been reflected in Index of Land issued by the Office of Tahsildar, Devanahalli Taluk and Record of Rights bearing No. 386 issued by the Office of Deputy Tahsildar, Devanahalli Taluk (Note: We have been informed by the client that the grant certificate is not available).
2. Then, Sale Deed dated 6.6.1967 executed by Mrs. Muniyamma w/o late Shirabhai Hanumanthappa and Mr. Naga Muniyappa who is the brother of late Shirabhai Hanumanthappa as 'Vendors' states that the land bearing Survey No. 58 measuring 5 Acres 15 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk was earlier acquired by Mr. Shirabhai Hanumanthappa through auction sale certificate and pursuant to his demise, the vendors herein inherited the said land and conveyed the same in favour of Mrs. Muniyamma @ Chinnamma w/o Shyamanna as 'Purchaser' under the foregoing sale deed which has been registered on 7.6.1967 as Document No. 785/1967-68 at pages 149-151 in Volume No. 981 of Book I in the Office of the Sub-Registrar, Devanahalli. Further, the foregoing transaction has been recorded in Record of Rights bearing No. 288 (Note: We have been informed by the client that (1) Auction Sale Certificate issued in the name of Mr. Shirabhai Hanumanthappa for Survey No. 58 measuring 05 Acres 15 Guntas (2) Death Certificate of Mr. Shirabhai Hanumanthappa & (3) Genealogical tree of Mr. Shirabhai Hanumanthappa are not available (4) Mr. Hanuma and Mr. Shirabhai Hanumanthappa are one and the same).
3. Later, the foregoing karda extract states that the portion of 5 Acres in Survey No. 58 got bifurcated & assigned with new Survey No. 92 measuring 5 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk.
4. Thereafter, Mrs. Chinnamma demised on 24.01.1982 as evident from the Death Certificate registered on 27.01.1982 as No. 243 issued by the Registrar of Births and Deaths, Government of Karnataka.



5. Notarized Genealogical Tree of Mr. Koliyappa by way of an affidavit sworn by Mr. Jayendra Kumar on 8.3.1996 provides as below
 - iii. Mr. Koliyappa (demised) having a son by name Mr. Shamanna (demised)
 - iv. Mr. Shamanna (demised) married to Muniyamma @ Chinnamma (demised) who are having children namely (1) Mr. Janardhana and (2) Mr. Jayendra Kumar who has children namely (i) Ms. Kamala (5 years) and (ii) Ms. Nalini (2 years).
6. Pursuant thereto, the land bearing Survey No. 92 measuring 5 Acres 15 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk has been inherited by the legal heirs of Mrs. Chinnamma and Mutation Register No. 26/1996-97 issued by the Office of Tahsildar, Devanahalli Taluk states that the khatha with respect to said land inter alia other lands have been transferred in the name of Mr. Janardhan s/o Muniyamma @ Chinnamma as per Inheritance Certificate (IHR) No. 2/1981-82 and due to the non-availability of IHR, the foregoing mutation has been ordered.
7. On 19.9.1998, (1) Mr. Janardhana s/o late Shyamanna (2) Mr. Jayendra Kumar s/o late Shyamanna (3) Kamala d/o Jayendra Kumar & (4) Nalini d/o Jayendra Kumar (since parties at serial nos. (3) & (4) are minors, represented by their father and natural guardian Mr. Jayendra Kumar) absolutely conveyed the land bearing Survey No. 92 measuring 5 Acres 15 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr. Y.R. Janardhana Rao s/o late D.L. Ramaiah vide Sale Deed which has been registered as Document No. 1224/1998-99 at pages 235 – 239 in Volume 1772 of Book I in the Office of Sub-Registrar, Devanahalli. Further, it states that Mrs. Gayatri wife of Mr. Jayendra Kumar has witnessed the foregoing sale deed as a consenting witness. Further, Mutation Register No. 7/1998-99 states that the khatha with respect to the foregoing land has been transferred in the name of Mr. Y.R. Janardhana Rao in terms of the foregoing sale deed.
8. Subsequently, an extent of 1 Acre 5 Guntas out of 5 Acres in the land bearing Survey No. 92 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk has been converted from agricultural purposes to non-agricultural residential purposes vide Official Memorandum dated 25.01.2000 bearing No. A.L.N:S.R(DE) 31/1999-2000 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.



9. Similarly, another extent of 2 Acres 7 Guntas out of 5 Acres in the land bearing Survey No. 92 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk has been converted from agricultural purposes to non-agricultural residential purposes vide Official Memorandum dated 3.4.2001 bearing No. A.L.N:S.R(DE) 60/2000-01 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
10. Later, it is evident from the Plaint, Written statement & Memo filed in O.S No. 2322/2006 filed before the Court of the Civil Judge (Sr. Dvn) at Devanahalli, Bengaluru Rural District by Mr. M. Muniramanna @ Srinivas represented by Special Power of Attorney Holder Mr. Nagaraj who is the son of Mr. Muniramanna as 'Plaintiff' against (1) Mr. Jayendra Kumar since demised by legal heirs namely (1a) Mrs. Gayathri w/o Jayendra Kumar (1b) Ms. Kamala (1c) Ms. Nalini (1d) Ms. Poornima (Meena) (parties at (1b) to (1d) are daughters of Jayendra Kumar (2) Y.R. Janardhan Rao s/o Late D.L. Ramaiah (3) The Tahsildar, Devanahalli Taluk and (4) The Chief Secretary, Government of Karnataka (5) Mrs. Ramakka d/o Munivenkatappa @ Thayappa as 'Defendants' for declaring that the plaintiff is the absolute owner of suit schedule properties (land bearing Survey No. 92 measuring 5 Acres 15 Guntas is one of the suit schedule properties) and the two sale deeds dated 19.9.1998, registered as Document No. 1223/1998-99 and Document No. 1224/1998-99 is not binding on the plaintiff. Later, Memo dated 27.8.2013 filed by the plaintiff states that he has received an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) from defendant no. 2 through demand draft in view of the settlement arrived between the plaintiff and defendant no. 2. By virtue of which defendant no. 2 became the absolute owner of the suit schedule 'A' & 'B' properties. Subsequently, Order Sheet dated 5.9.2013 states that the suit in respect of 'A' & 'B' properties is dismissed in terms of the memo dated 27.8.2013 filed by the plaintiff and against the defendant no. 2 by the foregoing court. Thereafter, plaint was amended on 3.1.2014 wherein Suit Schedule 'A' & 'B' properties were deleted from the plaint and the suit is continued with respect to Suit Schedule 'C' Property.
11. Further, an extent of 5 Acres 15 Guntas in land bearing Survey No. 92 has been rectified to 5 Acres as per Order dated 23.6.2015 passed in Adalath CR 1399/2015 by the Office of Tahsildar, Devanahalli Taluk and the same has been recorded in Mutation Register No. H6/2015-16 issued by the Office of Village Accountant, Devanahalli Taluk.
12. Subsequently, an Order dated 10.5.2019 passed in case bearing Revision Petition No. 140/2013-14 before the Court of Deputy Commissioner & District Magistrate, Bengaluru Rural District filed by The Tahsildar, Devanahalli Taluk as 'Petitioner' against



Mr. Y.R. Janardhan Rao as 'Respondent' states that a suo-motto proceedings was initiated against the respondent under Section 136(3) of the Karnataka Land Revenue Act, 1964 with respect to land bearing Survey No. 92 measuring 5 Acres 15 Guntas inter-alia other lands and upon detailed investigation in the matter by the foregoing court, it has been ordered that the proceedings initiated invoking Section 136(3) of the Karnataka Land Revenue Act, 1964 has been dropped (Note: The extent of 5 Acres 15 Guntas against Survey No. 92 has been mentioned even though the extent has been rectified to 5 Acres as per Order dated 23.6.2015 passed in Adalath CR 1399/2015).

13. The western portion of 2 Acres out of 5 Acres in land bearing Survey No. 92 situated at Singrahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District is hereinafter referred to "**Schedule Property**".

14. The said Y.R.Janardhana Rao s/o late D.L.Ramaiah executed a Sale Deed dated 04.11.2022 registered as Document No.DNH-1-09601/22-23, in Book I, stored in CD No.DNHD1663, in the office of Sub Registrar, Devanahalli in favour of M/s.Pinnacle Investments represented by its authorized signatory Balaji B.V. thereby conveyed Schedule Property. In this manner M/s. Pinnacle Investments became the Owner of the Schedule Property.

15. M/s. Pinnacle Investments represented by its authorized signatory Balaji.V. Venkatesh made an application, and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District and obtained a conversion of Survey No.92/2 measuring 02 Acres from agricultural to Layout Residential Purpose vide Deemed conversion order dated 18.01.2023 bearing No.428291.

Note: Survey No.92 has been phoddied and assigned new Survey No.92/2 measuring 02 Acres. However, we have not been furnished with any Phoddi documents.

Survey Records, Endorsements and Encumbrance Certificates:

16. Records of Tenancy and Crops ("**RTC**") for the period mentioned below with regard to Old Survey No. 58/4 measuring 5 Acres 15 Guntas discloses as follows:

SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
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1.	1973-74 to 1982-83	Office of Tahsildar, Devanahalli Taluk	Muniyamma @Chinnamma
2.	1984-85 to 1988-89	Tahsildar, Devanahalli Taluk	Janardhan s/o Muniyamma @ Chinnamma

17. Records of Tenancy and Crops ("RTC") for the period mentioned below with regard to Survey No. 92 measuring 5 Acres 15 Guntas discloses as follows:

SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	1989-90 to 1996-97	Tahsildar, Devanahalli Taluk	Janardhan s/o Muniyamma @ Chinnamma
2.	1997-98 to 2010-11	Digitally signed	Y.R. Janardhan Rao s/o late D.L. Ramaiah
3.	2011-12 to 2014-15	Digitally signed	

18. Mutation Register No. H6/2015-16 issued by the Office of Village Accountant, Devanahalli Taluk indicates that the extent of 5 Acres 15 Guntas in land bearing Survey No. 92 has been rectified to 5 Acres as per Order dated 23.6.2015 passed in Adalath CR 1399/2015 by the Office of Tahsildar, Devanahalli Taluk.

19. Records of Rights, Tenancy and Crops ("RTC") for the period mentioned below with regard to Survey No. 92 measuring 5 Acres discloses as follows:

SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	2015-16 to 2021-22	Digitally signed	Y.R. Janardhan Rao s/o late D.L. Ramaiah



20. Settlement Akarbandh indicates that the land bearing Survey No. 92 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk measures 5 Acres.
21. Tax paid receipt dated 16.12.2021 bearing No. 0513392 issued by the Office of Village Accountant, Devanahalli states that the tax has been paid for the year 2021 with respect to land bearing Survey No. 92 inter-alia other property.
22. Endorsement dated 21.10.2011 bearing No. R.K.1045/2011-12 issued by the Office of Tahsildar, Devanahalli Taluk states that the RTC for the period from 1968 to 1973 & 1989 to 1991 with respect to Survey No. 92 (old Survey No. 58/4) cannot be issued as a true copy as the same has been dilapidated in the records of the foregoing authority.
23. Endorsement dated 16.3.2006 bearing No. PTCL:CR:826/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no proceedings initiated under the provisions of PTCL Act with respect to Survey No. 92 measuring 5 Acres 15 Guntas.
24. Endorsement dated 16.3.2006 bearing No. L.R.F.C.R /932/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no tenancy claims initiated with respect to Survey No. 92 measuring 5 Acres 15 Guntas.
25. Endorsement dated 2.1.2012 bearing No. LRF (79AB) CR 214/2011-12 issued by the Office of Tahsildar, Devanahalli provides that there are no proceedings filed under Sections 79(A), 79(B) of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 92 measuring 5 Acres 15 Guntas.
26. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI) provides that the land bearing Survey No. 92 inter-alia other properties have not been acquired by the said authority.
27. Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board provides that the land bearing Survey No. 92 inter-alia other properties have not been acquired by the said authority.
28. Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA) provides that the land bearing Survey No. 92 inter-alia other properties have not been acquired by the said authority for its developmental purposes.



29. Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13/1238 issued by Bengaluru International Airport Area Planning Authority, Devanahalli states that an extent of 2 Acres out of Survey No. 92 inter-alia other properties has been granted with the permission to change the land use from agricultural status to residential status subject to the conditions contained therein.

30. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 92 (old Survey No. 58) discloses as follows:

Sl. No.	Period	Issuing authority	Transactions
1.	01.08.1950 to 01.04.2004	Office of Senior Sub-Registrar, Devanahalli	Sale Deed dated 07.06.1967, registered as Document No. 785/67-68.
			Sale Deed dated 2.8.1978, registered as Document No. 883/78-79 (This transaction is not related to Schedule Property).
			Sale Deed dated 19.9.1998, registered as Document No. 1224/1998-99.
2.	01.04.2004 to 11.11.2021	Office of Senior Sub-Registrar, Devanahalli	'Nil'
3.	11.11.2021 to 10.03.2022	Office of Senior Sub-Registrar, Devanahalli	'Nil'
4.	01.04.2021 to 16.01.2024	Office of Sub-Registrar, Devanahalli	Sale Deed dated 04.11.2022 registered as Document No.DNH-1-09601/22-23, in Book I, stored in CD No.DNHD1663, in the office of Sub Registrar, Devanahalli.



5.	16.01.2024 to 16.07.2024	Devanahalli Registrar.	Sub	Nil
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OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s.Pinnacle Investments is the absolute owner of the Survey No.92/2 (Old Sy No. 92) measuring 02 Acres (Schedule Property).

We have issued Public Notice dated 12.02.2022 in Hindu and Udayavani (newspaper), we have so far not received any objections with regard to the Schedule Property.

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ANNEXURE – 5

Survey No.117

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Grant Certificate dated 31.10.1964 issued by Office of the Tahsildar, Devanahalli Taluk.
2.	Sale Deed dated 13.9.1972 executed by Mr. Venkataram s/o Venkata Subbaiah in favour of Mrs. N. Saraswathi w/o K. Varadaraj, registered as Document No. 2483/1972-73 at page 91-93 in Volume No. 1108 of Book I in the Office of the Sub-Registrar, Devanahalli.
3.	Sale Deed dated 31.8.1981 executed by Mrs. N. Saraswathi w/o K. Varadaraj in favour of Mr. Sonappa s/o Muni Subanna, registered as Document No. 837/1981-82 at pages 230-231 in Volume No. 1266 of Book-I in the Office of the Sub-Registrar, Devanahalli.
4.	Mutation Register No. 35/1987-88 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.
5.	Sale Deed dated 20.2.2008 executed by (1) Mr. Sonnappa s/o Muni Subanna along with his wife (2) Mrs. Ramakka and children & grandchildren namely (3) Subramani s/o Sonnappa (3a) Ms. Vimpana (3b) Master. S. Sujay (since parties at serial nos. (3a) & (3b) are minors represented by their father & natural guardian Mr. Subramani) (4) Mrs. Gowramma d/o Sonnappa (5) Mr. Muniraja s/o Sonnappa (5a) Ms. Ananya (5b) Master. Sanjan Gowda (since parties at serial nos. (5a) & (5b) are minors represented by their father & natural guardian Mr. Muniraja (6) Mrs. Lakshamma d/o Sonnappa (7) Mrs. Nagarathamma d/o Sonnappa and (8) Mrs. Anjula d/o Sonnappa in favour of Mr. A. Sandeep Shetty s/o Jagannath Shetty, registered as bearing Document No. DNH-1-01806-2008-09 stored in C.D No. DNHD157 in the office of the Senior Sub-Registrar, Devanahalli.
6.	Mutation Register No. 10/2008-09 issued by the Office of Village Accountant, Devanahalli Taluk.
7.	Genealogical tree of Mr. Sonnappa issued on 6.2.2007 by the Office of Village Accountant, Devanahalli Taluk.
8.	Order dated 23.10.2009 passed by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru in case No. LRF:SR(DE):67/2009-10



	filed by Government represented by Tahsildar, Devanahalli Taluk as 'Plaintiff' against Mr. A. Sandeep Shetty s/o Jagannath Shetty as 'Defendant'.
9.	Agreement to Sell dated 17.5.2017 executed by Mr. A. Sandeep Shetty s/o Jagannath Shetty in favour of Mr. Dhanpal I Sakaria, registered as Document No. DNH-1-01408-2017-18 stored in CD No. DNHD640 in the Office of the Sub-Registrar, Devanahalli.
10.	Cancellation of Sale Agreement dated 24.6.2020 executed by Mr. A. Sandeep Shetty s/o Jagannath Shetty in favour of Mr. Dhanpal I Sakaria, registered as Document No. DNH-1-01287-2020-21 stored in CD No. DNHD1044 in the office of the Senior Sub-Registrar, Devanahalli.
11.	Sale Deed dated 25.04.2022 executed by A.Sandeep Shetty @Sandeep Kumar Shetty A son of Jagannath Shetty in favour of M/s.Pinnacle Investments represented by its authorized signatory Balaji B.V registered as Document No.DNH-1-00905, in Book I, CD No. DNHD1519, in the office of Sub Registrar, Devanahalli.
12.	Deemed Conversion dated 31.12.2022 bearing 410825 issued by Deputy Commissioner, Bangalore Rural District.
13.	Karda extract issued by the Inspector, Department of Land Records, Devanahalli Taluk.
14.	Records of Tenancy and Crops ("RTC") for the period from 1984-85 to 1993-94, 1997-98 to 2001-02 with respect to Survey No. 58 measuring 4 Acres.
15.	RTC for the period from 2001-02 to 2009-10 with respect to Survey No. 58/P16 measuring 4 Acres.
16.	RTC for the period from 2009-10 to 2021-22with respect to Survey No. 117 measuring 4 Acres.
17.	Tax paid receipt dated 16.12.2021 bearing No. 0513393 issued by Office of Village Accountant.
18.	Settlement Akarbandh.
19.	Endorsement dated 5.9.2008 bearing No. R.K.167/2008-09 issued by the Office of Tahsildar, Devanahalli Taluk.
20.	Endorsement dated 16.3.2008 bearing No. PTCL:CR:423/2007-08 issued by the Office of Tahsildar, Devanahalli Taluk.
21.	Endorsement dated 16.3.2008 bearing No. L.R.F.C.R 7A/283/2007-08 issued by the Office of Tahsildar, Devanahalli Taluk.
22.	Endorsement dated 16.3.2008 bearing No. LRF (79AB) CR 283/2007-08 issued by the Office of Tahsildar, Devanahalli.



23.	Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI).
24.	Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board.
25.	Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA).
26.	Encumbrance Certificate dated 8.8.2006 bearing No. 6391/2006-07 for the period from 1.4.1975 to 30.3.1991 issued by the Office of Sub-Registrar, Devanahalli.
27.	Encumbrance Certificate dated 11.1.1993 bearing No. 1835/1993-94 for the period from 3.1.1981 to 3.1.1994 issued by the Office of Sub-Registrar, Devanahalli.
28.	Encumbrance Certificate dated 30.11.2021 bearing No. 18730/2021-22 for the period from 3.1.1994 to 31.3.2004 issued by the Office of Senior Sub-Registrar, Devanahalli.
29.	Encumbrance Certificate dated 12.1.2022 bearing No. 1810/2021-22 for the period from 1.4.2004 to 30.4.2009 issued by the Office of Senior Sub-Registrar, Devanahalli.
30.	Encumbrance Certificate dated 24.12.2021 bearing No. 286/2021-22 for the period from 1.4.2004 to 23.12.2021 issued by the Office of Sub-Registrar, Devanahalli (unattested).
31.	Encumbrance Certificate dated 11.03.2022 bearing No. 6972/2021-22 for the period from 23.12.2021 to 10.03.2022 issued by the Office of Sub-Registrar, Devanahalli.
32.	Encumbrance Certificate for the period covering from 01.04.2021 to 16.01.2024 issued by the Office of Sub-Registrar, Devanahalli with regard to Survey No.117.
33.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.



TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is evident from the Grant Certificate dated 31.10.1964 issued by Office of the Tahsildar, Devanahalli Taluk that the said authority has granted the land bearing Survey No. 58 measuring a portion of 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr. Venkataram s/o Venkata Subbaiah Further, it states that the foregoing land cannot be alienated for a period of 10 years from the date of grant. Furthermore, karda extract reflects the name of Mr. Venkataram as the owner who had been granted with the foregoing extent in Survey No. 58.
2. Hereinafter, the land bearing Survey No. 58 measuring a portion of 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk will be referred to as Said Property which has been granted in the name of Mr. Venkataram.
3. It is evident from the Sale Deed dated 13.9.1972 which has been registered as Document No. 2483/1972-73 at page 91-93 in Volume No. 1108 of Book I in the Office of the Sub-Registrar, Devanahalli that Mr. Venkataram s/o Venkata Subbaiah conveyed the Said Property in favour of Mrs. N. Saraswathi w/o K. Varadaraj.

Observation: It is observed that Mr. Venkataram who had been granted with an extent of 4 Acres in Survey No. 58 (New Survey No. 117) in the year 1964 has alienated the said land in favour of Mrs. N. Saraswathi vide Sale Deed dated 13.9.1972 which has been registered as Document No. 2483/1972-73 at page 91-93 in Volume No. 1108 of Book I in the Office of the Sub-Registrar, Devanahalli which is in violation of 10 years of non-alienation period. In consideration of expiry of 40+ years from the date of alienation, all the revenue records were further mutated by the said Government office and the lands were converted from Agricultural usage to Residential we are of the view and opinion that the option of Government taking any action for such violations are barred by law of limitation (reference may also be drawn to Article 112 of the Law of Limitation, 1963).

4. Thereafter, Mrs. N. Saraswathi w/o K. Varadaraj conveyed the Said Property in favour of Mr. Sonnappa s/o Muni Subanna vide Sale Deed dated 31.8.1981 which has been



registered as Document No. 837/1981-82 at pages 230-231 in Volume No. 1266 of Book-I in the Office of the Sub-Registrar, Devanahalli. Further, khatha with respect to the Said Property has been transferred in the name of Mr. Sonnappa s/o Muni Subanna vide Mutation Register No. 35/1987-88 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.

5. Subsequently, (1) Mr. Sonnappa s/o Muni Subanna along with his wife (2) Mrs. Ramakka and children & grandchildren namely (3) Subramani s/o Sonnappa (3a) Ms. Vimpana (3b) Master. S. Sujay (since parties at serial nos. (3a) & (3b) are minors represented by their father & natural guardian Mr. Subramani) (4) Mrs. Gowramma d/o Sonnappa (5) Mr. Muniraja s/o Sonnappa (5a) Ms. Ananya (5b) Master. Sanjan Gowda (since parties at serial nos. (5a) & (5b) are minors represented by their father & natural guardian Mr. Muniraja (6) Mrs. Lakshamma d/o Sonnappa (7) Mrs. Nagarathamma d/o Sonnappa and (8) Mrs. Anjula d/o Sonnappa absolutely conveyed the Said Property in favour of Mr. A. Sandeep Shetty s/o Jagannath Shetty vide Sale Deed dated 20.02.2008 which has been registered as Document No. DNH-1-01806-2008-09 stored in C.D No. DNHD157 in the Office of the Senior Sub-Registrar, Devanahalli. Further, Mutation Register No. 10/2008-09 issued by the Office of Village Accountant, Devanahalli Taluk provides that the khatha with respect to Said Property has been transferred in the name of Mr. A. Sandeep Shetty in terms of the foregoing sale deed. Furthermore, we have been furnished with the genealogical tree of Mr. Sonnappa issued on 6.2.2007 by the Office of Village Accountant, Devanahalli Taluk which indicates that the children of Sonnappa as specified therein are made as parties to the foregoing sale deed.
6. Thereafter, an Order dated 23.10.2009 passed by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru in case No. LRF:SR(DE):67/2009-10 filed by Government represented by Tahsildar, Devanahalli Taluk as 'Plaintiff' against Mr. A. Sandeep Shetty s/o Jagannath Shetty as 'Defendant' states that the plaintiff had initiated proceedings under Sections 79(A)(B) of Karnataka Land Reforms Act, 1961, as defendant had purchased the Said Property vide Sale Deed dated 20.2.2008, registered as Document No. 1806/2008-09 in violation of said sections. Upon enquiry into the matter by the foregoing court, it has been ordered that the defendant has not violated the provisions of the said Act and therefore the case has been dropped.



7. Karda extract issued by the Inspector, Department of Land Records, Devanahalli Taluk indicates that the Said Property has been bifurcated from the larger portion of Survey No. 58 and assigned with new Survey No. 117 measuring 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk during the year 2009-10.
8. Hereinafter, the New Survey No. 117 measuring 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk will be referred to as Schedule Property.
9. Later, the said Mr. A. Sandeep Shetty s/o Jagannath Shetty entered into an Agreement to Sell dated 17.5.2017 in favour of Mr. Dhanpal I Sakaria which has been registered as Document No. DNH-1-01408-2017-18 stored in CD No. DNHD640 in the Office of the Sub-Registrar, Devanahalli with respect to Schedule Property. Further, the said agreement has been cancelled between the parties vide Cancellation of Sale Agreement dated 24.6.2020 which has been registered as Document No. DNH-1-01287-2020-21 stored in CD No. DNHD1044 in the office of the Senior Sub-Registrar, Devanahalli.
10. Further the said by A.Sandeep Shetty @Sandeep Kumar Shetty A son of Jagannath Shetty executed a Sale Deed dated 25.04.2022 registered as Document No.DNH-1-00905, in Book I, CD No. DNHD1519, in the office of Sub Registrar, Devanahalli in favour of M/s. Pinnacle Investments represented by its authorized signatory Balaji B.V and conveyed Schedule Property. In this manner M/s. Pinnacle Investments became the Owner of the Schedule Property.
11. M/s. Pinnacle Investments represented by its authorized signatory Balaji.V. Venkatesh made an application, and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District and obtained a conversion of Survey No.117 measuring 04 Acres from agricultural to Layout Residential Purpose vide Deemed conversion order dated 31.12.2022 bearing No.410825.

Survey Records, Endorsements and Encumbrance Certificates:

12. Records of Rights, Tenancy and Crops ("RTC") for the period mentioned below with respect to Survey No. 58 measuring 4 Acres discloses as follows:



SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	1984-85 to 1993-94	Office of Tahsildar, Devanahalli Taluk	Mrs. Saraswathamma
2.	1997-98 to 2001-02	Office of Tahsildar, Devanahalli Taluk	Mr. Sonnappa

11. **RTC** for the period mentioned below with respect to Survey No. 58/P16 measuring 4 Acres discloses as follows:

SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	2001-02 to 2008-09	Office of Village Accountant, Devanahalli Taluk	Mr. Sonnappa
2.	2009-10	Office of Village Accountant, Devanahalli Taluk	Mr. A. Sandeep Shetty s/o Jagannath Shetty

12. **RTC** for the period mentioned below with respect to Survey No. 117 measuring 4 Acres discloses as follows:

SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	2009-10 to 2011-12	Office of Village Accountant, Devanahalli Taluk	Mr. A. Sandeep Shetty s/o Jagannath Shetty
2.	2012-13 to 2021-22	Digitally signed	

13. Tax paid receipt dated 16.12.2021 bearing No. 0513393 issued by Office of Village Accountant states that the tax has been paid for the year 2021 with respect to Schedule Property.



14. Settlement Akarbandh reflects that the agricultural land bearing Survey No. 117 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk measures 1 Hectare 62 Ares (i.e., 4 Acres).
15. Endorsement dated 5.9.2008 bearing No. R.K.167/2008-09 issued by the Office of Tahsildar, Devanahalli Taluk states that Index of land and Record of Rights pertaining to Survey No. 58/P16 measuring 4 Acres is not available in the records of the foregoing authority and hence the same cannot be issued.
16. Endorsement dated 5.9.2008 bearing No. R.K.167/2008-09 issued by the Office of Tahsildar, Devanahalli Taluk states that RTC for the period from 1968 to 1989 and 1994 to 1997 pertaining to Survey No. 58/P16 measuring 4 Acres is not available in the records of the foregoing authority and hence the same cannot be issued.
17. Endorsement dated 16.3.2008 bearing No. PTCL:CR:423/2007-08 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no proceedings initiated under the provisions of PTCL Act with respect to Survey No. 58/P16 measuring 4 Acres.
18. Endorsement dated 16.3.2008 bearing No. L.R.F.C.R 7A/283/2007-08 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no tenancy claims initiated with respect to Survey No. 58/P16 measuring 4 Acres.
19. Endorsement dated 16.3.2008 bearing No. LRF (79AB) CR 283/2007-08 issued by the Office of Tahsildar, Devanahalli provides that there are no proceedings filed under Sections 79(A), 79(B) of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 58/P16 measuring 4 Acres.
20. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
21. Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.



22. Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority for its developmental purposes.
23. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 117 (old Survey No. 58/P16) discloses as follows:

Sl. No.	Period	Issuing authority	Transactions
1.	16.03.2022	Office of Sub-Registrar, Devanahalli (for Survey No. 58/P16)	Sale Deed dated 25.10.72 registered as Document No.2483/72-73
2.	1.4.1975 to 30.3.1991	Office of Sub-Registrar, Devanahalli (for Survey No. 58/P16)	Sale Deed dated 31.8.1981, registered as Document No. 837/1981-82.
3.	3.1.1981 to 3.1.1994	Office of Sub-Registrar, Devanahalli (for Survey No. 58)	Sale Deed dated 31.8.1981, registered as Document No. 837/1981-82.
4.	3.1.1994 to 31.3.2004	Office of Senior Sub-Registrar, Devanahalli (for Survey No. 117, old Survey No. 58/P16)	'Nil'
5.	1.4.2004 to 30.4.2009	Office of Senior Sub-Registrar, Devanahalli (for Survey No. 58/P16)	Sale Deed dated 20.2.2008, registered as Document No. DNH-1-01806-2008-09.
6.	1.4.2004 to 23.12.2021	Office of Sub-Registrar, Devanahalli (unattested)	Sale Agreement dated 18.5.2017, registered as Document no. DNH-1-01408-2017-18.
			Cancellation deed dated 24.6.2020, registered as



			Document No. DNH-1-01287-2020-21.
7	23.12.2021 to 10.03.2022	Office of Sub -Registrar, Devanahalli	'Nil'
8.	01.04.2021 to 16.01.2024	Office of Sub -Registrar, Devanahalli	Sale Deed dated 25.04.2022 registered as Document No.DNH-1-00905, in Book I, CD No. DNHD1519, in the office of Sub Registrar, Devanahalli.
9.	16.01.2024 to 16.07.2024	Devanahalli Sub Registrar	"Nil"

OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s Pinnacle Investments is the absolute owner of the Schedule Property.

We have issued Public Notice dated 12.02.2022 in Hindu and Udayavani (newspaper), we have so far not received any objections with to the Schedule Property.



ANNEXURE – 6

Survey No.141

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Grant Certificate dated 18.12.1964 issued by the Office of Tahsildar, Devanahalli Taluk.
2.	Sale Deed dated 30.1.1973 executed by Mr. Basavarajchar s/o Mr. Naynachar in favour of Mr. Ramachandrappa s/o Mr. Ramaiah, registered as Document No. 3287/1972-73 at pages 112 – 113 in Volume 1111 of Book I in the Office of Sub-Registrar, Devanahalli.
3.	Index of Land issued by the Office of Village Accountant, Devanahalli Taluk.
4.	Record of Rights bearing No. 289 issued by the Office of Tahsildar, Devanahalli Taluk.
5.	Sale Deed dated 25.9.1981 executed by Mr. Ramachandrappa s/o Mr. Ramaiah in favour of Mr. T.G. Maduraiah s/o Mr. T.S. Gangadhara, registered as Document No. 934/1981-82 at pages 237 - 238 in Volume 1267 of Book I in the Office of Sub-Registrar, Devanahalli.
6.	Record of Rights bearing No. 653 issued by the Office of Tahsildar, Devanahalli Taluk.
7.	Mutation Register No. 37/1982-83 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.
8.	Mortgage Deed executed by Mr. T.G. Maduraiah & others in favour of Primary Co-operative Land Development Bank Limited, registered on 2.3.1982 as Document No. 1292/1981-82 in the Office of Sub-Registrar, Devanahalli.
9.	Loan Clearance Declaration Letter dated 18.10.2011 issued by the Primary Co-operative Land Development Bank Limited.
10.	Sale Deed dated 15.5.1985 executed by Mr. T.G. Maduraiah s/o Mr. T.S. Gangadhara in favour of Mr. M. Govindappa s/o Mr. Mottappa, registered as Document No. 323/1985-86 at pages 24 – 27 in Volume 1318 of Book I in the Office of Sub-Registrar, Devanahalli.
11.	Mutation Register No. 4/1985-86 issued by the Office of Village Accountant, Devanahalli Taluk.
12.	Mortgage Deed executed by Mr. M. Govindappa & others in favour of Primary Co-operative Land Development Bank Limited, registered on 27.2.1989 as Document No. 504/1988-89 in the Office of Sub-Registrar, Devanahalli.



13.	Loan Clearance Declaration Letter dated 18.10.2011 issued by the Primary Co-operative Land Development Bank Limited.
14.	Sale Deed dated 8.3.1995 executed by Mr. M. Govindappa s/o Mr. Motappa in favour of Mr. D. Subramanya s/o D. Gopalaiah, registered on 18.11.1995 as Document No. 981/1994-95 at pages 156 – 160 in Volume 1604 of Book I in the Office of Sub-Registrar, Devanahalli.
15.	Mutation Register No. 22/1995-96 issued by the Office of Village Accountant, Devanahalli Taluk.
16.	Order dated 30.10.2000 passed in Case No. LRF:SR: 79/1997-98 & 267/1996-97 filed by The Tahsildar, Devanahalli Taluk (on behalf of the Government) as 'Plaintiff' against Mr. D. Subramanya s/o Mr. D. Gopalaiah as 'Respondent' before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
17.	Order dated 6.4.2011 passed in Appeal Nos. 494/2007 & 503/2007 filed by Mr. D. Subramanya as 'Appellant' against (1) The State of Karnataka represented by its secretary (2) The Assistant Commissioner, Doddaballapur Sub-Division (3) The Tahsildar, Devanahalli Taluk as 'Respondents' before the Karnataka Appellate Tribunal, Bengaluru.
18.	Mutation Register No. 36/2010-11 issued by the Office of Village Accountant, Devanahalli.
19.	Mutation Register No. 39/2010-11 issued by the Office of Village Accountant, Devanahalli.
20.	Settlement Akarbandh.
21.	Sale Deed dated 30.11.2011 executed by Mr. D. Subramanya s/o late D. Gopalaiah in favour of Mr. Satish Hedge s/o late Raghava Hedge, registered as Document No. DNH-1-04865-2011-12 stored in CD No. DNHD 246 in the Office of Sub-Registrar, Devanahalli.
22.	Mutation Register No. H25/2011-12 issued by the Office of Village Accountant, Devanahalli Taluk.
23.	Order dated 02.03.2015 passed in Revision Petition No. 127/2013-14 filed by State of Karnataka against Mr. Satish Hedge before the Court of Deputy Commissioner, Bengaluru Rural District.
24.	Mutation Register No. H23/2014-15 issued by the Office of Village Accountant, Devanahalli Taluk.
25.	Order dated 1.12.2015 passed in Writ Petition No. 13730/2015 c/w Writ Petition No. 13732/2015 filed by Mr. Satish Hedge as 'Petitioner' against (1)



	State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as 'Respondents' (in WP No. 12730/2015) and Mr. Prashanth Adivappa Hiredesai as 'Petitioner' against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as 'Respondents' (in WP No. 12732/2015) before the High Court of Karnataka at Bengaluru.
26.	Order dated 26.7.2017 passed in Writ Petition No. 25982/2017 (KLR-RES) filed by Mr. Satish Hedge as 'Petitioner' against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as 'Respondents' before the High Court of Karnataka at Bengaluru.
27.	Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13 issued by Bengaluru International Airport Area Planning Authority, Devanahalli.
28.	Sale Deed dated 15.12.2022 executed by Satish Hegde in favour of M/s.Pinnacle Investments represented by its authorized signatory Praveen Kumar M.S registered as Document No.1159, in Book I, CD No.DNHD1695, in the office of Sub Registrar.
29.	Record of Rights, Tenancy and Crops (RTC) for the period from 1968-69 to 1972-73, 1985-86 to 1994-95, 1995-96, 1997-98 to 2001-02 with respect to Survey No. 58 measuring a portion of 4 Acres.
30.	RTC for the period 2011-12 to 2021-2022 with respect to Survey No. 141 measuring 4 Acres.
31.	Tax paid receipt dated 16.12.2021 bearing No. 0513396 issued by the Office of Village Accountant, Devanahalli.
32.	Endorsement dated 21.10.2011 bearing No. R.K. 1045/2011-12 issued by the Office of Tahsildar, Devanahalli Taluk.
33.	Endorsement dated 16.3.2006 bearing No. L.R.F:CR/88/2006-07 issued by the Office of Tahsildar, Devanahalli Taluk.
34.	Endorsement dated 16.3.2006 bearing No. PTCL.CR:136/2006-07 issued by the Office of Tahsildar, Devanahalli Taluk addressed to Mr. D. Subramanya.
35.	Endorsement dated 21.1.2012 bearing No. LRF.CR:273/2011-12 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru.
36.	Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI).



37.	Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board.
38.	Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA).
39.	Encumbrance Certificate dated 20.5.2011 bearing No. 1711/11-12 for the period from 30.1.1970 to 5.5.2011 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 58.
40.	Encumbrance Certificate dated 5.11.2014 bearing No. 19328/14-15 for the period from 1.4.2010 to 3.11.2014 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 141.
41.	Encumbrance Certificate dated 22.12.2015 bearing No. 24166/15-16 for the period from 1.1.2012 to 22.12.2015 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 141.
42.	Encumbrance Certificate dated 20.2.2016 bearing No. 201701/15-16 for the period from 20.12.2015 to 19.2.2016 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 141.
43.	Encumbrance Certificate dated 15.11.2021 bearing No. 18733/21-22 for the period from 20.2.2016 to 11.11.2021 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 141.
44.	Encumbrance Certificate dated 11.03.2022 bearing No. 6973/21-22 for the period from 11.11.2021 to 10.03.2022 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 141.
45.	Encumbrance Certificate for the period covering from 01.04.2021 to 16.01.2024 issued by the Office of the Sub-Registrar, Devanahalli.
46.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.

TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is observed from the Grant Certificate dated 18.12.1964 issued by the Office of Tahsildar, Devanahalli Taluk that Mr. Basavarajachar s/o Mr. Naynchar has been granted with an extent of 4 Acres in agricultural land bearing Survey No. 58 situated



at Singarahalli Village, Kundana Hobli, Devanahalli Taluk which will be hereinafter referred to as Said Property in terms of the Official Memorandum dated 31.10.1964 bearing No. LNDSR 1203/1962-63 passed by the Office of Tahsildar, Devanahalli Taluk. Further, it states that the Said Property cannot be alienated for a period of 15 years from the date of grant. Furthermore, Record of Rights, Tenancy and Crops (RTC) for the period from 1968-69 to 1972-73 reflects the name of Mr. Basavaraju as the owner.

2. Then, Mr. Basavarajchar s/o Mr. Naynchar conveyed the Said Property in favour of Mr. Ramachandrappa s/o Mr. Ramaiah vide Sale Deed dated 30.1.1973 which has been registered as Document No. 3287/1972-73 at pages 112 – 113 in Volume 1111 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the foregoing transaction has been recorded in the Index of Land issued by the Office of Village Accountant, Devanahalli Taluk and Record of Rights bearing No. 289 issued by the Office of Tahsildar, Devanahalli Taluk.

Observation: It is observed that Mr. Basavarajachar who had been granted with an extent of 4 Acres in Survey No. 58 (New Survey No. 141) in the year 1964 has alienated the said land in favour of Mr. Ramachandrappa vide Sale Deed dated 30.1.1973, registered as Document No. 3287/1972-73 at pages 112 – 113 in Volume 1111 of Book I in the Office of Sub-Registrar, Devanahalli which is in violation of 15 years of non-alienation period. In consideration of expiry of 40+ years from the date of alienation, all the revenue records were further mutated by the said Government office and the lands were converted from Agricultural usage to Residential we are of the view and opinion that the option of Government taking any action for such violations are barred by law of limitation (reference may also be drawn to Article 112 of the Law of Limitation, 1963).

3. Thereafter, Mr. Ramachandrappa s/o Mr. Ramaiah conveyed the Said Property in favour of Mr. T.G. Maduraiah s/o Mr. T.S. Gangadhara vide Sale Deed dated 25.9.1981 which has been registered as Document No. 934/1981-82 at pages 237 - 238 in Volume 1267 of Book I in the Office of Sub-Registrar, Devanahalli. Further, the foregoing transaction has been recorded in the Index of Land issued by the Office of Village Accountant, Devanahalli Taluk and Record of Rights bearing No. 653 issued by the Office of Tahsildar, Devanahalli Taluk. Furthermore, Mutation Register No. 37/1982-83 issued by the Office of Deputy Tahsildar, Devanahalli Taluk states that



the khatha with respect to Said Property has been transferred in the name of Mr. T.G. Maduraiah in terms of the foregoing sale deed.

4. Subsequently, Mr. T.G. Maduraiah & others mortgaged the Said Property in favour of Primary Co-operative Land Development Bank Limited under a Mortgage Deed which has been registered on 2.3.1982 as Document No. 1292/1981-82 in the Office of Sub-Registrar, Devanahalli. Further, the said mortgage has been discharged as per the Loan Clearance Declaration Letter dated 18.10.2011 issued by the Primary Co-operative Land Development Bank Limited.
5. Later, Mr. T.G. Maduraiah s/o Mr. T.S. Gangadhara conveyed the Said Property inter-alia other property in favour of Mr. M. Govindappa s/o Mr. Mottappa under a Sale Deed dated 15.5.1985 which has been registered as Document No. 323/1985-86 at pages 24 – 27 in Volume 1318 of Book I in the Office of Sub-Registrar, Devanahalli. Further, Mutation Register No. 4/1985-86 issued by the Office of Village Accountant, Devanahalli Taluk states that the khatha with respect to Said Property inter-alia other property has been transferred in the name of Mr. M. Govindappa in terms of the foregoing sale deed. Furthermore, RTC for the period 1985-86 to 1994-95 reflects the name of Mr. M. Govindappa as the owner.
6. Subsequently, Mr. M. Govindappa & others mortgaged the Said Property in favour of Primary Co-operative Land Development Bank Limited under a Mortgage Deed which has been registered on 27.2.1989 as Document No. 504/1988-89 in the Office of Sub-Registrar, Devanahalli. Further, the said mortgage has been discharged as per the Loan Clearance Declaration Letter dated 18.10.2011 issued by the Primary Co-operative Land Development Bank Limited.
7. Next, Mr. M. Govindappa s/o Mr. Motappa conveyed the Said Property in favour of Mr. D. Subramanya s/o D. Gopalaiah vide Sale Deed dated 8.3.1995 which has been registered on 18.11.1995 as Document No. 981/1994-95 at pages 156 – 160 in Volume 1604 of Book I in the Office of Sub-Registrar, Devanahalli. Further, it states that the five sons of Mr. M. Govindappa have signed the foregoing sale deed as consenting witnesses. Furthermore, Mutation Register No. 22/1995-96 issued by the Office of Village Accountant, Devanahalli Taluk states that the khatha with respect to Said Property has been transferred in the name of Mr. D. Subramanya in terms of the foregoing sale deed. The RTC for the period 1995-96 reflects the name of Mr. D. Subramanya as the owner.



8. Order dated 30.10.2000 passed in Case No. LRF:SR: 79/1997-98 & 267/1996-97 filed by The Tahsildar, Devanahalli Taluk (on behalf of the Government) as 'Plaintiff' against Mr. D. Subramanya s/o Mr. D. Gopalaiah as 'Respondent' before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru states that the Said Property inter-alia other property has been purchased by the respondent in violation of the provisions of sections 79(A) & 80 of the Karnataka Land Reforms Act, 1961 and hence the same got transferred in the name of the government free from all encumbrances. Further, RTC for the period 1997-98 to 2001-02 reflects the name of Government as the owner.
9. Aggrieved by the foregoing order, Mr. D. Subramanya 'Appellant' filed an Appeal before the Karnataka Appellate Tribunal, Bengaluru in Appeal Nos. 494/2007 & 503/2007 against (1) The State of Karnataka represented by its secretary (2) The Assistant Commissioner, Doddaballapur Sub-Division (3) The Tahsildar, Devanahalli Taluk as 'Respondents' for quashing of the said order. After hearing arguments from both the parties, court had ordered on 6.4.2011 stating that the appeal has been allowed as the appellant has proved that he has not violated the provisions of sections 79(A) & 80 of the Karnataka Land Reforms Act, 1961 and as that he is an agriculturist and by virtue of which impugned Order dated 30.10.2000 passed in Case No. LRF:SR: 79/1997-98 & 267/1996-97 before the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru has been set aside. Further, Mutation Register No. 36/2010-11 issued by the Office of Village Accountant, Devanahalli states that the khatha with respect to Said Property has been transferred in the name of Mr. D. Subramanya in terms of the Karnataka Appellate Tribunal's order.
10. Pursuant thereto, Said Property has been bifurcated (as the Said Property is a portion of Survey No. 58) and assigned with new Survey No. 141 measuring 4 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk which will be hereinafter referred to as 'Schedule Property' as per TQDPR/389/A/2007-08 dated 9.5.2010 passed by the Office of Tahsildar, Devanahalli Taluk and the same has been recorded in Mutation Register No. 39/2010-11 issued by the Office of Village Accountant, Devanahalli. Further, Settlement Akarbandh indicates that the land bearing Survey No. 141 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk measures an extent of 4 Acres. Furthermore, RTC for the period 2011-12 reflects the name of Mr. D. Subramanya as the owner.



11. After that, Mr. D. Subramanya s/o late D. Gopalaiah conveyed the Schedule Property in favour of Mr. Satish Hedge s/o late Raghava Hedge under a Sale Deed dated 30.11.2011 which has been registered as Document No. DNH-1-04865-2011-12 stored in CD No. DNHD 246 in the Office of Sub-Registrar, Devanahalli. Further, the wife and children of Mr. D. Subramanya have signed the foregoing sale deed as consenting witnesses. Furthermore, Mutation Register No. H25/2011-12 issued by the Office of Village Accountant, Devanahalli Taluk states that the khatha with respect to Schedule Property has been transferred in the name of Mr. Satish Hedge in terms of the foregoing sale deed and Order dated 16.4.2012 passed in RA(DE)425/2011-12 before the Court of Assistant Commissioner (wherein order dated 16.4.2012 has been made to make the changes in the check list which was written in English language to regional language Kannada). The RTC for the period from 2012-13 to 2014-15 reflects the name of Mr. Satish Hedge as the owner.
12. Following, an Order dated 2.3.2015 was passed in Revision Petition No. 127/2013-14 filed by State of Karnataka against Mr. Satish Hedge before the Court of Deputy Commissioner, Bengaluru Rural District. The foregoing order states that the Deputy Commissioner had initiated the proceedings under Section 136(3) of The Karnataka Land Revenue Act, 1964 as the grant made in the name of Mr. Basavarajchar are done on bogus records and after detailed analysis on the documents placed before the authority, it has been held and ordered "to cancel the entries reflected in the name of Mr. Satish Hedge and his predecessors in title with respect to Schedule Property (Old Survey No. 58 measuring a portion of 4 Acres) in the revenue records such as RTC's, etc., wherever they have occurred and enter as Government as well as resume the said land to Government free of all encumbrances by evicting those who are in possession of the said land as per rules and safeguard the same, since it is the Government property. Further, the Tahsidlar, Devanahalli Taluk shall take necessary action and report compliance for the same". Furthermore, Mutation Register No. H23/2014-15 issued by the Office of Village Accountant, Devanahalli Taluk reflects the foregoing order passed in Revision Petition No. 127/2013-14 before the Court of Deputy Commissioner. The RTC for the period 2015-16 reflects the name of the Government as the owner.
13. Aggrieved by the Order passed in Revision Petition No. 127/2013-14, Mr. Satish Hedge filed a petition under articles 226 & 227 of the Constitution of India against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as



'Respondents' in Writ Petition No. 13730/2015 before the High Court of Karnataka at Bengaluru combined with Writ Petition No. 12732/2015 filed by Mr. Prashanth Adivappa Hiredesai against the same respondents hereinabove praying for call for records from the office of respondents at nos. (2) & (3) and quashing of the impugned order. Further, an Order was passed on 1.12.2015 which states as below:

- i. The Deputy Commissioner has failed to follow the principles of natural justice before passing the order dated 2.3.2015 in Revision Petition Nos. 127 & 134/2013-14, being suo-motu initiation, invoking section 136(3) of the Karnataka Land Revenue Act, 1964 by the said Deputy Commissioner on the basis of the letter addressed by the Tahsildar, Devanahalli Taluk.
- ii. The orders impugned suffer from an error apparent on the face of the record calling for interference. Hence, Orders impugned are quashed and proceeding remitted with a direction to provide copies of the letters of the Tahsildar to the petitioners so as to enable them to file objections and after extending reasonable opportunity of hearing to pass orders strictly in accordance with law.

Note: Order passed in Revision Petition No. 134/2014-14 is relating to the Writ Petition No. 12732/2015 filed by Mr. Prashanth Adivappa Hiredesai (this writ petition is not related to Schedule Property) which has been combined with Writ Petition No. 13730/2015 as the grievance of the petitioners are in common.

14. Thereafter, Mr. Satish Hedge as 'Petitioner' filed Writ Petition No. 25982/2017 (KLR-RES) against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as 'Respondents' before the High Court of Karnataka at Bengaluru under articles 226 & 227 of the Constitution of India praying to call for records from the office of respondents at nos. (2) & (3) which has resulted in passing the impugned order in revision petition no. 127/2013-14 and to quash the same. The foregoing court after verifying all the documents and hearing the parties to the petition, an Order dated 26.7.2017 was passed stating that the deputy commissioner invoking revisional jurisdiction after 50 years and assumed power that is not vested in him under section 136(3) of the Revenue Act in annulling the sale deeds and declaring that there was no genuine grant made in favour of Basavachar in the year 1964. Hence, petitioner is entitled to succeed. Therefore, the writ petition has been allowed and the impugned order passed by the deputy commissioner is set aside. Further,



RTC for the period from 2016-17 to 2021-22 reflects the name of Mr. Satish Hedge as the owner.

However, we have not been furnished with RTCs for the period from 1983-84, 1984-85, 2002-03 to 2010-11 with respect to Survey No. 58 measuring a portion of 4 Acres.

15. Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13 issued by Bengaluru International Airport Area Planning Authority, Devanahalli states that the Schedule Property inter-alia other properties has been granted with the permission to change the land use from agricultural status to residential status subject to the conditions contained therein.
16. Tax paid receipt dated 16.12.2021 bearing No. 0513396 issued by the Office of Village Accountant, Devanahalli states that the tax has been paid for the year 2021-22 with respect to Schedule Property.
17. The said Satish Hegde executed a Sale Deed dated 15.12.2022 in favour of M/s.Pinnacle Investments represented by its authorized signatory Praveen Kumar M.S registered as Document No.1159, in Book I, CD No.DNHD1695, in the office of Sub Registrar and thereby conveyed Schedule Property. In this manner M/s. Pinnacle Investments became the Owner of the Schedule Property.

ENDORSEMENTS:

18. Endorsement dated 21.10.2011 bearing No. R.K. 1045/2011-12 issued by the Office of Tahsildar, Devanahalli Taluk states that the RTC for the period from 1973 to 1983 & 1996 to 1999 cannot be issued as a true copy as the same has been dilapidated in the records of the foregoing authority.
19. Endorsement dated 16.3.2006 bearing No. L.R.F:CR/88/2006-07 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no tenancy claims filed against the land bearing Survey No. 58 measuring 4 Acres owned by Mr. D. Subramanya.
20. Endorsement dated 16.3.2006 bearing No. PTCL.CR:136/2006-07 issued by the Office of Tahsildar, Devanahalli Taluk addressed to Mr. D. Subramanya provides that there are no proceedings filed under the provisions of PTCL Act with respect to the land bearing Survey No. 58 measuring 4 Acres.



21. Endorsement dated 21.1.2012 bearing No. LRF.CR:273/2011-12 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru provides that there are no proceedings filed under Sections 79(A) & (B) of the Karnataka Land Reforms Act, 1961 with respect to Schedule Property.
22. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
23. Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
24. Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority for its developmental purposes.

ENCUMBRANCE CERTIFICATES:

25. Encumbrance Certificate dated 20.5.2011 bearing No. 1711/11-12 for the period from 30.1.1970 to 5.5.2011 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 58 reflects the following transactions:
 - i. Sale Deed dated 30.1.1973 executed by Mr. Basavarajchar s/o Mr. Naynchar in favour of Mr. Ramachandrappa s/o Mr. Ramaiah, registered as Document No. 3287/1972-73 at pages 112 – 113 in Volume 1111 of Book I in the Office of Sub-Registrar, Devanahalli.
 - ii. Sale Deed dated 25.9.1981 executed by Mr. Ramachandrappa s/o Mr. Ramaiah in favour of Mr. T.G. Maduraiah s/o Mr. T.S. Gangadhara, registered as Document No. 934/1981-82 at pages 237 - 238 in Volume 1267 of Book I in the Office of Sub-Registrar, Devanahalli.
 - iii. Mortgage Deed executed by Mr. T.G. Maduraiah & others in favour of Primary Co-operative Land Development Bank Limited, registered on 2.3.1982 as Document No. 1292/1981-82 in the Office of Sub-Registrar, Devanahalli.
 - iv. Mortgage Deed executed by Mr. M. Govindappa & others in favour of Primary Co-operative Land Development Bank Limited, registered on 27.2.1989 as Document No. 504/1988-89 in the Office of Sub-Registrar, Devanahalli.



- v. Sale Deed dated 8.3.1995 executed by Mr. M. Govindappa s/o Mr. Motappa in favour of Mr. D. Subramanya s/o D. Gopalaiah, registered on 18.11.1995 as Document No. 981/1994-95 at pages 156 – 160 in Volume 1604 of Book I in the Office of Sub-Registrar, Devanahalli.

Note: The transaction of Sale Deed dated 15.5.1985 executed by Mr. T.G. Maduraiah s/o Mr. T.S. Gangadhara in favour of Mr. M. Govindappa s/o Mr. Mottappa, registered as Document No. 323/1985-86 at pages 24 – 27 in Volume 1318 of Book I in the Office of Sub-Registrar, Devanahalli has not been reflected in the foregoing encumbrance certificate.

26. Encumbrance Certificate dated 5.11.2014 bearing No. 19328/14-15 for the period from 1.4.2010 to 3.11.2014 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 141 reflects the transaction of:
- i. Sale Deed dated 30.11.2011 executed by Mr. D. Subramanya s/o late D. Gopalaiah in favour of Mr. Satish Hedge s/o late Raghava Hedge, registered as Document No. DNH-1-04865-2011-12 stored in CD No. DNHD 246 in the Office of Sub-Registrar, Devanahalli.
27. Encumbrance Certificate dated 22.12.2015 bearing No. 24166/15-16 for the period from 1.1.2012 to 22.12.2015 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 141 reflects 'nil' encumbrance.
28. Encumbrance Certificate dated 20.2.2016 bearing No. 201701/15-16 for the period from 20.12.2015 to 19.2.2016 issued by the Office of Sub-Registrar, Devanahalli with respect to Survey No. 141 reflects 'nil' encumbrance.
29. Encumbrance Certificate dated 15.11.2021 bearing No. 18733/21-22 for the period from 20.2.2016 to 11.11.2021 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 141 reflects 'nil' encumbrance.
30. Encumbrance Certificate dated 11.03.2022 bearing No. 6973/21-22 for the period from 11.11.2021 to 10.03.2022 issued by the Office of Senior Sub-Registrar, Devanahalli with respect to Survey No. 141 reflects "nil" encumbrance.
31. Encumbrance Certificate for the period covering from 01.04.2021 to 16.01.2024 issued by the Office of the Sub-Registrar, Devanahalli with respect to Survey No. 141



reflects Sale Deed dated 15.12.2022 registered as Document No.1159, in Book I, CD No.DNHD1695, in the office of Sub Registrar.

32. Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar records Nil transaction.

OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s Pinnacle Investments is the absolute owner of the Schedule Property.

We have issued Public Notice dated 12.02.2022 in Hindu and Udayavani (newspaper), we have so far not received any objections with regard to the Schedule Property.

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ANNEXURE – 7

Survey No.143

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Grant Certificate dated 23.8.1962 issued by the Office of Tahsildar, Devanahalli Taluk.
2.	Death Certificate of Mr. P. Murugesan issued by the Chief Registrar of Births and Deaths.
3.	Inheritance Certificate bearing IHR No. 10/1997-98 dated 30.5.1998 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.
4.	Notarized General Power of Attorney dated 12.11.1997 executed by Mrs. Mangalakshmi w/o late P. Murugesan in favour of Mr. N. Gopalakrishna s/o late Nanjundappa.
5.	Sale Deed dated 25.5.2006 executed by Mrs. Mangalakshmi w/o late P. Murugesan represented by her GPA Holder Mr. N. Gopalakrishna s/o late Nanjundappa in favour of (1) Mr. K. Ramaiah s/o Kempanna and (2) Mr. B.S. Parthasarathy s/o Sundara Raj, registered as Document No. DNH-1-01605-2006-07 stored C.D No. DNHD91 in the Office of Sub-Registrar, Devanahalli.
6.	Mutation Register No. 13/2006-07 issued by the Office of Village Accountant, Devanahalli Taluk.
7.	Release Deed dated 13.2.2008 executed by Mr. B.S. Parthasarathy s/o Sundara Raj in favour of Mr. K. Ramaiah s/o Kempanna, registered on 15.2.2008 as Document No. DNH-1-06698-2007-08 stored in C.D No. DNHD148 in the Office of Sub-Registrar, Devanahalli.
8.	Agreement to Sell dated 16.2.2008 executed by Mr. K. Ramaiah s/o Kempanna in favour of Mr. A. Sandeep Shetty s/o Jagannath Shetty, registered as Document No. DNH-1-07085-2007-08 stored CD No. DNHD149 in the Office of Sub-Registrar, Devanahalli.
9.	Confirmation Deed dated 17.12.2008 executed by (1) Mr. M. Karuna Murthy s/o P. Muthuswamy (2) Mrs. Pramila w/o M. Karunamurthy (3) Mr. Ashwini Kumar s/o Mr. M. Karuna Murthy (4) Mr. Deepan s/o Mr. M. Karuna Murthy and (5) Mr. Keerthivarman since minor represented by his father and natural guardian Mr. M. Karuna Murthy as 'First Party' in favour of Mr. K. Ramaiah s/o Kempanna as 'Second Party', registered as Document No. DNH-1-04863-2008-09 stored CD No. DNHD167 in the Office of Senior Sub-Registrar, Devanahalli.



10.	Genealogical tree of Ponnuswamy issued on 1.12.2008 by the Office of Village Accountant, Bengaluru North Taluk.
11.	Rectified Official Memorandum dated 22.2.2006 bearing No. LND/RUC/SR/631/1962-63, TQ/DPR/59/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk.
12.	Mutation Register No. H27/2011-12 issued by the Office of Village Accountant, Devanahalli Taluk.
13.	Mutation Register No. T5/2011-12 issued by the Office of Village Accountant, Devanahalli.
14.	Sale Deed dated 21.02.2013 executed by Mr. K. Ramaiah s/o Kempanna as 'Vendor' along with Mr. A. Sandeep Shetty as 'Confirming Party' in favour of Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai as 'Purchaser', registered as Document No. DNH-1-07791-2012-13 stored in CD No. DNHD309 in the Office of the Sub-Registrar, Devanahalli.
15.	Mutation Register No. H10/2012-13 issued by the Office of Village Accountant, Devanahalli.
16.	Genealogical tree of Mr. K. Ramaiah issued on 26.6.2012 by the Office of Village Accountant, Devanahalli Taluk.
17.	Order dated 6.6.2014 passed in Case No. LRF:SR(De):68/2013-14 by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru filed by The Tahsildar, Devanahalli Taluk on behalf of Government as 'Plaintiff' against Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai as 'Defendant'.
18.	Letter dated 19.1.2014 bearing No. L.L.D.CR:156/2013-14 issued by the Office of Tahsildar, Devanahalli Taluk addressed to Deputy Commissioner, Bengaluru Rural District.
19.	Mutation Register No. H22/2014-15 issued by the Office of Village Accountant, Devanahalli Taluk.
20.	Order dated 01.12.2015 passed in Writ Petition No. 13730/2015 c/w Writ Petition No. 13732/2015 filed by Mr. Satish Hedge as 'Petitioner' against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as 'Respondents' (in WP No. 13730/2015) and Mr. Prashanth Adivappa Hiredesai as 'Petitioner' against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District



	(3) The Tahsildar, Devanahalli Taluk as 'Respondents' (in WP No. 13732/2015) before the High Court of Karnataka at Bengaluru.
21.	Order dated 10.5.2019 passed in Revision Petition No. 134/2013-14 filed by The Tahsildar, Devanahalli as 'Petitioner' against Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai as 'Respondent' by the Court of Deputy Commissioner & District Magistrate, Bengaluru Rural District.
22.	Sale Deed dated 25.04.2022 executed by Prashanth Adivappa Hiredesai @Prashanth Hiredesai in favour of M/s. Pinnacle Investments represented by its authorized signatory Balaji.V registered as Document No.DNH-1-00903/22-23, in Book I, CD No.DNHD1519, in the office of Sub Registrar, Devanahalli.
23.	Deemed Conversion Order dated 31.12.2022 bearing No.410826 issued by Deputy Commissioner, Bangalore Rural District.
24.	Records of Tenancy and Crops ("RTC") for the period from 1984-85 to 1993-94, 1997-98 to 2000-01 issued by the Office of Tahsildar, Devanahalli Taluk with respect to Survey No. 58 measuring 10 Acres.
25.	Report dated 1.9.2008 issued by the Office of Village Accountant, Devanahalli Taluk.
26.	RTC for the period from 2001-02 to 2011-12 with respect to Survey No. 58/P6 measuring 10 Acres.
27.	RTC for the period from 2012-13 to 2021-22 with respect to Survey No. 143 measuring 7 Acres 26 Guntas.
28.	RTC for the period for 2022-23 with respect to Survey No. 143 measuring 7 Acres 26 Guntas.
29.	Tax paid receipt dated 16.12.2021 bearing No. 0513395 issued by the Office of Village Accountant, Devanahalli.
30.	Settlement Akarbandh.
31.	Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13 issued by Bengaluru International Airport Area Planning Authority, Devanahalli.
32.	Endorsement dated 1.12.2021 bearing No. R.K..R: /2021-22 issued by the Office of Tahsildar, Devanahalli Taluk.
33.	Endorsement dated 16.3.2006 bearing No. L.R.F.C.R/932/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk.
34.	Endorsement dated 13.8.2009 bearing No. L.R.F.C.R/678/2009-10 issued by the Office of Tahsildar, Devanahalli Taluk.
35.	Endorsement dated 29.8.2008 bearing No. LRF (79AB) CR 206/2008-09 issued by the Office of Tahsildar, Devanahalli.



36.	Endorsement dated 13.8.2009 bearing No. LRF (79AB) CR 485/2009-10 issued by the Office of Tahsildar, Devanahalli.
37.	Endorsement dated 16.3.2006 bearing No. PTCL:CR:682/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk.
38.	Endorsement dated 13.8.2009 bearing No. PTCL:CR:285/2009-10 issued by the Office of Tahsildar, Devanahalli Taluk.
39.	Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI).
40.	Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board.
41.	Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA).
42.	Encumbrance Certificate dated 25.6.2011 bearing No. 4670/11-12 for the period from 1.1.1950 to 21.6.2011 issued by the Office of Senior Sub-Registrar, Devanahalli.
43.	Encumbrance Certificate dated 16.7.2011 bearing No. 5347/11-12 for the period from 1.4.1975 to 4.7.2011 issued by the Office of Senior Sub-Registrar, Devanahalli.
44.	Encumbrance Certificate dated 5.11.2014 bearing No. 19327/14-15 for the period from 1.4.2010 to 3.11.2014 issued by the Office of Sub-Registrar, Devanahalli.
45.	Encumbrance Certificate dated 23.12.2015 bearing Application No. 34,879 for the period from 1.1.2013 to 21.12.2015.
46.	Encumbrance Certificate dated 20.2.2016 bearing No. 29699/15-16 for the period from 20.12.2015 to 19.2.2016 issued by the Office of Sub-Registrar, Devanahalli.
47.	Encumbrance Certificate dated 24.12.2021 bearing No. 285/21-22 for the period from 20.2.2016 to 24.12.2021 issued by the Office of Senior Sub-Registrar, Devanahalli.
48.	Encumbrance Certificate dated 11.03.2022 bearing No.6975/21-22 for the period from 24.12.2021 to 10.03.2022 issued by the Office of Senior Sub-Registrar, Devanahalli.
49.	Encumbrance Certificate dated 11.03.2022 bearing No.6974/21-22 for the period from 01.01.2013 to 10.03.2022 issued by the Office of Senior Sub-Registrar, Devanahalli.



50.	Encumbrance Certificate for the period covering from 01.04.2021 to 16.01.2024 issued by the Office of the Sub-Registrar, Devanahalli Taluk.
51.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.

TRACING OF TITLE

Upon perusal of the documents furnished to us, we note the following:

1. It is evident from the Grant Certificate dated 23.8.1962 issued by the Office of Tahsildar, Devanahalli Taluk that the said authority has granted the land bearing Survey No. 58 measuring a portion of 10 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk in favour of Mr. P. Murugesan s/o Ponnuswamy. Further, it states that the foregoing land cannot be alienated for a period of 15 years from the date of grant.
2. Hereinafter, the land bearing Survey No. 58 measuring a portion of 10 Acres situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk will be referred to as Said Property which has been granted in the name of Mr. P. Murugesan.
3. Death Certificate issued by the Chief Registrar of Births and Deaths states that Mr. P. Murugesan has demised on 8.4.1977 and the same is registered as No. 323 on 9.4.1977 before the said authority.
4. Pursuant to the demise of Mr. P. Murugesan, the khatha with respect to Said Property has been transferred in the name of his wife Mrs. Mangalakshmi vide Inheritance Certificate bearing IHR No. 10/1997-98 dated 30.5.1998 issued by the Office of Deputy Tahsildar, Devanahalli Taluk.
5. Thereafter, Mrs. Mangalakshmi w/o late P. Murugesan has executed a General Power of Attorney dated 12.11.1997 which has been notarized authorizing Mr. N. Gopalakrishna s/o late Nanjundappa to carry out the activities as mentioned therein along with the powers to convey the Said Property in favour of prospective purchaser/s through proper conveyance deed.



6. On 25.5.2006, Mrs. Mangalakshmi w/o late P. Murugeshan represented by her GPA Holder Mr. N. Gopalakrishna s/o late Nanjundappa has absolutely conveyed the Said Property in favour of (1) Mr. K. Ramaiah s/o Kempanna and (2) Mr. B.S. Parthasarathy s/o Sundara Raj jointly vide Sale Deed which has been registered as Document No. DNH-1-01605-2006-07 stored C.D No. DNHD91 in the Office of Sub-Registrar, Devanahalli and khatha with respect to the same has been transferred in the names of Mr. K. Ramaiah and Mr. B.S. Parthasarathy jointly vide Mutation Register No. 13/2006-07 issued by the Office of Village Accountant, Devanahalli Taluk.
7. Subsequently, Mr. B.S. Parthasarathy s/o Sundara Raj has released his share of right, title, interest in the Said Property inter-alia other property in favour of Mr. K. Ramaiah s/o Kempanna under a Release Deed dated 13.2.2008 which has been registered on 15.2.2008 as Document No. DNH-1-06698-2007-08 stored in C.D No. DNHD148 in the Office of Sub-Registrar, Devanahalli.
8. Later, Mr. K. Ramaiah s/o Kempanna agreed to convey the Said Property in favour of Mr. A. Sandeep Shetty s/o Jagannath Shetty vide Agreement to Sell dated 16.2.2008 which has been registered as Document No. DNH-1-07085-2007-08 stored CD No. DNHD149 in the Office of Sub-Registrar, Devanahalli.
9. Further, (1) Mr. M. Karuna Murthy s/o P. Muthuswamy (2) Mrs. Pramila w/o M. Karunamurthy (3) Mr. Ashwini Kumar s/o Mr. M. Karuna Murthy (4) Mr. Deepan s/o Mr. M. Karuna Murthy and (5) Mr. Keerthivarman since minor represented by his father and natural guardian Mr. M. Karuna Murthy as 'First Party' have executed a Confirmation Deed dated 17.12.2008 in favour of Mr. K. Ramaiah s/o Kempanna as 'Second Party', which has been registered as Document No. DNH-1-04863-2008-09 stored CD No. DNHD167 in the Office of Senior Sub-Registrar, Devanahalli. It states that first party have received a consideration of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) and relinquished all their rights, title, interest, claim over the Said Property in favour of second party. Further, it is to be noted that Mr. P. Muthuswamy is the brother of Mr. P. Murugeshan and his legal heirs are the first party to the foregoing confirmation deed. The Genealogical tree of Ponnuswamy is given below for better clarity regarding the details of his family members:
 - i. Genealogical tree of Ponnuswamy issued on 1.12.2008 by the Office of Village Accountant, Bengaluru North Taluk states as below:

Mr. Ponnuswamy (demised) married to Mrs. Amaravathiyamma (demised) and they have two children namely P. Murugeshan and P. Muthuswamy.



- Mr. P. Murugeshan (demised) married to Mrs. Mangalakshmi (demised) and they were issueless.
 - Mr. P. Muthuswamy (demised) married to Mrs. Akhilandeswari (demised) who are having a son Mr. M. Karuna Murthy.
 - Mr. M. Karuna Murthy (57 years) married to Mrs. Prameela (42 years) who are having children namely (1) Mr. Ashwin Kumar (24 years) (2) Mr. Deepan (23 years) (3) Mr. Keerthi Varman (18 years).
10. Meanwhile, Rectified Official Memorandum dated 22.2.2006 bearing No. LND/RUC/SR/631/1962-63, TQ/DPR/59/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk, states that the extent in Said Property has been reduced by 2 Acres 14 Guntas as per phodi and the remaining extent of 7 Acres 26 Guntas out of Said Property has been reflected against the names of Mr. P. Murugeshan, Mr. K. Ramaiah and Mr. Parthasarathy. Further, the Said Property has been assigned with new Survey No. 143 measuring 7 Acres 26 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk as per order passed in DPR/59/2005-06 and the same has been reflected in karda extract and Mutation Register No. H27/2011-12 issued by the Office of Village Accountant, Devanahalli Taluk. Furthermore, Mutation Register No. T5/2011-12 issued by the Office of Village Accountant, Devanahalli reflects the name of Mr. K. Ramaiah and Mr. B.S. Parthasarathy as the joint owners of land bearing Survey No. 143 measuring 7 Acres 26 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk (Note: It is to be noted that Mr. K. Ramaiah became the absolute owner pursuant to the release deed executed by Mr. Parthasarathy and the same has not been updated in the foregoing mutation entry).
11. Hereinafter, the land bearing Survey No. 143 measuring 7 Acres 26 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk will be referred to as Schedule Property.
12. Thereafter, Mr. K. Ramaiah s/o Kempanna as 'Vendor' along with Mr. A. Sandeep Shetty as 'Confirming Party' has absolutely conveyed the Schedule Property in favour of Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai as 'Purchaser' vide Sale Deed dated 21.2.2013 which has been registered as Document No. DNH-1-07791-2012-13 stored in CD No. DNHD309 in the Office of the Sub-Registrar,



Devanahalli. Further, confirming party has consented for the sale of the Schedule Property in favour of purchaser and witnessed the foregoing sale deed as confirming party because he was an agreement holder in terms of Agreement for Sale dated 16.2.2008, registered as Document No. DNH-1-07085-2007-08 stored CD No. DNHD149 in the Office of Sub-Registrar, Devanahalli. Furthermore, the children of vendor i.e., Mr. D.R. Chandrashekar, Mr. R. Ramesh & Mrs. Pavithra have signed the said deed as consenting witnesses and khatha with respect to the Schedule Property has been transferred in the name of Mr. Prashanth Adivappa Hiredesai vide Mutation Register No. H10/2012-13 issued by the Office of Village Accountant, Devanahalli.

i. Genealogical tree of Mr. K. Ramaiah issued on 26.6.2012 by the Office of Village Accountant, Devanahalli Taluk states as below:

- Mr. K. Ramaiah (59 years) married to Mrs. Radhamma (50 years) who are having children namely
 - Mr. D.R. Chandrashekar (30 years) married to Mrs. Nethravathi (24 years)
 - Mr. R. Mahesh (28 years) married to Mrs. Ashwini (23 years)
 - Mrs. R. Pavithra (25 years) (living in husband's house)

13. Thereafter, Order dated 6.6.2014 passed in Case No. LRF:SR(De):68/2013-14 by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru filed by The Tahsildar, Devanahalli Taluk on behalf of Government as 'Plaintiff' against Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai as 'Defendant' states that the plaintiff has initiated proceedings under Sections 79(A)(B) of Karnataka Land Reforms Act, 1961, as defendant has purchased the Schedule Property in violation of said sections. Upon enquiry into the matter by the foregoing court, it has been ordered that the defendant has not violated the provisions of the said Act and therefore the case has been dropped.

14. Similarly, Letter dated 19.1.2014 bearing No. L.L.D.CR:156/2013-14 issued by the Office of Tahsildar, Devanahalli Taluk addressed to Deputy Commissioner, Bengaluru Rural District states that an extent of 120 Acres in Survey No. 58 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk has been allotted to various grantees based on false created documents and hence notice dated 23.8.2013 was issued to the foregoing grantees under sections 94 & 39 of The Karnataka Land Revenue Act, 1964 calling for such documents executed in favour of them. Further, the called for documents have not been furnished to the office of tahsildar in terms



of given notice and hence the same has been addressed to deputy commissioner to initiate proceedings under Section 136(3) of the said Act and forfeit the said land in favour of the government upon calling for documents from the said grantees and enquiry into the matter.

15. It is noted from the Mutation Register No. H22/2014-15 issued by the Office of Village Accountant, Devanahalli Taluk that an Order dated 2.3.2015 was passed in Revision Petition No. 134/2013-14 filed by State of Karnataka against Mr. Prashanth Adivappa Hiredesai before the Court of Deputy Commissioner, Bengaluru Rural District based on the letter dated 19.1.2014 issued by the Office of Tahsildar, Devanahalli Taluk and the Schedule Property was forfeited and restored to the government (Note: We have been informed by the client that the said Order dated 2.3.2015 passed in Revision Petition No. 134/2013-14 by the Office of Deputy Commissioner is not available and the requirement of the same can be dispensed with, as we have been furnished with the subsequent Order dated 10.5.2019 which has been passed by the Court of Deputy Commissioner & District Magistrate, Bengaluru Rural District in Revision Petition No. 134/2013-14).
16. Aggrieved by the Order passed in Revision Petition No. 134/2013-14, Mr. Prashanth Adivappa Hiredesai filed a petition under articles 226 & 227 of the Constitution of India against (1) State of Karnataka, Revenue Department represented by its secretary (2) Deputy Commissioner, Bengaluru Rural District (3) The Tahsildar, Devanahalli Taluk as 'Respondents' in Writ Petition No. 13732/2015 before the High Court of Karnataka at Bengaluru combined with Writ Petition No. 13730/2015 filed by Mr. Satish Hedge against the same respondents hereinabove praying for call for records from the office of respondents at nos. (2) & (3) and quashing of the impugned order. Further, an Order was passed on 1.12.2015 which states as below:
 - i. The Deputy Commissioner has failed to follow the principles of natural justice before passing the order dated 2.3.2015 in Revision Petition Nos. 127 & 134/2013-14, being suo-motu initiation, invoking section 136(3) of the Karnataka Land Revenue Act, 1964 by the said Deputy Commissioner on the basis of the letter addressed by the Tahsildar, Devanahalli Taluk.
 - ii. The orders impugned suffer from an error apparent on the face of the record calling for interference. Hence, Orders impugned are quashed and proceeding remitted with a direction to provide copies of the letters of the Tahsildar to the petitioners so as to enable them to file objections and after extending



reasonable opportunity of hearing to pass orders strictly in accordance with law.

Note: Order passed in Revision Petition No. 127/2014-14 is relating to the Writ Petition No. 13730/2015 filed by Mr. Satish Hedge (this writ petition is not related to Schedule Property) which has been combined with Writ Petition No. 13732/2015 as the grievance of the petitioners are in common.

17. Based on the directions given in order passed in WP No. 13732/2015 by the High Court of Karnataka at Bengaluru, an Order dated 10.5.2019 was passed by the Court of Deputy Commissioner & District Magistrate, Bengaluru Rural District in Revision Petition No. 134/2013-14 filed by The Tahsildar, Devanahalli as 'Petitioner' against Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai as 'Respondent' after verifying the documents placed before the court and states that the proceedings initiated under Section 136(3) of the Karnataka Land Revenue Act, 1964 has been dropped.
18. By virtue of the foregoing, Mr. Prashanth Adivappa Hiredesai became the absolute owner of the Schedule Property.
19. Further the said Prashanth Adivappa Hiredesai @Prashanth Hiredesai executed a Sale Deed dated 25.04.2022 in favour of M/s. Pinnacle Investments represented by its authorized signatory Balaji.V registered as Document No.DNH-1-00903/22-23, in Book I, CD No.DNHD1519, in the office of Sub Registrar, Devanahalli. In this manner M/s. Pinnacle Investments became the Owner of the Schedule Property.
20. M/s. Pinnacle Investments represented by its authorized signatory Balaji.V. Venkatesh made an application, and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District and obtained a conversion of Survey No.143 measuring 07 Acres 26 Guntas from agricultural to Layout Residential Purpose vide Deemed conversion order dated 31.12.2022 bearing No.410826.

Survey Records, Endorsements and Encumbrance Certificates:

21. Records of Rights, Tenancy and Crops ("RTC") for the period mentioned below with respect to Survey No. 58 measuring 10 Acres discloses as follows:



SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	1984-85 to 1993-94	Office of Tahsildar, Devanahalli Taluk	Mr. Murugeshan
2.	1997-98 to 2000-01	Tahsildar, Devanahalli Taluk	Mrs. Manga Lakshmi w/o late Murugeshan

24. Report dated 1.9.2008 issued by the Office of Village Accountant, Devanahalli Taluk states that the Survey No. 58 measuring 10 Acres mentioned in the handwritten RTCs have been changed to Survey No. 58/P6 measuring 10 Acres in the computerized RTCs.
25. Records of Tenancy and Crops ("RTC") for the period mentioned below with respect to Survey No. 58/P6 measuring 10 Acres discloses as follows:

SI No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	2001-02 to 2006-07	Office of Village Accountant, Devanahalli Taluk	Mrs. Manga Lakshmi w/o late Murugeshan
2.	2007-08 to 2011-12	Office of Village Accountant, Devanahalli Taluk	Mr. K. Ramaiah s/o Kempanna and Mr. B.S. Parthasarathy s/o Sundara Raj jointly

26. Rectified Official Memorandum dated 22.2.2006 bearing No. LND/RUC/SR/631/1962-63, TQ/DPR/59/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk, states that the Survey No. 58/P6 measuring 10 Acres has been reduced by 2 Acres 14 Guntas as per phodi and the remaining extent of 7 Acres 26 Guntas out of 10 Acres has been reflected against the names of Mr. P. Murugeshan, Mr. K. Ramaiah and Mr. Parthasarathy. Further, the said extent of 7 Acres 26 Guntas in Survey No. 58/P6 has been assigned with new Survey No. 143 measuring 7 Acres 26 Guntas situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk as per order passed in DPR/59/2005-06 and the same has been reflected in karda extract and Mutation Register No. H27/2011-12 issued by the Office of Village Accountant, Devanahalli Taluk.



27. RTC for the period mentioned below with respect to Survey No. 143 measuring 7 Acres 26 Guntas discloses as follows:

Sl No	Period	Issuing authority	Name of the person recorded in Column No. 9 (Owner)
1.	2012-13 to 2014-15	Digitally signed	Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai
2.	2015-16	Digitally signed	Government
3.	2016-17 to 2021-22	Digitally signed	Mr. Prashanth Adivappa Hiredesai s/o Adivappa Sangappa Hiredesai
4.	2022-23	Digitally signed	M/s.Pinnacle Investments

28. Tax paid receipt dated 16.12.2021 bearing No. 0513395 issued by the Office of Village Accountant, Devanahalli states that the tax has been paid for the year 2021-22 with respect to Schedule Property.
29. Settlement Akarbandh indicates that the land bearing Survey No. 143 situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk measures an extent of 7 Acres 26 Guntas.
30. Commencement Certificate dated 10.7.2013 bearing No. 324/2012-13 issued by Bengaluru International Airport Area Planning Authority, Devanahalli states that the Schedule Property inter-alia other properties has been granted with the permission to change the land use from agricultural status to residential status subject to the conditions contained therein.
31. Endorsement dated 1.12.2021 bearing No. R.K..R: /2021-22 issued by the Office of Tahsildar, Devanahalli Taluk states that the RTC for the period from 1966-67 to 1983-



- 84 & 1994-95 to 1996-97 cannot be issued as a true copy as the same has been dilapidated in the records of the foregoing authority.
32. Endorsement dated 16.3.2006 bearing No. L.R.F.C.R/932/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no tenancy claims initiated with respect to Survey No. 58/P6 measuring 10 Acres.
33. Endorsement dated 13.8.2009 bearing No. L.R.F.C.R/678/2009-10 issued by the Office of Tahsildar, Devanahalli Taluk provides that there are no tenancy claims initiated with respect to Schedule Property.
34. Endorsement dated 29.8.2008 bearing No. LRF (79AB) CR 206/2008-09 issued by the Office of Tahsildar, Devanahalli provides that there are no proceedings filed under Sections 79(A), 79(B) of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 58/P6 measuring 10 Acres.
35. Endorsement dated 13.8.2009 bearing No. LRF (79AB) CR 485/2009-10 issued by the Office of Tahsildar, Devanahalli provides that there are no proceedings filed under Sections 79(A), 79(B) of the Karnataka Land Reforms Act, 1961 with respect to Schedule Property.
36. Endorsement dated 16.3.2006 bearing No. PTCL:CR:682/2005-06 issued by the Office of Tahsildar, Devanahalli Taluk provides that the Survey No. 58/P6 measuring 10 Acres does not come under the purview of PTCL Act.
37. Endorsement dated 13.8.2009 bearing No. PTCL:CR:285/2009-10 issued by the Office of Tahsildar, Devanahalli Taluk provides that the Schedule Property does not come under the purview of PTCL Act.
38. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
39. Letter dated 30.11.2021 bearing No. KHB/LAQ/17/RTI/2021-22 issued by the Office of Karnataka Housing Board provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.



40. Letter dated 14.12.2021 bearing No. BIAAPA/TP/RTI/64/2021-22/1405 issued by Bengaluru International Airport Area Planning Authority, Devanahalli (BIAAPA) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority for its developmental purposes.

41. We have been furnished with the following Encumbrance Certificates which discloses as below:

Sl. No.	Period	Issuing authority	Transactions
1.	01.1.1950 to 21.6.2011	Office of Senior Sub-Registrar, Devanahalli (For Survey No. 58/P6)	'Nil'
2.	01.4.1975 to 4.7.2011	Office of Senior Sub-Registrar, Devanahalli (For Survey No. 58/P6)	Sale Deed dated 25.5.2006, registered as Document No. 1605/2006-07. Release Deed dated 15.2.2008, registered as Document No. 6698/2007-08. Agreement for Sale dated 27.2.2008, registered as Document No. 7085/2007-08. Confirmation deed dated 17.12.2008, registered as Document No. 4863/2008-09.
3.	01.4.2010 to 3.11.2014	Office of Sub-Registrar, Devanahalli (For Survey No. 143)	Sale Deed dated 21.2.2013, registered as Document No. DNH-1-07791/2012-13.
4.	01.1.2013 to 21.12.2015	Office of Sub-Registrar, Devanahalli (For Survey No. 143)	Sale Deed dated 21.2.2013, registered as Document No. DNH-1-07791/2012-13.



5.	20.12.2015 to 19.2.2016	Office of Sub- Registrar, Devanahalli (For Survey No. 143 measuring 7 Acres 20 Guntas)	'Nil'
6.	20.2.2016 to 24.12.2021	Office of Senior Sub- Registrar, Devanahalli (For Survey No. 143 (Old Survey No. 58) measuring 7 Acres 27 Guntas)	'Nil'
7.	24.12.2021 to 10.03.2022	Office of Senior Sub- Registrar, Devanahalli. (For Survey No.) measuring 7 Acres 27 Guntas)	'Nil'
8.	01.01.2013 to 10.03.2022	Office of Senior Sub- Registrar, Devanahalli (For Survey No.) measuring 7 Acres 27 Guntas)	Sale Deed dated 21.02.2013 registered as Document No.DNH-1-07791/12-13.
9.	01.04.2021 to 16.01.2024	Office of the Sub- Registrar, Devanahalli Taluk	Sale Deed dated 25.04.2022 registered as Document No.DNH-1-00903/22-23, in Book I, CD No.DNHD1519, in the office of Sub Registrar, Devanahalli.
10.	16.01.2024 to 16.07.2024	Devanahalli Sub Registrar.	"Nil"



OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s.Pinnacle Investments is the absolute owner of the Schedule Property.

We have issued Public Notice dated 12.02.2022 in Hindu and Udayavani (newspaper), we have so far not received any objections with regard to the Schedule Property.

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ANNEXURE – 8

Survey No.116

SR. NO.	PARTICULARS OF DOCUMENTS
1.	Grant Certificate (Form 1) dated 12.01.1964 bearing No. LND.SR. 10/62-63 issued by the Tahsildar, Singarahalli Taluk;
2.	Notarised family tree of Kenchappa;
3.	Inheritance Certificate bearing No.9/89-90 issued by the Office of the Tahsildar, Devanahalli Taluk;
4.	I.H.C. bearing No. 10/09-10, with regard to Survey No.116;
5.	Mutation Register Extract bearing M.R No. 10/2009-10 issued by the Village Accountant, Devanahalli Taluk;
6.	Notarized Agreement to Sell dated 11.11.2008 entered into between Muniraju S/o. late Narayanappa and others in favour of Avinash Rai M.K S/o. late Sitharam Rai;
7.	General Power of Attorney dated 11.11.2008 executed by Muniraju S/o. late Narayanappa and others in favour of Venkatesh Rai S/o. N.R Rai, registered as Document No. DNH-4-00288/2008-09, Book IV, stored in C.D No. DNHD165 in the Office of the Senior Sub-Registrar, Devanahalli;
8.	Mutation Register Extract bearing M.R No. 6/2009-10 issued by the Village Accountant, Devanahalli Taluk;
9.	Karnataka Revision Settlement Akarbandh issued by the Inspector, Devanahalli Taluk;
10.	Atlas Sketch issued by the Tahsildar, Devanahalli Taluk;
11.	Tippani Nakalu issued by the Inspector, Devanahalli Taluk;
12.	Sale Deed dated 29.07.2013 executed by Muniraju S/o. late Narayanappa and others all are represented by their GPA Holder Venkatesh Rai S/o. N.R Rai in presence of confirming party Avinash Rai. M.K S/o. late Seetharama Rai in favour of Pavan Kumar B. Sugur S/o. Basavaraj Sugur, registered as Document No. DNH-1-03487-2013-14, Book I, stored in C.D No. DNHD338 in the Office of the Sub-Registrar, Devanahalli;
13.	Mutation Register Extract bearing M.R No. H13/2013-14 issued by the Village Accountant;
14.	Confirmation Deed dated 02.12.2013 executed by Muniraju S/o. late Narayanappa and others in favour of Pavan Kumar B. Sugur S/o. Basavaraju



	Sugur, registered as Document No. DNH-1-07305-2013-14, Book I, stored in C.D No. DNHD361 in the Office of the Senior Sub-Registrar, Devanahalli;
15.	Order dated 02.03.2015 passed in Revision Petition No. 133/2013-14 by the Court of the Deputy Commissioner, Bangalore Rural District;
16.	Mutation Register Extract bearing M.R. No.H24/2014-15 issued by the Village Accountant;
17.	Memorandum of Writ Petition No. 18798/2015 filed before the High Court of Karnataka, Bangalore;
18.	Order dated 25.11.2-15 in W.P No. 18798/2015 passed by the High Court of Karnataka, Bangalore;
19.	Mutation Register Extract bearing M.R No. H41/2015-16 issued by the Village Accountant;
20.	Tax paid receipt dated 16.12.2021 bearing No. 0513394 issued by the Village Accountant;
21.	Sale Deed dated 15.12.2022 executed by Pavankumar B Sugur s/o Basavaraj Sugur in favour of M/s.Pinnacle Investments represented by its authorized signatory Praveen Kumar M.S registered as Document No.DNH-111592/22-23, in Book I, CD NO.DNHD1695, in the office of Sub Registrar, Devanahalli.
22.	Deemed Conversion dated 31.12.2022 bearing No.410827 issued by Deputy Commissioner, Bangalore Rural District in the name of Pavan Kumar B.Sugur records conversion of Survey No.116 measuring 02 Acres from agricultural to Layout Residential Purpose.
23.	Records of Rights, Tenancy and Crops "RTC" for the period 1982-83 to 1986-87 issued by the Tahsildar, Devanahalli with respect to Survey No. 58;
24.	RTC for the period from 1988-89 to 2001-02 issued by the Tahsildar, Devanahalli Taluk with respect to Survey No. 58;
25.	RTC for the period from 2002-03 to 2008-09 issued by the Village Accountant, Devanahalli Taluk with respect to Survey No. 58/P2;
26.	RTC for the year 2009-10 issued by the Village Accountant, Devanahalli Taluk with respect to Survey No. 116;
27.	RTC for the year 2010-11 to 2012-13 issued by the Village Accountant, Devanahalli Taluk with respect to Survey No. 116;
28.	RTC for the period from 2013-14 to 2014-15 with respect to Survey No. 116;
29.	RTC for the year 2015-16 with respect to Survey No. 116;
30.	RTC for the period from 2016-17 to 2022-23 with respect to Survey No. 116;



31.	Karnataka Revision Settlement Akarbandh issued by the Inspector, Devanahalli Taluk;
32.	Atlas Sketch issued by the Tahsildar, Devanahalli Taluk;
33.	Endorsement dated 30.01.2012, bearing No. R.K. 23/11-12, issued by the Tahsildar, Devanahalli Taluk;
34.	Endorsement dated 16.03.2006 bearing No. P.T.C.L. C.R. 432/2005-06 issued by the Tahsildar, Devanahalli Taluk;
35.	Endorsement dated 16.03.2006, bearing No. L.R.F: (79 A,B) CR 854/05-06 issued by the Tahsildar, Devanahalli Taluk;
36.	Endorsement dated 17.11.2021 bearing No.LAQ/RAHE-7/CR-23/21-22 issued by Special Land Acquisition Officer, Bangalore;
37.	Endorsement dated 14.06.2022 bearing No. RD.0038367123817 issued by the office of Tahsildar, Devanahalli Taluk;
38.	Endorsement dated 17.06.2022, bearing No. SLAO/116/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Kaveri Bhavan, Bangalore;
39.	Endorsement dated 22.06.2022 bearing No. SLAO-2/1067/2022-23 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore;
40.	Encumbrance Certificate for the period from 01.01.1950 to 21.06.2011 issued by the Office of the Senior Sub-Registrar, Devanahalli Taluk;
41.	Encumbrance Certificate for the period from 01.04.2011 to 19.01.2013 issued by the Office of the Sub-Registrar, Devanahalli Taluk;
42.	Encumbrance Certificate for the period from 01.04.2010 to 03.11.2014 issued by the Office of the Sub-Registrar, Devanahalli Taluk;
43.	Encumbrance Certificate for the period from 01.01.2013 to 22.12.2015 issued by the Office of the Sub-Registrar, Devanahalli Taluk;
44.	Encumbrance Certificate for the period from 20.12.2015 to 19.02.2016 issued by the Office of the Sub-Registrar, Devanahalli Taluk;
45.	Encumbrance Certificate for the period from 10.02.2016 to 21.05.2022 issued by the Office of the Senior Sub-Registrar, Devanahalli Taluk.
46.	Encumbrance Certificate for the period covering from 01.04.2021 to 16.01.2024 issued by the Office of the Sub-Registrar, Devanahalli Taluk.
47.	Digitally signed Encumbrance Certificate, for the period covering from 16.01.2024 to 16.07.2024 issued by Devanahalli Sub Registrar.



TRACING OF TITLE

Upon perusal of the documents furnished to us, we note that:

1. It is evident from the Grant Certificate(Form 1) dated 12.01.1964 bearing No. LND.SR10/62-63 issued by the Tahsildar, Singarahalli Village confirms that a portion of Survey No. 58 measuring 2 Acres situated at Singarahalli Village, Kundanda Hobli, Devanahalli Taluk, hereinafter referred to as "**Said Property**" was purchased through auction by Kenchappa S/o. Muniyappa and accordingly the Khata with respect to the Said Property was mutated/transferred in the name of Kenchappa S/o. Muniyappa vide Mutation Register Extract bearing M.R No. 18/82-83.
2. Further upon perusal of Notarised family tree of Kenchappa it discloses that Kenchappa is married to Thimmakka and they have six children, namely:
 - a) Narayanappa married to Muniyamma and they have three children namely
 - Muniraju is married to Manjamma and they have three children Manjunath, Santhosh and Hamsakala.
 - Ramesh is married to Manjamma and they have two children Nandakumar and Anushree.
 - Gowramma (married).
 - b) Madduramma (dead)
 - c) Muniyappa is married to Puttamma and they have four children namely Akkaiyamma, Manjamma, Ramakrishna and Nagamma.
 - d) Maddurappa is married to Akkaiyamma and they have three children namely Muniyamma, Nagaraj and Somanna.
 - e) Thirumalappa is married to Venkatamma and they have three children namely
 - Thimmakka
 - Munirathnamma
 - Shivappa is married to Geetha and they have two children namely Bhuvan and Srishaila.
3. Further the Inheritance Certificate bearing No. 9/89-90 issued by the Office of the Tahsildar, Devanahalli Taluk, records the death of Kenchappa S/o. Muniyappa, and accordingly the Khata was jointly transferred in the name of his children Narayanappa, Muniyappa, Maddurappa and Thirumallappa with respect to Said Property



4. Whereas upon scrutiny we understand that the Said Property has been assigned new no. as Survey No.58/P2 measuring 02 Acres the same can be evidenced from RTC for the period 2001-02 issued by the Village Accountant, Devanahalli Taluk
5. Thereafter Muniraju S/o. late Narayanappa along with his family members agreed to sell the Survey No. 58/P2 in favour of Avinash Rai M.K S/o. late Sitharam Rai and accordingly entered into a notarized Agreement to Sell dated 11.11.2008.
6. Subsequently Muniraju S/o. late Narayanappa along with his family members executed a General Power of Attorney dated 11.11.2008 registered as Document No. DNH-4-00288-2008-09, Book IV, stored in C.D No. DNHD165 in the Office of the Senior Sub-Registrar, Devanahalli, in favour of Venkatesh Rai S/o. N.R Rai, thereby appointing him as their lawful attorney to enter into an agreement to sell, execute any deed or documents of conveyance for registration and to do any other such acts with respect to Survey No. 58/P2, measuring 02 Acres..
7. It can be further seen from the (a) Tippani Nakalu issued by the Inspector, Devanahalli Taluk (b) RTC for the period 2009-10 and (c) Mutation Register Extract bearing M.R No. 6/2009-10, both issued by the Village Accountant, Devanahalli Taluk that Survey No. 58/P2 measuring 2 Acres was resurveyed and renumbered as **Survey No. 116**, hereinafter referred to as "**Schedule Property**".
8. The I.H.C. No. 10/09-10 records the death of Narayanappa and Thirumallappa, and Khata was jointly transferred in the name of children of late. Narayanappa namely Muniraju, Ramesh and Gowamma and Venkatamma W/o. late Thirumallappa and the same can be evidenced from Mutation Register Extract bearing M.R No. 10/2009-10 issued by the Village Accountant, Devanahalli Taluk.
9. Thereafter the said Muniraju S/o. late Narayanappa and his family members all represented by their GPA Holder Venkatesh Rai S/o. N.R Rai duly confirmed by Avinash Rai. M.K S/o. late Seetharama Rai conveyed the Schedule Property in favour of Pavan Kumar B. Sugur S/o. Basavaraj Sugur under a Sale Deed dated 29.07.2013, registered as Document No. DNH-1-03487-2013-14, Book I, stored in C.D No. DNHD338 in the Office of the Sub-Registrar, Devanahalli and accordingly the Khata with respect to the Schedule Property was mutated in the name of Pavan Kumar B. Sugur vide Mutation Register Extract bearing M.R No. H13/2013-14.



10. Subsequently, Muniraju S/o. late Narayanappa along with members who were not been made party to aforesaid Sale Deed dated 29.07.2013 registered as Document No. 3487/2013-14 executed a Confirmation Deed dated 02.12.2013, registered as Document No. DNH-1-07305-2013-14, Book I, stored in C.D No. DNHD361 in the Office of the Senior Sub-Registrar, Devanahalli in favour of Pavan Kumar B. Sugur S/o. Basavaraju Sugur,
11. On perusal of the Order dated 02.03.2015 in Revision Petition. 133/2013-14 filed by the State of Karnataka as against Muniyappa S/o. Kenchappa and Pavan Kumar B Sugur, before the Court of the Deputy Commissioner, Bangalore Rural District discloses that the Hon'ble Deputy Commissioner passed an Order stating that the Land in Survey No. 58 (New Sy.No. 116) measuring 2 Acres was not granted to Kenchappa S/o. Muniyappa and thereby cancelling the entries related to title d in the name of Pavan Kumar B. Sugur. The said Order has been duly recorded in Mutation Register Extract bearing M.R No. H24/2014-15.
12. Later, the said Pavan Kumar B. Sugur S/o. Basavaraja Sugur filed a Writ Petition No. 18798/2015 before the Hon'ble High Court of Karnataka, challenging the Order dated 02.03.2015 passed by the Deputy Commissioner, Bangalore Rural District in Revision Petition. 133/2013-14. The Hon'ble High Court of Karnataka on 25.11.2015, was pleased to quash the challenged Order dated 02.03.2015. The said Order passed by the High Court of Karnataka, Bangalore has been recorded in Mutation Register Extract bearing M.R No. H41/2015-16, wherein the name of Pavan Kumar B. Sugur has been reinstated as the Khatedar for Schedule Property.
13. Latest tax paid receipt dated 16.12.2021 bearing No. 0513394 issued by the Village Accountant evidences payment of tax for the year 2021-22 by Pavan Kumar B. Sugur with respect to the Schedule Property.
14. Further the said Pavankumar B Sugur s/o Basavaraj Sugur executed a Sale Deed dated 15.12.2022 registered as Document No.DNH-111592/22-23, in Book I, CD NO.DNHD1695, in the office of Sub Registrar, Devanahalli in favour of M/s. Pinnacle Investments represented by its authorized signatory Praveen Kumar M.S and conveyed Schedule Property. In this manner M/s. Pinnacle Investments became the Owner of the Schedule Property.



15. Pavan Kumar B.Sugur made an application, and upon payment of requisite fees to Deputy Commissioner, Bangalore Rural District and obtained a conversion of Survey No.116 measuring 02 Acres from agricultural to Layout Residential Purpose vide Deemed conversion order dated 31.12.2022 bearing No.410827.

SURVEY RECORDS, ENDORSEMENTS AND ENCUMBRANCE CERTIFICATE:

16. **RTC** for the period mentioned below with respect to Survey No.58, measuring 2 Acres discloses as follows:

SI No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1982-83 to 1986-87	Tahsildar, Devanahalli Taluk	Kenchappa S/o. Muniyappa
2.	1988-89 to 2001-02	Tahsildar, Devanahalli Taluk	Narayanappa, Muniyappa, Maddurappa and Thirumallappa

17. **RTC** for the period mentioned below with respect to Survey No.58/P2, measuring 2 Acres discloses as follows:

SI No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2002-03 to 2008-09	Village Accountant, Devanahalli Taluk	Narayanappa, Muniyappa, Maddurappa and Thirumallappa

18. **RTC** for the period mentioned below with respect to Survey No.116, measuring 2 Acres discloses as follows:

SI No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	2009-10	Village Accountant, Devanahalli Taluk	Narayanappa, Muniyappa, Maddurappa and Thirumallappa
2.	2010-11 to 2012-13	Village Accountant, Devanahalli Taluk	Muniraju, Ramesh and Gowramma (children of late Narayanappa); Muniyappa, Maddurappachildren of. late Kenchappa and Venkatamma W/o. late Thirumallappa
3.	2013-14 to 2014-15	Digitally Signed	Pavan Kumar B. Sugur S/o. Basavaraj Sugur
4.	2015-16	Digitally Signed	Government
5.	2016-17 to 2021-22	Digitally Signed	Pavan Kumar B. Sugur S/o. Basavaraj Sugur
6.	2022-23	Digitally Signed	M/s.Pinnacle Investments.

19. Karnataka Revision Settlement Akarbandh issued by the Inspector, Devanahalli Taluk discloses the total extent in Survey No. 116 as 81 Guntas (2 Acres 1 Gunta) there being no Kharab.
20. Atlas Sketch issued by the Tahsildar, Devanahalli Taluk discloses the topographical shape of Survey No. 116.
21. Endorsement dated 30.01.2012, bearing No. R.K. 23/11-12, issued by the Tahsildar, Devanahalli Taluk provides that copy of the RTC for the period 1968 to 1989 and 1994 to 1997 is dilapidated and the same cannot be furnished.
22. Endorsement dated 16.03.2006 bearing No. P.T.C.L. C.R. 432/2005-06 issued by the Tahsildar, Devanahalli Taluk provides that no proceedings have been initiated under the PTCL Act with respect to Survey No. 58/P2.
23. Endorsement dated 16.03.2006, bearing No. L.R.F: (79 A, B) CR 854/05-06 issued by the Tahsildar, Devanahalli Taluk confirms that there are no proceedings initiated/filed under Section 79(A), (B) of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 116. Endorsement dated 17.11.2021 bearing No. LAQ/RAHE-



7/CR-23/21-22 issued by Special Land Acquisition Officer, Bangalore confirms that the land Survey No.116 is not acquired for National Highway -7.

24. Endorsement dated 17.11.2021 bearing No. LAQ/NH-7/MA.HA/CR-23/21-22 issued by the National Highway Authority of India (NHAI) provides that the Schedule Property inter-alia other properties have not been acquired by the said authority.
25. Endorsement dated 14.08.2022 bearing No. RD.0038367123817 issued by the Tahsildar, Devanahalli Taluk, confirms that there is no tenancy application received under Form 7 or 7A of Land Reforms Act with respect to Survey No. 116.
26. Endorsement dated 17.06.2022, bearing No. SLAO/116/2021-22 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Kaveri Bhavan, Bangalore provides that Survey No. 116 has not been notified for any acquisition proceedings.
27. Endorsement dated 22.06.2022 bearing No. SLAO-2/1067/2022-23 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore provides that Survey No. 116 has not been notified for any acquisition proceedings.
28. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 116 which discloses as follows:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.01.1950 to 21.06.2011	Devanahalli Taluk	"Nil"
2.	01.04.2011 to 19.01.2013	Devanahalli Taluk	"Nil"
3.	01.04.2010 to 03.11.2014	Devanahalli Taluk	a) Sale deed dated 29.07.2013 executed by Muniraju S/o. late Narayanappa and others represented by their GPA Holder Venkatesh Rai S/o. N.R Rai in favour of



			<p>Pavan Kumar B. Sugur S/o. Basavaraj Sugur, registered as Document No. DNH-1-03487-2013-14, Book I, stored in C.D No. DNHD338.</p> <p>b) Confirmation Deed dated 02.12.2013, executed by Muniraju S/o. late Narayanappa and others in favour of Pavan Kumar B. Sugur S/o. Basavaraju Sugur, confirming the Sale Deed dated 29.07.2013, registered as Document No. 3487/2013-14;</p>
4.	01.01.2013 to 22.12.2015	Devanahalli Taluk	Confirmation Deed dated 02.12.2013, executed by Muniraju S/o. late Narayanappa and others in favour of Pavan Kumar B. Sugur S/o. Basavaraju Sugur, confirming the Sale Deed dated 29.07.2013, registered as Document No. 3487/2013-14;
5.	20.12.2015 to 19.02.2016	Devanahalli Taluk	"Nil"
6.	10.02.2016 to 31.05.2022	Devanahalli Taluk	"Nil"
3.	01.04.2021 to 16.01.2024	Devanahalli	Sale Deed registered as Document No.DNH-111592/22-23, in Book I, CD NO.DNHD1695,



				in the office of Sub Registrar, Devanahalli.
4.	16.01.2024 to 16.07.2024	Devanahalli Registrar.	Sub	"Nil"

OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s Pinnacle Investments is the absolute owner and has marketable title over Survey No.116 measuring 2 Acres, situated at Singarahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District.

We have issued a Public Notice dated 15.11.2022 both in Hindu and Udayavani, with regard to Schedule Property we have so far not received any objections.

PHYSICAL SEARCH

We have undertaken a physical search of the Encumbrance Certificates at the time of issuing our Report on Title during the year 2024 before various authorities and the same has been detailed as below:

Encumbrance Certificates with respect to Survey No.77:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	Sale Deed dated 19.9.1998 registered as Document No. 1223/1998-99 at pages 230 – 234 in Volume 1772 of Book I in the Office of Sub-Registrar, Devanahalli.
2.	01.04.2004 to 05.05.2024	Digitally Signed	Sale Deed dated 25.04.2022 registered as Document No.921/22-23, in Book I,



			stored in CD No.DNHD1519, in the office of Sub Registrar, Devanahalli.
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Encumbrance Certificates with respect to Survey No.87:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	"Nil"
2.	01.04.2004 to 05.05.2024	Digitally Signed	Gift Deed dated 30.05.2016 registered on 31.05.2016 as Document No. DNH-1-01793-2016-17 stored in CD No. DNHD598 in the Office of Sub-Registrar, Devanahalli.

Encumbrance Certificates with respect to Survey No.91:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	'Nil'
2.	01.04.2004 to 05.05.2024	Digitally Signed	'Nil'



Encumbrance Certificates with respect to Survey No. 92/2 (Old Sy No 92):

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	Sale Deed dated 19.9.1998 registered as Document No. 1224/1998-99 at pages 235 – 239 in Volume 1772 of Book I in the Office of Sub-Registrar, Devanahalli.
2.	01.04.2004 to 05.05.2024	Digitally Signed	Sale Deed dated 04.11.2022 registered as Document No.DNH-1-09601/22-23, in Book I, stored in CD No. DNHD1663, in the office of Sub Registrar, Devanahalli. Note: All the other transactions reflected EC is not pertaining to Survey No.92/2.

Encumbrance Certificates with respect to Survey No.117:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	"Nil"
2.	01.04.2004 to 05.05.2024	Digitally Signed	a) Sale Deed dated 20.2.2008 registered as bearing Document No. DNH-1-01806-2008-09 stored in C.D No. DNHD157 in the office of the Senior Sub-Registrar, Devanahalli.



			<p>b) Agreement to Sell dated 17.05.2017 registered as Document No. DNH-1-01408-2017-18 stored in CD No. DNHD640 in the Office of the Sub-Registrar, Devanahalli.</p> <p>Note: Cancellation of Sale Agreement dated 24.6.2020 entry missing.</p>
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Encumbrance Certificates with respect to Survey No.141:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	"Nil"
2.	01.04.2004 to 05.05.2024	Digitally Signed	<p>a) Sale Deed dated 30.11.2011 registered as Document No. DNH-1-04865-2011-12 stored in CD No. DNHD 246 in the Office of Sub-Registrar, Devanahalli.</p> <p>b) Sale Deed dated 15.12.2022 registered as Document No.11591, in Book I, CD No.DNHD1695, in the office of Sub Registrar.</p>

Encumbrance Certificates with respect to Survey No.143:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	"Nil"
2.	01.04.2004 to 05.05.2024	Digitally Signed	<p>a) Sale Deed dated 25.5.2006 registered as Document No. DNH-1-01605-2006-07 stored C.D No. DNHD91 in the Office of Sub-Registrar, Devanahalli.</p> <p>b) Release Deed dated 13.2.2008 registered on 15.2.2008 as Document No. DNH-1-06698-2007-08 stored in C.D No. DNHD148 in the Office of Sub-Registrar, Devanahalli.</p> <p>c) Agreement to Sell dated 16.2.2008 registered as Document No. DNH-1-07085-2007-08 stored CD No. DNHD149 in the Office of Sub-Registrar, Devanahalli.</p> <p>d) Confirmation Deed dated 17.12.2008 registered as Document No. DNH-1-04863-2008-09 stored CD No. DNHD167 in the Office of Senior Sub-Registrar, Devanahalli.</p> <p>e) Sale Deed dated 21.02.2013, registered as Document No. DNH-1-07791-2012-13 stored in CD No. DNHD309 in the Office of the Sub-Registrar, Devanahalli.</p> <p>f) Sale Deed dated 25.04.2022 registered as Document No. DNH-</p>



			1-00903/22-23, in Book I, CD No.DNHD1519, in the office of Sub Registrar, Devanahalli.
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Encumbrance Certificates with respect to Survey No.116:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1989 to 31.03.2004	Devanahalli	"Nil"
2.	01.04.2004 to 05.05.2024	Digitally Signed	1. Sale Deed dated 29.07.2013 registered as Document No. DNH-1-03487-2013-14, Book I, stored in C.D No. DNHD338 in the Office of the Sub-Registrar, Devanahalli; 2. Confirmation Deed dated 02.12.2013, registered as Document No. DNH-1-07305-2013-14, Book I, stored in C.D No. DNHD361 in the Office of the Senior Sub-Registrar, Devanahalli; 3. Sale Deed dated 15.12.2022 registered as Document No.DNH-111592/22-23, in Book I, CD NO.DNHD1695, in the office of Sub Registrar, Devanahalli.



V. OUR UNDERSTANDING

We understand that **M/s. Pinnacle Investments (the "Client")** intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Larger Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not conducted Physical Search before the concerned Sub-Registrar's office, and other governmental authorities. We have also not conducted any litigation search.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out



a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as 'Documents').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine.
- (b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- (c) The Documents on which the Report relies remain accurate.
- (d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS



1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1978. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.



VII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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Naga Champa B.N.
for **Senior Partner**
S. T. Prashantha Kumar

