

LAND DUE DILIGENCE REPORT

IN RELATION TO:

Converted lands bearing Survey Nos. (i) 58/1 measuring 3 Acres 17 Guntas (excluding 3 Guntas of Kharab), (ii) 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of Kharab), (iii) 60/16 measuring 1 Acre 36 Guntas (out of 7 Acres 21 Guntas), all situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk.

February 21, 2025

To

Puravankara Limited

From:

Malini Raju

AZB & PARTNERS

Bengaluru

PRIVILEGED & CONFIDENTIAL

□ **MUMBAI:** AZB House. Peninsula Corporate Park. Ganpatrao Kadam Marg. Lower Parel • Mumbai 400013 • India TEL +91 22 6639 6880 | FAX +91 22 6639 6888 | EMAIL: mumbai@azbpartners.com

□ **DELHI:** AZB House • Plot No. A8 • Sector 4 • Noida 201301 • India TEL +91 120 4179999 | FAX +91 120 4179900 | EMAIL: delhi@azbpartners.com

□ **BANGALORE:** Level 5, 37 Cunningham, Cunningham Road, Bangalore-560052 • India TEL +91 80 4240 0500 | FAX +91 80 2221 3947 | EMAIL: bangalore@azbpartners.com

□ **PUNE:** IT Tower • 12 A • Kalyani Nagar • Pune 411006 • India TEL +91 20 4004 5870 | FAX +91 20 4004 6241 | EMAIL: pune@azbpartners.com

□ **CHENNAI:** Amble Side • 2nd floor • 8 Khader Nawaz Khan Road • Nungambakkam • Chennai 600006 • India TEL +91 44 4356 1453 | FAX +91 44 4356 1853 | EMAIL: chennai@azbpartners.com

FOREWORD

- i. We are acting as legal advisors to Puravankara Limited (“**Client**”) in connection with conducting a land due diligence in respect of all that piece and parcel of the Land (as defined below).
- ii. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
- iii. The information in this Report is derived from a review of documents specified under Annexure “A” of this Report and information provided to us from time to time and up to 13.02.2025 (“**Available Documents**”) in respect of the property.
- iv. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
- v. Our review for the purpose of this Report is subject to the following limitations:
- (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
 - (iv) We have only examined issues pertaining to ownership of the Client and key approvals from legal perspective as listed in the Report and have not examined issues pertaining to (i) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the property from a technical perspective (this aspect generally forms part of technical due diligence which is to be separately undertaken by the Client); (ii) business, regulatory and financial issues of the present or previous owners of the property; (iii) other matters that do not directly affect ownership of the property; and (iv) the details of the built-up area has been obtained from the occupancy certificate



AZB & PARTNERS
ADVOCATES & SOLICITORS

and the other approvals referred to in this report. The technical due diligence should confirm these details.

- vi. Unless otherwise stated in this Report, this Report is based on the assumptions that:
- (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.
- vii. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, O=PERSONAL, T=4672,
OID.2.5.4.65=fef82c1a9200465996da6231965e0d5d,
Phone=fef87eb3f0aed824f901d30d5e467daa9d2603a4
0e9f8eda347b182a7ac2ee54, PostalCode=560079,
S=Karnataka,
SERIALNUMBER=f7b247c57267ee158e3b90d2e74917
41f58c7b0975e36fab4953fab6bf73a963, CN=MALINI
RAJU
Reason: I am the author of this document
Location:
Date: 2025-02-21 15:40:08

Dated: February 21, 2025

AZB & PARTNERS



AZB & PARTNERS
ADVOCATES & SOLICITORS

DESCRIPTION OF PROPERTY

All that piece and parcel of i converted lands bearing Survey Nos. (i) 58/1 measuring 3 Acres 17 Guntas (excluding 3 Guntas of Kharab), (ii) 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of Kharab), (iii) 60/16 measuring 1 Acre 36 Guntas out of 7 Acres 21 Guntas, all situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk Bangalore Urban District.

Flow of tile:

Survey No. 58/1 measuring 3 Acres 17 Guntas

On the review of the Record of Rights bearing RR No. 84 we note that agricultural land bearing Survey No.58/1, situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore, measuring about 3 Acres 17 Guntas, along with 03 Guntas of kharab, in all measuring about 3 Acres 20 Guntas (“**Survey No.58/1**”) originally belonged to Ramaiah son of Pillaiah. Further, the said record of rights records the partition executed between Ramaiah. On such partition the Survey No. 58/1 was allotted to the share of Ramaiah. We had sought for the copy of the partition deed and because of non-mentioning of its details, we are informed that the same is not available. As sufficient time has lapsed, we have not insisted for the same and considered the title from RR as subsequent sale is done by same Ramaiah S/o Pillaiah and this fact is also confirmed by brothers of Ramaiah in Sale Deed dated 19.12.1974 (*described below*)

On the perusal of the sale deed dated 30.09.1971 we note that said Ramaiah S/o Pillaiah sold the Survey No. 58/1 in favour of his daughter Kamalamma. The said Sale Deed is registered as Document No. 1854/1971-72 in Book-I, Volume No. 1160 at Pages 221 to 222 in the office of the Sub-Registrar Anekal.

We have perused a copy of the Sale Deed dated 19.12.1974 which bears out that Kamalamma wife of Narayana Reddy has sold the Survey No. 58/1 to M.G. Shantha Kumar under a sale deed dated 19.12.1974 registered on 28.02.1975 as Document No.2887/1974-75 in Book I, Volume 1223, at pages 129 to 132, in the office of the Sub-Registrar, Anekal. We further, note that Kamalamma’s husband Narayanareddy and brothers of Ramaiah (vendor in sale deed dated 30/09/1971) namely Balareddy Ramaiah and Hanuma Reddy have joined the above sale deed as consenting witness. Further, the brothers of Ramaiah confirms that they had effected an oral partition of their family properties including land in Survey No. 58/1 and in the said partition the Survey No. 58/1 was allotted to the share of Ramaiah. Pursuant to the said sale deed, the revenue records including the khata in respect of the aforesaid Survey No.



AZB & PARTNERS
ADVOCATES & SOLICITORS

58/1 has been transferred in the name of M.G.Shantha Kumar vide Mutation Register Extract bearing MR No.44/1974-75.

Survey No. 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of Kharab land)

We have pursued the Record of Rights bearing RR No. 88 with respect to Survey No. 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of Kharab land) (“**Survey No.59/3**”) and we note Abbaiah is the owner of the Survey No. 59/3. Further, it records Abbaiah acquired the title by virtue of a sale deed executed by Kakaiah. We have sought for the copy of the sale deed and because of non-mentioning of its details, we are informed that the same is not available. Further, as sufficient time has lapsed, we have not insisted for the same.

On the review of the recitals of the Sale Deed dated 31.03.1948, we note that Abbaiah died intestate leaving behind his wife Munemma and children namely Gurappa and Chinnaakkaya. Pursuant to the death of Abbaiah his wife Munemma for self and as mother and natural guardian of his minor children Gurappa and Chinnaakkaya have sold Survey No. 59/3 to Gurumurthy son of Thimaiah, The said Sale Deed is registered as document No. 1919/1948-50 in Book-I, Volume 598 at Pages 38 to 40 in the office of the Sub-Registrar Anekal. The Record of rights bearing RR No. 632 record the said sale deed and reflects, Gurumurthy is reflected as the kathedar/owner of Survey No. 59/3. We have not been provided with the family tree of Abbaiah and given the number of years elapsed we have relied on the contents of the Sale Deed dated 31.03.1948.

The said Gurumurthy and Gurappa both son of Thimaiah have sold the Survey No. 59/3 to M.G. Shantha Kumar son of M.L.Gopala Shetty under a Sale Deed dated 19.12.1974 registered as Document No. 2886/1974-75 in Book-I at Pages 157 to 160 Volume 1226 in the office of the sub-registrar Anekal. Pursuant to the said sale deed, the revenue records including the khata in respect of the aforesaid Survey No. 59/3 has been transferred in the name of M.G.Shantha Kumar vide Mutation Register Extract bearing MR No.43/1974-75. We are given to understand that although Gurumurthy was the owner of Survey No. 59/3, Gurappa being his brother was included as a vendor party by way of abundant caution. Further any claims by Gurappa or any other legal heirs of Thimmaiah will be barred by limitation. We have also not received any objections and response to the public notices issued by us (details of the public notices are provided below).



AZB & PARTNERS
ADVOCATES & SOLICITORS

Portion of Survey No. 60/16 measuring 1 Acre 36 Guntas out of 7 Acres 21 Guntas (excluding 2 Acres of Kharab)

It appears from the RTC/pahani for the period 1969-70 to 1970-71 Survey No. 60 measuring 67 Acres 2 Guntas excluding 3 Acres 11 Guntas of kharab land was originally owned by V.N. V.N. Vishwanath. The IL and RR records that the land belonged to one Namashivaya Shetty who has acquired by way of Darkasth and subsequent to his death the name of Sri Vishwanath Shetty is recorded vide inheritance register bearing No. IT 1/43-44. Further, the RTC/pahani for the period 1974-75 reflects the said land as darkasth land. In this regard we have requested for the entire grant papers and IT 1/43-44 and we have been informed that the records are not available and have been provided with the endorsement as to non-availability of Darkasth Register.

We have perused a copy of the endorsement dated 08.05.2024 in No.RK: CR:01/2024-25 issued by the Tahsildar, Anekal Taluk, Anekal which bears that the Darakasth Register is not available as the Darkasth Register date is not provided in relation to Survey No.60/16.

We have traced the title from Kamalamma, further, we have not been furnished with the title deed under which Kamalamma wife of Narayana Reddy acquired right, title and interest over portion of Survey No.60/16 measuring about 1 Acre 36 Guntas. We are given to understand that Darkasth Register and other documents relating to the period prior to 1974 are not available and documents under which Kamalamma acquired the property is also not available. We have therefore relied on title and revenue documents from 1974 onwards which is sufficient to establish the title of the present owner.

We have perused a copy of the Sale Deed dated 19.12.1974 and we observe that Kamalamma wife of Narayana Reddy has sold the portion of Survey No.60/16 measuring about 1 Acre 36 Guntas (**'Portion of Survey No.60/16'**) to M.G.Shantha Kumar son of M.L.Gopala Shetty. The said sale deed is registered on 03.03.1975 as Document No.2888/1974-75 in Book I, Volume 1225, at pages 138 to 141, in the office of the Sub-Registrar, Anekal. We further, note that Kamalamma's husband Narayanareddy and Sri Balareddy Ramaiah have joined the above sale deed as consenting witness. Pursuant to the said sale deed, the revenue records including the khata in respect of the aforesaid Portion of Survey No. 60/16 has been transferred in the name of M.G.Shantha Kumar vide Mutation Register Extract bearing MR No.45/1974-75.



AZB & PARTNERS
ADVOCATES & SOLICITORS

Common title with respect to Survey No.58/1, Portion of Survey No.60/16 along with Survey No.59/3

M.G Shantha Kumar son of M.L Gopala Shetty by a Deed of Sale dated 18.12.1987 has sold Survey No.58/1, Portion of Survey No.60/16 along with Survey No.59/3 together in all measuring about 8 Acres 04 Guntas to Indirani Vishwanathan wife of late R. Vishwanathan. The said sale deed is registered as Document No.1747/1987-88 in Book I, Volume 1480, at pages 177 to 186, in the office of the Sub-Registrar, Anekal. Pursuant to the said sale deed, the revenue records including the khata in respect of the aforesaid Survey No.58/1 measuring 3 Acres 17 Guntas, Portion of Survey No.60/16 measuring 1 Acre 36 Guntas and Survey No.59/3 measuring 2 Acre 23 Guntas together measuring 7 Acres 36 Guntas have been transferred in the name of Indirani Vishwanathan vide the Mutation register extract bearing M. R. No. 22/1987-88.

From the General Power of Attorney dated 10.10.2003 and registered as Document No. 316/2003, Book-IV, in the office of the District Registrar; we note that Indrani Vishwanathan has appointed her daughter P.R Subbalakshmi as her attorney holder empowering her to sell the Survey No.58/1 measuring 3 Acres 17 Guntas, Portion of Survey No.60/16 measuring 1 Acre 36 Guntas and Survey No.59/3 measuring 2 Acre 23 Guntas together measuring 7 Acres 36 Guntas (excluding 8 Guntas of Karab).

Indirani Vishwanathan wife of late R. Vishwanathan, represented by her attorney holder P.R Subbalakshmi by a Deed of Sale dated 22.10.2003 has sold Survey No.58/1, Portion of Survey No.60/16, Survey No.59/3 together in all measuring about 8 Acres 04 Guntas (including 8 Guntas of Karab) to Sadananda R. Shervegar son of Ramachandra Rao. The said sale deed is registered as Document No.8585/2003-04 in Book I, stored in CD No.44, in the office of the Sub-Registrar, Anekal, Bangalore Urban District. We observe that the total extent has been erroneously recorded as 8 Acres 03 Guntas instead of 8 Acres 04 Guntas in the said Sale Deed which is in the nature of a typographical error.

On the review of the mutation register extract bearing MR No. 114/2003-04 we note that Sadananda R. Shervegar is shown as the katheddar of Survey No.58/1 measuring 3 Acres 17 Guntas, Portion of Survey No.60/16 measuring 1 Acre 36 Guntas and Survey No.59/3 measuring 2 Acres 23 Guntas.

We have perused a copy of the demand note and Official Memorandum dated 10.10.2004 in No. BDS:ALN(A)SR:167/2004-05 issued by the office of the Deputy Commissioner, Bangalore District, Bangalore which bears out that Sadananda R. Shervegar had filed application for conversion of the land Survey No.58/1 measuring 3 Acres 17 Guntas,



AZB & PARTNERS
ADVOCATES & SOLICITORS

Portion of Survey No.60/16 measuring 1 Acre 36 Guntas and Survey No.59/3 measuring 2 Acres 23 Guntas together measuring 7 Acres 36 Guntas from agricultural to non-agricultural industrial purposes. The Sketch attached to the conversion order confirms the location of the land which has been converted in the Survey No.58/1 measuring 3 Acres 17 Guntas, Portion of Survey No.60/16 measuring 1 Acre 36 Guntas and Survey No.59/3 measuring 2 Acres 23 Guntas together measuring 7 Acres 36 Guntas. Pursuant thereto the revenue records in respect of the Survey No.58/1 measuring 3 Acres 17 Guntas, Portion of Survey No.60/16 measuring 1 Acre 36 Guntas and Survey No.59/3 measuring 2 Acres 23 Guntas together measuring 7 Acres 36 Guntas have been mutated to record the conversion vide the mutation register extract bearing MR No. 424/2004-05.

On the review of the Mutation Register extract bearing MR No. T71/2021-22 and we note that Sadananda R. Shervegar is registered as the kathedar of the Portion of Survey No.60/16 measuring 1 Acre 36 Guntas by virtue of an order dated 25.03.2022 bearing No. rrrtaa291/21-22. We have sought for the said document and have been informed that the same is internal document and hence, not provided.

On an application being made by Sadananda R. Shervegar to the Hebbagodi Village Panchayath for assessment of converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 7 Acres 36 Guntas, the Hebbagodi Village Panchayath on receipt of the requisite charges, assessed all that converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 7 Acres 36 Guntas to tax and assigned Village Panchayath Khata No.442/Sy Nos. 58/1, 59/3, 60/16 and Sadananda R. Shervegar has been registered as khatedar of the same in the records of Hebbagodi Village Panchayath by way of Mutation Register Extract bearing MR No.15/2004-05 as may be gathered from the Form 9 Extract for 1993-94 and the Form 10 Extract for 2004-05 . The Tax Paid Receipt dated 06.12.2004 confirms that tax with regard to Village Panchayath Khata No.442/Sy Nos. 58/1, 59/3, 60/16 for the year 2004-05 has been paid.

It is gathered from the building license for construction of a industrial building bearing No.43 dated 06.12.2004, issued by the Secretary, Hebbagodi Village Panchayath that license was given to Sadananda R. Shervegar son of Ramachandra Rao for construction of a house on property bearing V.P Khata No.442/Sy Nos.58/1, 59/3, 60/16. However, we have been informed that no such construction has been carried out and the land remained as a vacant land.



AZB & PARTNERS
ADVOCATES & SOLICITORS

Sadananda R. Shervegar by a Gift Deed dated 23.04.2005 gifted 50% undivided share in the converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16 measuring in all about 7 Acres 36 Guntas in favour of his sister-in-law Latha Bhaskar wife of R.S.Bhaskar. The said gift deed is registered as Document No.ANK-1-02042/2005-06, in Book-1, stored in CD No. ANKD59 in the office of the Sub-Registrar, Anekal.

Sadananda R. Shervegar son of Ramachandra Rao filed a suit bearing O.S No.366/2018 on the file of the Senior Civil Judge and JMFC at Anekal against Latha Bhaskar wife of R.S.Bhaskar seeking for declaration that he is entitled to half share i.e., 50% share in the lands bearing Survey No.58/1, Portion of Survey No.60/16 and Survey No.59/3 of Hebbagodi Village

At the intervention of well-wishers, the parties to the suit bearing O.S No.366/2018 settled the suit amicably and arrived at a compromise, wherein they filed a Compromise Petition on 17.09.2022 before the Senior Civil Judge and JMFC at Anekal. In terms of the said compromise petition, southern portion of Survey No.58/1 measuring about 3 Acres 03 Guntas (inclusive of 03 Guntas kharab) and southern portion of Portion of Survey No.60/16 measuring about 38 Guntas in all measuring about 4 Acres 01 Gunta earmarked by letters 'ABKLMGHIJA' in the plan annexed (**'Sadananda's Property'**) was allotted to the share of Sadananda R Shervegar under Schedule 'B' and the northern portion of Survey No.58/1 measuring 17 Guntas, northern portion of Portion of Survey No.60/16 measuring 38 Guntas and Survey No.59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of Kharab land), in all measuring about 4 Acres 03 Guntas was allotted to the share of Latha Bhaskar (**'Latha's Property'**).

The Senior Civil Judge and JMFC at Anekal by his Order dated 17.09.2022 accepted the compromise petition filed by the parties to the suit and ordered that the final decree be drawn in terms of the compromise as may be gathered from the Order Sheet and accordingly the Final Decree was drawn. It is noted that the plan annexed to both the Compromise Petition and the Final Decree describe Schedule B and Schedule C erroneously as Schedule A and Schedule B, however, we are able to identify Sadananda's Property on account of the fact that his portion is earmarked by the letters 'ABKLMGHIJA' in the plan.

On the review of the registered Final Decree dated 17.09.2022 we note that Latha's Property i.e northern portion of Survey No.58/1 measuring 17 Guntas out of 3 Acres 17 Guntas (excluding 3 Guntas of kharab), northern portion of Survey No.60/16 measuring 38 Guntas out of 1 Acres 36 Guntas and Survey No.59/3 measuring 2 Acres 23 Guntas



AZB & PARTNERS
ADVOCATES & SOLICITORS

which was allotted to the share of Latha under a suit bearing O.S No.366/2018. The said Final Decree is registered on 20/12/2022 registered as Document No. 7575/2022-23 in Boo-I stored in CD No. ANKD 442 in the office of sub-Registrar Anekal.

On an application being made by Latha Bhaskar to the Hebbagodi Village Panchayath for assessment of converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 3 Acres 38 Guntas out of 7 Acres 36 Guntas, the Hebbagodi Village Panchayath on receipt of the requisite charges, assessed all that converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 3 Acres 38 Guntas out of 7 Acres 36 Guntas to tax and assigned Village Panchayath Khata No.521/Sy Nos. 58/1, 59/3, 60/16 and Latha Bhaskar has been registered as khatedar of the same in the records of Hebbagodi Village Panchayath by way of order passed by the O.S No. 366/2018 as may be gathered from the Form 3 Extract. The Tax Paid Receipt confirms that tax with regard to Village Panchayath Khata No. 521/Sy Nos. 58/1, 59/3, 60/16 for the year 2021-22 to 2022-23 has been paid.

On the review of the registered Final Decree dated 17.09.2022 we note that Sadananda's Property i.e southern portion of Survey No.58/1 measuring about 3 Acres 03 Guntas (inclusive of 03 Guntas kharab) and southern portion of Portion of Survey No.60/16 measuring about 38 Guntas, in all measuring about 4 Acres 01 Gunta which was allotted to the share of Sadananda under a suit bearing O.S No.366/2018. The said Final Decree is registered on 23/08/2023 registered as Document No. 04892/2023-24 in Book-I in the office of the Senior sub-Registrar, Basavanagaudi, Bangalore.

Aggrieved by the Order dated 17.09.2022 in O.S No.366/2018, Bhaskar. R. S (husband of Latha Bhaskar) filed a writ petition in Writ Petition No.6071/2023 on the file of the High Court of Karnataka seeking for a writ of certiorari or any other writ or direction to quash the compromise petition dated 17.09.2022 in O.S No.366/2018 in entirety except for allocation of Schedule 'C' Property to Latha Bhaskar wife of R.S.Bhaskar, to set aside the order dated 17.09.2022 passed in O.S No.366/2018, to recall & reopen the partition suit with respect to Schedule 'B' property in the compromise petition i.e., Sadananda's Property, as may be gathered from the Order dated 23.01.2024. The High Court of Karnataka by an Order dated 23.01.2024 dismissed the writ petition for non-prosecution and non-compliance of office objections.

On an application being made by Sadananda R. Shervegar to the Hebbagodi Village Panchayath for assessment of converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 3 Acres 38 Guntas, the Hebbagodi Village Panchayath on receipt of the requisite charges, assessed all that



AZB & PARTNERS
ADVOCATES & SOLICITORS

converted lands being Survey No. 58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 3 Acres 38 Guntas to tax and assigned Village Panchayath Khata No.520/Sy Nos. 58/1, Survey No.59/3 and Portion of Survey No.60/16, and Sadananda R. Shervegar has been registered as khatedar of the same in the records of Hebbagodi Village Panchayath as may be gathered from the Form 3 Extract for 2023-24 . The Tax Paid Receipt dated 02.09.2023 confirms that tax with regard to Village Panchayath Khata No. 520/Sy Nos. 58/1, Survey No.59/3 and Portion of Survey No.60/16 for the year 2023-24 has been paid.

On an application being made by Latha Bhaskar to the Hebbagodi Village Panchayath for assessment of converted lands being Survey No.58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 3 Acres 38 Guntas, the Hebbagodi Village Panchayath on receipt of the requisite charges, assessed all that converted lands being Survey No. 58/1, Survey No.59/3 and Portion of Survey No.60/16, together in all measuring about 3Acres 38 Guntas to tax and assigned Village Panchayath Khata No.521/Sy Nos. 58/1, Survey No.59/3 and Portion of Survey No.60/16, and Latha Bhaskar has been registered as khatedar of the same in the records of Hebbagodi Village Panchayath as may be gathered from the Form 3 Extract for 2023-24 . The Tax Paid Receipt dated 02.09.2023 confirms that tax with regard to Village Panchayath Khata No. 521/Sy Nos. 58/1, Survey No.59/3 and Portion of Survey No.60/16 for the year 2023-24 has been paid.

The tax paid chalan dated 04.10.2024 confirms the payment of tax for the period 2024-25 with respect to Survey Nos. 58/1, 59/3 60/16.

We have been provided with the Panchayat E-Khata dated 11.10.2024 bearing No. 7682303134 issued by the Town Municipal corporation, Hebbagodi which indicates that Survey Nos. 58/1, 59/3 and Portion of Survey No.60/16 together measuring 15984.94 square meters of land stands in the name of Latha Bhaskar and the same has been allotted with Khata No.1510/58/1/59/3/60/16.

Acquisition

Portion of Survey Nos.60/1 to 60/22B, together measuring about 27 Acres 10 Guntas was acquired for the formation of Peripheral Ring Road-I, by way of a Final Notification dated 29.06.2007 bearing No. UDD/399/MNX/2006 published in the Karnataka Gazette on 03.07.2007 under Section 6 (1) of the Land Acquisition Act, 1894. Though the extent of Survey No.60/16 that has been acquired has not been specifically mentioned in the said notification, we gather from the Order in W.P. No.20573/2021 on the file of the High Court of Karnataka dated 26.06.2023 that 25 Guntas out of 1 Acre 36 Guntas has been acquired by the Bangalore Development Authority ('BDA').



AZB & PARTNERS
ADVOCATES & SOLICITORS

It is gathered from the Order dated 26.06.2023 in W.P No.20573/2021 on the file of the High Court of Karnataka at Bengaluru that Latha Bhaskar has sought for TDR as well as compensation in lieu of portion acquired from and out of Portion of Survey No.60/16 which upon consent being given by Sadananda R Shervegar has been disposed off with certain directions to the Bangalore Development Authority.

While the consent given by Sadananda R Shervegar would imply that the writ petition is with regard to acquisition of portion of Latha's Property, however, we gather from the Order dated 17.09.2022 that Latha had filed W.P No.20573/2021 seeking for compensation for entire 25 Guntas.

Sadananda R Shervegar made an application to the Sub-Registrar, Anekal to change or modify the description of the schedule of the Gift Deed dated 23.04.2005 in the Encumbrance Certificate as 50% of undivided share in Survey Nos.58/1, 59/3, 60/16 measuring about 7 Acres 36 Guntas instead of Survey Nos.58/1, 59/3, 60/16 measuring about 7 Acres 36 Guntas. The District Registrar, Basavanagudi Registration District based on the recommendation of the Sub-Registrar, Anekal ordered for change/modification of the description of the schedule in Encumbrance Certificate Form No.15/Index I & II of Book No.1, based on which Sadananda R Shervegar applied for transfer of khata to his name with regard to 50% undivided share in Survey No.58/1, 59/3 & 60/16 measuring 7 Acres 36 Guntas and the Commissioner Town Municipal Council vide an Order dated 05.04.2018 bearing No. H.Na.Ka/Kum.Sha/CR/39/2017-18 ordered for transfer of khata in the name of Sadananda R Shervegar as may be gathered from the writ petition in W.P No.52345/2019. Aggrieved by the said order, Latha Bhaskar filed a writ petition in W.P No.52345/2019 on the file of the High Court of Karnataka at Bengaluru against (1) The State of Karnataka represented by its Secretary, (2) The District Registrar, (3) The Sub-Registrar, Anekal, (4) The Inspector General of Registration & Commissioner of Stamps, (5) The Commissioner Municipality Council, (6) Sadananda R Shervegar, seeking for (a) writ of certiorari quashing the impugned order dated 05.02.2018 bearing No. RGN/INDEX/92/17-18 passed by the District Registrar and the impugned order dated 05.04.2018 bearing No. H.Na.Ka/Kum.Sha/CR/39/2017-18 passed by the Commissioner Municipality Council, (b) writ of mandamus directing the respondents to restore the description in the Encumbrance Certificate & Khata, (c) direct concerned authorities to maintain the court order regarding Encumbrance Certificate and other registered documents/khata and not to issue further orders in pursuance of the said orders, along with an Interim Prayer to stay the orders dated 05.02.2018 & 05.04.2018. Sadananda R Shervegar filed his Statement of Objections to the petition on 23.06.2020 seeking for dismissal of the same on the ground that the petition is frivolous.



AZB & PARTNERS
ADVOCATES & SOLICITORS

On the review of the Order Sheet dated 14.06.2024 in writ petition bearing W.P No.52345/2019 filed before the High Court of Karnataka at Bengaluru we note that Latha Bhaskar filed a memo to withdraw the Writ Petition. Accordingly, the said Writ Petition is dismissed.

Sale Deed in favour of Puravankara Limited:

On perusal of the Sale Deed dated 29.05.2024 registered as Document No. BSG-1-01583/2024-25 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore we note that Sadananda R Shervegar has sold the (1) southern portion of Survey No. 58/1 measuring 3 Acres out of 3 Acres 17 Guntas (excluding 3 Guntas of kharab) and (2) southern portion of Survey No. 60/16 measuring 25.5 Guntas (out of 1 Acre 36 Guntas) in favour of Puravankara Limited.

We have perused a copy of the memorandum of entry for deposit of title deeds dated 20.08.2024 registered as Document No. BMH-1-07416/2024-25 in Book-I in the office of the Senior Sub-Registrar, Jayanagara (Bhomanahalli) Bangalore urban district which bears out that Puravankara Limited and Provident Housing Limited mortgaged the converted (1) southern portion of Survey No. 58/1 measuring 3 Acres (excluding 3 Guntas of kharab) and (2) southern portion of Survey No. 60/16 measuring 25.5 Guntas by way of deposit of title deeds in favour of IDBI Trusteeship Services Limited.

We have reviewed a copy of the Commencement Certificate dated 20.12.2024, bearing No. CLU-59/2450/2024-25, issued by the Bangalore Development Authority. This certificate confirms that the following land: (1) a portion of Survey No. 58/1 measuring 3 acres (excluding 3 guntas of kharab), and (2) a portion of Survey No. 60/16 measuring 23.5 guntas, together measuring 3 acres and 23.5 guntas (excluding 3 guntas of kharab), was previously converted for industrial (hi-tech) purposes. The said land is now permitted for use as residential usage. The said commencement certificate is issued to Sadananda R. Shervegar represented by the GPA holder, Puravankara Limited

On perusal of the agreement of sale dated 29.05.2024 registered as Document No. 1606/2024-25 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore, we note that Latha Bhaskar has agreed to sell the (1) northern portion of Survey No. 58/1 measuring 17 Guntas out of 3 Acres 17 Guntas, (2) Survey No. 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of kharab) and (3) northern portion of Survey No. 60/16 measuring 25.5 Guntas (out of 1 Acre 36 Guntas) in favour of Puravankara Limited.



AZB & PARTNERS
ADVOCATES & SOLICITORS

On perusal of the sale deed dated 15.11.2024 registered as Document No. 5711/2024-25 of Book-I, in the office of the sub registrar Basavanagudi, Bangalore, we note that Latha Bhaskar has sold the (1) northern portion of Survey No. 58/1 measuring 17 Guntas out of 3 Acres 17 Guntas, (2) Survey No. 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of kharab) and (3) northern portion of Survey No. 60/16 measuring 25.5 Guntas (out of 1 Acre 36 Guntas) in favour of Puravankara Limited. We are informed that the title documents have been deposited with IDBI Trusteeship and execution of memorandum of entry for deposit of title deeds is pending for this extent of land.

We have reviewed a copy of the Commencement Certificate dated 20.12.2024, bearing No. CLU-59/2451/2024-25, issued by the Bangalore Development Authority. This certificate confirms that the following land: (1) portion of Survey No. 58/1 measuring 17 Guntas out of 3 Acres 17 Guntas, (2) Survey No. 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of kharab) and (3) portion of Survey No. 60/16 measuring 23.5 Guntas together measuring 3 acres 23.5 guntas (excluding 5 Guntas of kharab), was previously converted for industrial (hi-tech) purposes. The said land is now permitted for use as residential usage. The said commencement certificate is issued to Sadananda Latha Bhaskar represented by the GPA holder, Puravankara Limited.

Revenue Records

Survey No. 58/2

The Record of Rights, Tenancy and Crops (RTC)/ Pahani Pathrike with regard to Survey No. 58/1 for the period set out below shows the total extent as 03 Acres 20 Guntas and actual extent as 03 Acres 17 Guntas, there being 03 Guntas of kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1969-70 & 1970-71	Ramaiah s/o Pillaiah	Ancestral	Nil	Nil
1971-72 to 1973-74	Ramaiah s/o Pillaiah	Ancestral	Nil	Kamamma
1979-80 to	M.G.Shantha	MR No. 44/74-	Mortgage in	M.G.Shantha



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1986-87	Kumar s/o M.L.Gopalai ah	75	favour of PLDB MR No. 40/76-77 MR No. 32/74- 75	Kumar
1987-88 to 2001-02	Indrani Vishwanath w/o late Vishwanath	MR No. 22/87-88	-	Indrani Vishwanath
2002-03	Indrani Vishwanath w/o late Vishwanath	MR No. 22/87-88	-	Indrani Vishwanath
2003-04	Sadananda R. Shervegar s/o Ramachandra Rao	MR No. 114/03-04	-	-
2004-05 to 2023-24	Sadananda R. Shervegar s/o Ramachandra Rao	MR No. 424/2004-05 Conversion	-	Sadananda R. Shervegar s/o Ramachandra Rao

- 1.The RTC/Pahani for the period 1974-75 to 1978-79 with regard to Survey No.58/1 has not been made available to us. However, the RTC/Pahani for the period both prior and subsequent to the said missing periods have been furnished and the same corroborate with the documents of title and do not disclose any change or deviation either in ownership or in occupancy save and except for the period 2002-03 wherein total extent is erroneously recorded as 3 Acres 02 Guntas and actual extent as 2 Acres 39 Guntas, there being 03 Guntas of kharab, which error has been subsequently set right



AZB & PARTNERS
ADVOCATES & SOLICITORS

from the period 2003-04 onwards. We find that Survey No.58/1 was mortgaged to PLD Bank during the period 1974-75 and was subsequently appears to have been discharged during the period 1976-77. The copy of Mutation Register Extracts bearing MR No. 32/74-75 was sought by us and we are informed that the same is not available. As the same pertains to discharge of earlier mortgage, basis the recording in the RTC, we have not insisted for the same.

Survey No. 59/3

The Record of Rights, Tenancy and Crops (RTC)/ Pahani Pathrike with regard to Survey No. 59/1 for the period set out below shows the total extent as 02 Acres 28 Guntas and actual extent as 2 Acre 23 Guntas, there being 05 Guntas of kharab. The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1974-75 to 1986-87	M.G.Shantha Kumar s/o M.L.Gopalaiah	MR No. 43/74-75	Nil	M.G.Shantha Kumar
1987-88 to 2002-03	Indrani Vishwanath w/o late Vishwanath	MR No. 22/87-88	-	Indrani Vishwanath
2003-04 to 2023-24	Sadananda R. Shervegar s/o Ramachandra Rao	MR No. 114/03-04	-	Sadananda R. Shervegar s/o Ramachandra Rao

The Record of Rights, Tenancy and Crops (RTC)/ Pahani Pathrike with regard to Survey No. 60/16 for the period set out below shows the total extent as 09 Acres 21 Guntas and actual extent as 07 Acres 21 Guntas, there being 02 Acres of kharab. The RTC/Pahani further discloses the following owners and occupants:-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
1974-75	Ramamurthy (3A-15G)	MR 35/1975-76	-	-
	Guramma w/o Muneppa (2A)	DSO 24/59-60	-	Guramma
	M.G Shanthakumar (1A-36G)	-	-	-
1975-76				Gundappa
				Kamalamma
	Ramamurthy (3A-15G)	MR 35/1975-76	-	Ramamurthy
	Guramma w/o Muneppa (2A)	DSO 24/59-60	-	Guramma
	M.G Shanthakumar (1A-36G)	-	-	Kamalamma
1976-77	Ramamurthy (3A-15G)	MR 35/1975-76	-	Ramamurthy
	Balakrishnan Anand (15-G)	MR 1/1979-80	-	-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
	Guramma w/o Muneppa (2A)	Sale Deed dated 20.04.1961	-	Guramma
	M.G Shanthakumar (1A-36G)	-	-	M.G Shanthakumar
1977-78 & 1978-79	Balakrishnan Anand (15-G)	MR 1/1979-80	-	Balakrishnan Anand
	Guramma w/o Muneppa (2A)	Sale Deed dated 20.04.1961	-	-
	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/1976-77	Mortgage to PLD Bank	B.S Bhat
	M.G Shanthakumar (1A-36G)	-	-	M.G Shanthakumar
1979-80	Abbaiah s/o Ramana Boyi	MR 19/1961-62	-	-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
1980-81 to	Ramamurthy (3A-15G)	MR 35/1975-76	-	-
	Guramma w/o Muneppa (2A)	-	-	-
	Balakrishna Anand (15-G)	MR 37/1960-61	-	Balakrishna Anand
	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/1976-77 MR 1/79-80	Mortgage to PLD Bank MR 32/1978- 79	B.S Jayalakshmi
	M.G Shanthakumar (1A-39G)	MR 45/1974-75	Clearance by PLDB to Kamamma MR 32/1974- 75 (1A-36G)	M.G Shanthakumar
	P. Sudhakar s/o D. Paparaj (2-A)	MR 20/79-80	-	-
	Abbaiah s/o	MR 19/1961-62	-	-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
1983-84	Ramana Boyi			
	Ramamurthy (3A-15G)	MR 35/1975-76	-	-
	Guramma w/o Muneppa (2A)	-	-	-
	Balakrishnan Anand (15-G)	MR 37/1960-61	-	Balakrishnan Anand
	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/1976-77 MR 1/1979-80	Mortgage to PLD Bank MR 32/1978- 79	B.S Jayalakshmi
	M.G Shanthakumar (1A-39G)	MR 45/1974-75	Clearance by PLDB to Kamamma MR 32/1974- 75 (1A-36G)	M.G Shanthakumar
	P. Sudhakar s/o D. Paparaj (2-A)	MR 20/79-80	-	P. Sudhakar s/o D. Paparaj



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
1984-85 to 1987-88	Ramamurthy (3A-15G)	MR 35/1975-76	-	M.G Shanthakumar
	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/1976-77	Mortgage to PLD Bank MR 32/1978- 79	B.S Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/1979-80	-	Balakrishnan Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 20/1979-80	-	P. Sudhakar s/o D. Paparaj
1988-89	Ramamurthy (3A-15G)	MR 35/1975-76	-	-
	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/1976-77	Mortgage to PLD Bank MR 32/1978- 79	B.S Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/1979-80	-	Balakrishnan Anand



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
	P. Sudhakar s/o D. Paparaj (2-A)	MR 20/1979-80	-	P. Sudhakar s/o D. Paparaj
	Indrani Vishwanathan (1A-36G)	MR 22/1987-88 Sale	Clearance by PLDB to Kamamma MR 32/1974- 75 (1A-36G)	Indrani Vishwanathan
1989-90	B.S Jayalakshmi w/o B.S Bhat (3-A)	-	-	B.S Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/1979-80	-	Balakrishnan Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 20/1979-80	-	P. Sudhakar
	Indrani Vishwanathan (1A-36G)	MR 22/1987-88	-	Indrani Vishwanathan
1990-91 to	B.S Jayalakshmi	-	-	B.S



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
1993-94	w/o B.S Bhat (3-A)			Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/1979-80	-	-
	P. Sudhakar s/o D. Paparaj (2-A)	-	-	P. Sudhakar
	Indrani Vishwanathan (1A-36G)	-	-	Indrani Vishwanathan
1994-95 & 1995-96	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/1976-77	-	B.S Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/1979-80	-	-
	P. Sudhakar s/o D. Paparaj (2-A)	MR 29/1979-80	-	P. Sudhakar



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
1996-97	Indrani Vishwanathan (1A-36G)	MR 22/1987-88 Sale	-	Indrani Vishwanathan
	B.S Jayalakshmi w/o B.S Bhat (3-A)	MR 1/76-77	-	B.S Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/79-80	-	Balakrishnan Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 29/79-80	-	P. Sudhakar
1997-98 to 2001-02	Indrani Vishwanathan (1A-36G)	MR 22/87-88 Sale	-	Indrani Vishwanathan
	B.S Jayalakshmi w/o B.S Bhat (1-A)	MR 1/76-77	-	B.S Jayalakshmi
	Balakrishnan Anand (15-G)	MR 1/79-80	-	Balakrishnan Anand



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
2000-01 to 2002-03	P. Sudhakar s/o D. Paparaj (2-A)	MR 29/79-80	-	P. Sudhakar
	Indrani Vishwanathan (1A-36G)	MR 22/87-88 Sale	-	Indrani Vishwanathan
	P.K Doreswamy (1-A)	MR 71/98-99	-	-
	C.N Selva Kumar (1-A)	MR 72/98-99	-	-
	B.S Jayalakshmi w/o B.S Bhat (1-A)	MR 1/1976-77	-	B.S Jayalakshmi
	Balakrishna Anand s/o D.M. Ananth (01-G)	MR 29/1979-80	-	Balakrishna Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 22/1987-88	-	P. Sudhakar



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
2003-04				
	Indrani Vishwanathan (0G)	MR 1/1976-77 MR 1/1979-80	-	Indrani Vishwanathan
	P.K Doreswamy (1-A)	MR 71/1998-99	-	-
	C.N Selva Kumar (1-A)	MR 72/1998-99	-	-
	B.S Jayalakshmi w/o B.S Bhat (1-A)	MR 1/1976-77	-	B.S Jayalakshmi
	Balakrishna Anand s/o D.M.Ananth (01-G)	MR 29/1979-80	-	Balakrishna Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 22/1987-88	-	P. Sudhakar
	P.K Doreswamy (1-A)	MR 71/1998-99	-	-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
2004-05 to 2014-15				
	C.N Selva Kumar (1-A)	MR 72/1998-99	-	-
	Sadananda R. Shervegar s/o Ramachandra Rao (1A-36G)	MR 114/2003-04	-	-
	B.S Jayalakshmi w/o B.S Bhat (1-A)	MR 1/1976-77	-	-
	Balakrishna Anand s/o D.M. Ananth (01-G)	MR 29/1979-80	-	-
	P. Sudhakar s/o D. Paparaj (2-A)	MR 22/1987-88	-	-
	P.K Doreswamy (1-A)	MR 71/1998-99	-	-
	C.N Selva Kumar (1-A)	MR 72/1998-99	-	-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
	Sadananda R. Shervegar s/o Ramachandra Rao (1A-36G)	MR 114/2003-04	-	-
2015-16 to 2021-22	B.S Jayalakshmi w/o B.S Bhat (1-A)	MR 1/1976-77	-	B.S Jayalakshmi
	Balakrishnan Anand s/o D.M Ananth (15-G)	MR 29/1979-80	-	Balakrishnan Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 22/1987-88	-	P. Sudhakar
	P.K Doreswamy (1-A)	MR 71/1998-99	-	P.K Doreswamy
	C.N Selva Kumar (1-A)	MR 72/1998-99	-	C.N Selva Kumar
	Sadananda R. Shervegar s/o	MR 424/2004-05	-	Sadananda R. Shervegar s/o



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
	Ramachandra Rao (1A-36G)	Conversion		Ramachandra Rao
	Vishwanatha (10-G)	MR 24/1958-59	-	-
2022-23 & 2023-24	B.S Jayalakshmi w/o B.S Bhat (1-A)	MR 1/1976-77	-	B.S Jayalakshmi
	Balakrishnan Anand s/o D.M Ananth (15-G)	MR 29/1979-80	-	Balakrishnan Anand
	P. Sudhakar s/o D. Paparaj (2-A)	MR 22/1987-88	-	P. Sudhakar
	C.N Selva Kumar (1-A)	MR 72/1998-99	-	C.N Selva Kumar
	Sadananda R. Shervegar s/o Ramachandra Rao (1A-36G)	MR 424/2004-05 Conversion	-	Sadananda R. Shervegar s/o Ramachandra Rao



AZB & PARTNERS
ADVOCATES & SOLICITORS

Period	Khatedar Column 9	Column 10	Column 11	Occupant Column 12
	Vishwanatha (10-G)	MR 24/1958-59	-	Vishwanatha
	S. Varun s/o Alagu Maheshwari (1-A)	MR T71/2021-22	-	S. Varun s/o Alagu Maheshwari

The RTC/Pahani for the period 1974-75 to 2023-24 with regard to Survey No.60/16 furnished to us corroborate with the documents of title and do not disclose any deviation or change either in ownership or in occupancy in so far as the portion of Survey No.60/16 which is the subject matter of this title report save and except for the period 2000-01 to 2002-03 where no extent has been recorded against the name of Indrani Vishwanath in Column 9, which has been set right from the year 2003-04 onwards. We further observe that though in the year 1988 Survey No.60/16 has been sub-divided into two portions, the revenue records have not been updated.

From the Mortgage Deed dated 16.02.1973, we note that Kamamma along with her husband Narayana Reddy mortgaged the land bearing Survey Nos 58/1 and Portion of Survey No. 60/16 to Primary Co-operative Agricultural Development Bank Limited. The said Mortgage Deed is registered as Document No. 4939 in Book-I, Volume S.F. 29 pages 114 in the office of the Sub-Registrar, Anekal.

Further, the above Mortgage Deed dated 16.02.1973 registered as Document No. 4939 has been Discharged under a deed of redemption dated 17.06.1987 executed by Primary Co-operative Agricultural Development Bank Limited which indicates that the mortgage created by Kamamma on the Survey Nos 58/1 and Portion of Survey No. 60/16 has been discharged. The said Discharge Deed is registered as Document No. 1466/1987-88 in Book-I, Volume 611 at page No. 9 in the office of the Sub-Registrar Anekal.



AZB & PARTNERS
ADVOCATES & SOLICITORS

The Village Map of Hebbagodi, issued on behalf of Commissioner, Land Survey Revenue System and Department of Land Records, Bangalore and Moola Tippani with regard to Survey No.58, 59 & Moola Tippani with regard to Survey No.60, both extracted from Bhoomi website shows the location, shape and boundaries of Survey Nos.58, 59 & 60. As per the Village Map, Survey Nos.58, 59 & 60 are bounded as follows:

Survey No.	Boundaries			
	East	West	North	South
58	Survey No.60	Veerasandra Village Boundary	Survey No.59	Survey Nos.57 & 56
59	Survey No.60	Veerasandra Village Boundary	Veerasandra Village Boundary	Survey No.58
60	Kammasandra Village Boundary	Veerasandra Village Boundary, Survey No.59, 58, 56, 55, 54 & 53 and Bangalore-Anekal Road	Gulimangala Village Boundary	Survey No.61

The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and subdivisions of Survey No.58. On a phoddi being effected by the Survey Department on 16.01.1939, Survey No.58 measuring about 7 Acres, inclusive of 07 Guntas of kharab was phoddied/ sub-divided into two hissass/portions i.e., Survey Nos.58/1 and 58/2. On such phoddi, the northern portion of Survey No.58 was assigned Survey No.58/1 & the southern portion of Survey No.58 was assigned Survey No.58/2. As per the Hissa Survey Tippani, Atlas and the RR Balabhadaga Nakal issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk, the hissedars, extents and boundaries of Survey Nos.58/1 & 58/2 are detailed in the table herein below:-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Sl. No.	Sy No.	Hissedar	Extent		Khara b	Boundaries			
			A	G		East	West	North	South
1.	58/1	Ramaiah	3	20	03	Survey No.60	Veerasandra Village Boundary	Survey No.59	Survey No.58/2

The Hissa Survey Tippani extracted provided to us shows the shape, boundaries and sub-divisions of Survey No.59. On a phoddi being effected by the Survey Department on 17/01/1939 Survey No.59 measuring about 5 Acres 25 Guntas (excluding 21 Guntas of kharab), was phoddied/ sub-divided into twenty-two hissass/portions i.e., Survey Nos.59/1 to 59/3. On such phoddi, a portion of Survey No.59 belonging to Abbaiah was assigned Survey No.59/3; The Survey No.59/3 is bounded on the East by: Survey No.60 West by: , Kammasandra Village Boundary, North by: Kammasandra Village Boundary and South by: Survey No.58

The Hissa Survey Tippani extracted provided to us shows the shape, boundaries and sub-divisions of Survey No.60. On a phoddi being effected by the Survey Department, Survey No.60 measuring about 70 Acres 13 Guntas (as per mutation the extent being 69 Acres 29 Guntas) inclusive of 3 Acres 11 Guntas of kharab, was phoddied/ sub-divided into twenty-two hissass/portions i.e., Survey Nos.60/1 to 60/22. On such phoddi, a portion of Survey No.60 belonging to Vishwanathan was assigned Survey No.60/16; and Survey No.60/16 is bounded on the East by: Survey No.60/15, 60/23, Kammasandra Village Boundary and Survey Nos.60/6, 60/5, 60/4, 60/3, 60/2, West by: Survey Nos.60/13, 60/12, 60/11, 60/10, 60/9, 60/8, 59, 58, 60/7, 55, 54, North by: Survey No.60/8, Gulimanagala Village Boundary & Survey No.60/15 and South by: Survey No.60/7, 60/17 & 60/6.

The Hissa Survey Tippani issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk and the computerized Atlas show the shape, boundaries and sub-divisions of Survey No.60/16. On a phoddi being effected by the Survey Department on 17.08.1988, Survey No.60/16 measuring about 03 Hectares 85 Ares inclusive of 81 Ares of kharab (i.e., 09 Acres 22 Guntas inclusive of 02 Acres 01 Guntas kharab) was phoddied/ sub-divided into two hissass/portions i.e., Survey Nos.60/16 and 60/23. On such phoddi, a portion of Survey No.60 measuring about 1 Hectare 21 Ares (i.e., 3 Acres) was assigned new Survey No.60/23 and the remaining portion of Survey



AZB & PARTNERS
ADVOCATES & SOLICITORS

No.60/16 measuring about 02 Hectares 64 Ares, inclusive of 81 Ares kharab (i.e., 06 Acres 22 Guntas inclusive of 02 Acres 01 Gunta of kharab) was retained with Survey No.60/16. As per the Hissa Survey Tippani, Atlas and the Computerized RR Balabagada Nakal, the hissedars and boundaries of Survey Nos.60/16 & 60/23 are detailed in the table herein below:-

Sl. No.	Sy No.	Hissedar	Extent		Kharab	Boundaries			
			H	A		East	West	North	South
1.	60/16	As per the RTC	2	64	81	Survey No.60/15, 60/23, Kammasandra Village Boundary and Survey Nos.60/6, 60/5, 60/4, 60/3, 60/2	Survey Nos.60/13, 60/12, 60/11, 60/10, 60/9, 60/8, 59, 58, 60/7, 55, 54	Survey No.60/8, Gulimana gala Village Boundary & Survey No.60/23	Survey No.60/7, 60/17 & 60/6
2.	60/23	B.S.Jayalakshmi wife of B.S.Bhatta	1	21	-	Kammasandra Village Boundary	Road (Kharab in Survey No.60/16)	Survey No.60/15	Survey No.60/16

The Karnataka Revision Settlement Akarbandh issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk with regard to Survey No.58/1, 59/3 and Survey No.60/16 discloses the total extent, kharab and actual extent as given under:-



AZB & PARTNERS
ADVOCATES & SOLICITORS

Sy No.	Total Extent		B Kharab		Actual Extent	
	A	G	A	G	A	G
58/1	3	20	0	03	3	17
59/3	2	28		05	2	23
	H	A	H	A	H	A
60/16	2	64	0	81	1	83

Endorsement:

We have perused the Endorsement dated 28.02.2024 bearing No.RD0038026275720 issued by the Special Tahsildar, Bangalore East Taluk, Bangalore stating that there are no tenancy claim applications filed under Form 7A of the Land Reforms Act in respect of the property bearing Survey Nos. 58/2, 59/3 and 60/16.

We have perused a copy of the endorsement dated 08.05.2024 in No.RK: CR:01/2024-25 issued by the Tahsildar, Anekal Taluk, which bears the preliminary register extract with respect to Survey Nos. 58/2, 59/3 and 60/16 are not available.

We have perused a copy of the endorsement dated 08.05.2024 in No.RK: CR:01/2024-25 issued by the Tahsildar, Anekal Taluk, which bears the RTC extracts for the period 1974-75 to 1978-79 and 1989-90 to 1993-94 with respect to Survey Nos. 58/2, 59/3 and 60/16 are not available.



AZB & PARTNERS
ADVOCATES & SOLICITORS

Investigation of Encumbrances:

Survey No.59/3

The Encumbrance Certificates for the period 01.04.1960 to 01.04.2024 with regard to Survey No.59/3 issued by the concerned Sub-Registrar disclose the following transactions:

SA. No.	From	To	Transacti on	Extent		By	In favour of	Doc. No.
				A	G			
426/24-25	01.04.1920	31.03.1960	Sale Deed dated 18.05.1948	02	23	Muniyamma and others	Gurumurthy	1919
21732/23-24	01.04.1960	31.03.2004	Sale Deed dated 19.12.1974	02	23	Lakshamma	Shantakumar	2886
			Sale Deed dated 18.12.1987	02	23	Shantakumar	Indrani Vishwanathan	1747
			Sale Deed dated 22.10.2003	08	03	Indrani Vishwanathan	Sadananda, R. Sherogar	8585
	01.04.2004	01.04.2024	Agreement of Sale dated 29.05.2024		17	Latha Bhaskar	Puravankara Limited	1606/2024-25

Survey No.58/1 .

The Encumbrance Certificates for the period 01.04.1960 to 22.01.2025 with regard to Survey No.58/1 issued by the concerned Sub-Registrar disclose the following transactions:



AZB & PARTNERS
ADVOCATES & SOLICITORS

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
21733/23-24	01.04.1960	31.03.2004	Sale Deed dated 30.09.1971	3	17	Ramaiah	Ramamma	1854
			Mortgage Deed dated 24.03.1973	03	17	Kamamma, Narayanareddy	PLD Bank	4939
			Mortgage dated 13.12.1974	03	17	Kamamma, Narayanareddy	Bank, Anekal	98
			Sale Deed dated 19.12.1974	03	20	Kamamma	Shantakumar	2887
			Redemption Deed dated 19.06.1987	03	17	PLD Bank	Kamamma, Shantakumar	611
			Sale Deed dated 18.12.1987	03	17	Shantakumar	Indrani Vishwanathan	1747
			Sale Deed dated 22.10.2003	08	03	Indrani Vishwanathan	Sadananda Sherogar	8585
	01.04.2004	20.05.2024	Decree dated 30.11.2022	3	20	M/s Principal Senior Civil Judge and JMFC, Anekal	Latha Bhaskar	7575/2022-23
	01. 04.2004	01.04.2024	Agreement of Sale dated		17	Latha Bhaskar	Puravankara	1606/2024-



AZB & PARTNERS
ADVOCATES & SOLICITORS

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
31823/2024-15	01.04.2024	22.01.2025	29.05.2024				Limited	25
			Agreement of Sale dated 29.05.2024		17	Latha Bhaskar	Puravankara Limited	1606/2024-25
			Sale Deed dated 28.05.2024	3	00	Sadanana	Puravankara Limited	1583/2024-25

Survey No.60/16

The Encumbrance Certificates for the period 01.04.1960 to 20.01.2025 with regard to Survey No.60/16 issued by the concerned Sub-Registrar disclose the following transactions:

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
21730/23-24	01.04.1960	31.03.2004	Mortgage Deed dated 24.03.1973	01	36	Kamamma, Narayanareddy	PLD Bank	4939
			Mortgage dated 13.12.1974	01	36	Kamamma w/o Narayanareddy	Bank, Anekal	98
			Sale Deed dated 19.12.1974	01	36	Kamamma	Shantakumar	2888



AZB & PARTNERS
ADVOCATES & SOLICITORS

SA. No.	From	To	Transaction	Extent	By	In favour of	Doc. No.
			Redemption Deed dated 19.06.1987	01 36	PLD Bank	Kamalamma, Shantakumar	611
			Sale Deed dated 18.12.1987	01 36	Shantakumar	Indrani Vishwanathan	1747
			Sale Deed dated 22.10.2003	08 03	Indrani Vishwanathan	Sadananda Sherogar	8585
	01.04.2004	20.05.2024	Decree dated 30.11.2022	3 20	M/s Principal Senior Civil Judge and JMFC, Anekal	Sadananda Sherogar	4982/2022-23
	01. 04.2004	01.04.2024	Agreement of Sale dated 29.05.2024	17	Latha Bhaskar	Puravankara Limited	1606/2024-25
			Sale Deed dated 28.05.2024	3 00	Sadananda	Puravankara Limited	1583/2024-25
			Decree dated 30.11.2022	3 20	M/s Principal Senior Civil Judge and JMFC, Anekal	Sadananda Sherogar	4982/2022-23
31828/2024-25	01. 04.2004	22.01.2025	Agreement of Sale dated 29.05.2024	17	Latha Bhaskar	Puravankara Limited	1606/2024-25
			Sale Deed dated 28.05.2024	3 00	Sadananda	Puravankara Limited	1583/2024-25

Consolidated Encumbrance Certificate with respect to Survey Nos. 58/1, 59/3 and 60/16

The Encumbrance Certificates for the period 01.04.2004 to 21.02.2023 with regard to Survey Nos. 58/1, 59/3 and 60/16 issued by the concerned Sub-Registrar disclose the following transactions:



AZB & PARTNERS
ADVOCATES & SOLICITORS

SA. No.	From	To	Transaction	By	In favour of	Doc. No.
26679/2022-23	01.04.2004	21.03.2023	Gift Deed dated 23.04.2005	Sadananda Sherogar	Lata Bhaskar	2042/2005-06

The Encumbrance Certificates for the period 01.10.2024 to 22.01.2025 with regard to E-aasthi PID No. 7682303134 issued by the concerned Sub-Registrar disclose the following transactions:

SA. No.	From	To	Transaction	By	In favour of	Doc. No.
318536/2024-15	01.10.2024	22.01.2025	Sale Deed 14.11.2024	Latha Bhaskar	Puravankara Limited	05711/2024-25

Note : According to the sale deed, the date of execution and registration is 15.11 2024. However, the Encumbrance Certificate shows the date of registration as 14.11.2024. Upon verification, we learnt that the date of uploading the document of sale deed is recorded as 14.11.2024 in the K2 portal and the date of execution and registration which is 15.11.2024 is not recorded. This discrepancy is a technical error in the office of the sub-registrar and the same is not a concern, as the other details are as per the registered sale deed referred above.

Khata No. 520/58/1

The view only copy of the Encumbrance Certificate for the period 31.03.2004 to 22.01.2025 issued by the concerned Sub-Registrar which bears out nil encumbrance with regard to Khata No. 520/58/1.



AZB & PARTNERS
ADVOCATES & SOLICITORS

Khata No. 520/59/3

The view only copy of the Encumbrance Certificate for the period 31.03.2004 to 22.01.2025 issued by the concerned Sub-Registrar which bears out nil encumbrance with regard to Khata No. 520/59/3.

Khata No. 520/60/16

The view only copy of the Encumbrance Certificate for the period 31.03.2004 to 22.01.2025 issued by the concerned Sub-Registrar which bears out nil encumbrance with regard to Khata No. 520/60/16.

Public Notice

We had issued the Public Notice dated 07/03/2024 in the Bangalore edition of Vijaya Karnataka and Times of India pertaining to Sadananda's Portion in Survey Nos. (i) 58/1 and (ii) 60/16 all situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk and have not received any objections as on date.

We had issued the Public Notice dated 10/03/2024 in the Bangalore edition of Vijaya Karnataka and Times of India pertaining to Latha's Portion in Survey Nos. (i) 58/1 (ii) 60/16 and (iii) Sy.No. 59/3 and all situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk and have not received any objections as on date.



AZB & PARTNERS
ADVOCATES & SOLICITORS

CONCLUSION

Based on the review of the documents detailed above and subject to the observations, we are of the opinion that:

- Puravankara Limited is the owner of the converted land bearing Survey Nos. (i) 58/1 measuring 3 Acres 17 Guntas (excluding 3 Guntas of Kharab), (ii) 59/3 measuring 2 Acres 23 Guntas (excluding 5 Guntas of Kharab), (iii) 60/16 measuring 1 Acre 36 Guntas (out of 7 Acres 21 Guntas), all situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk.

Subject to mortgage (memorandum of entry for deposit of title deeds dated 20.08.2024 registered as Document No. BMH-1-07416/2024-25) of (1) southern portion of Survey No. 58/1 measuring 3 Acres (excluding 3 Guntas of kharab) and (2) southern portion of Survey No. 60/16 measuring 25.5 Guntas in favour of IDBI Trusteeship Services Limited.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, O=PERSONAL, T=4672,
OID.2.5.4.65=fef82c1a9200465996da6231965e0d5d,
Phone=fe687eb3f0aed824f901d30d5e467daa9d2603
a40e8f8eda347b182a7ac2ee54,
PostalCode=560079, S=Karnataka,
SERIALNUMBER=f7b247c57267eef158e3b90d2e74
91741f58c7b0975e36fab4953fa6bf73a963,
CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2025-02-21 15:41:28

Dated: February 21, 2025

AZB & PARTNERS



AZB & PARTNERS
ADVOCATES & SOLICITORS

<i>Boundaries are as per the Sale Deed dated 29.05.2024</i>								
SL No.	Survey Number	Acre	Guntas	Kharab	East	West	North	South
1	58/1 (part)	3	-	3	Sy.Nos.60/16 and 60/7	Land bearing Sy Nos. 35 and 34 Veerasandra Village Boundary	Remaining portion of Sy.No.58/1	Sy.No.58/2
2	60/16 (part)	-	25.5	-	Remaining portion of Sy No. 60/16 acquired PRR-1	Sy.No.58/1 and 59/3 of Hebbagodi Village	Remaining portion of Sy.No.60/16	Sy.No.60/7
Total		3	25.5	3				
<i>Boundaries are as per the Sale deed dated 15.11.2024</i>								
3	58/1 (part)	-	17	-	Sy.No.60/16	Sy No. 34 and Veerasandra Village Boundary	Sy.No.59/3	Remaining portion of Sy.No.58/1
4	59/3	2	23	5	Sy.No.60/16	Sy No. 34 and Veerasandra Village Boundary	Sy.No.59/2	Sy.No.58/1 owned by Puravankara
5	60/16 (part)	-	25.5	-	Remaining portion of Sy No. 60/16 acquired PRR-1	Sy.No.59/3 of Hebbagodi Village	Sy.No.60/8	Remaining portion of Sy.No.60/16
Total		3	25.5	5				



AZB & PARTNERS
ADVOCATES & SOLICITORS

ANNEXURE – A

List of documents reviewed by us:

SI No.	Description of documents
1.	Record of Rights bearing RR No. 84 of Survey No. 58/1;
2.	Sale deed dated 30.09.1971 registered as Document No. 1854/1971-72 in Book-I, Volume No. 1160 at Pages 221 to 222 in the office of the Sub-Registrar Anekal;
3.	Sale deed dated 19.12.1974 registered on 28.02.1975 as Document No.2887/1974-75 in Book I, Volume 1223, at pages 129 to 132, in the office of the Sub-Registrar, Anekal
4.	Mutation Register Extract bearing MR No.44/1974-75;
5.	Record of Rights bearing RR No. 88 of Survey No. 59/3;
6.	Sale Deed dated 31.03.1948 registered as document No. 1919/1948-50 in Book-I, Volume 598 at Pages 38 to 40 in the office of the Sub-Registrar Anekal;
7.	Sale Deed dated on 28.02.1975 as Document No.2886/1974-75 in Book I, Volume 1223, at pages 129 to 132, in the office of the Sub-Registrar, Anekal;
8.	Mutation Register Extract bearing MR No.43/1974-75;
9.	Sale deed is registered on 03.03.1975 as Document No.2888/1974-75 in Book I, Volume 1225, at pages 138 to 141, in the office of the Sub-Registrar, Anekal
10.	Mutation Register Extract bearing MR No.45/74-75;
11.	Sale dated 18.12.1987 registered as Document No.1747/1987-88 in Book I, Volume 1480, at pages 177 to 186, in the office of the Sub-Registrar, Anekal;
12.	Mutation register extract bearing M. R. No. 22/1987-88
13.	Mortgage Deed dated 16/02/1973 registered as Document No. 4939 of Survey Nos. 58/1 and 60/16;
14.	Release deed dated 17/06/1987 registered as Document No. 611/1987-88 of Survey Nos. 58/1 and 60/16;
15.	General Power of Attorney dated October 10, 2003 and registered as Document No. 317/2003, Book-IV, in the office of the District Registrar;
16.	Sale dated 22.10.2003 registered as Document No.8585/2003-04 in Book I, stored in CD



AZB & PARTNERS
ADVOCATES & SOLICITORS

	No.44, in the office of the Sub-Registrar, Anekal, Bangalore Urban District;
17.	Mutation register extract bearing MR No. 114/2003-04.
18.	Official Memorandum dated 10.10.2004 in No. BDS:ALN(A)SR:167/2004-05 issued by the office of the Deputy Commissioner, Bangalore District;
19.	Mutation Register Extract bearing MR No. 424/2004-05.
20.	The Tax Paid Receipt dated 06.12.2004 confirms that tax with regard to Village Panchayath Khata No.442/Sy Nos. 58/1, 59/3, 60/16 for the year 2004-05 has been paid.
21.	Building license for construction of Residential building bearing No.43 dated 06.12.2004, issued by the Secretary, Hebbagodi Village Panchayath;
22.	Khata and tax demand register bearing No. 521 in the name of Latha Bhasakr;
23.	Gift Deed dated 23.04.2005 registered as Document No.ANK-1-02042/2005-06, in Book-1, stored in CD No. ANKD59 in the office of the Sub-Registrar, Anekal.;
24.	Plaint, written statement and order sheet and judgement of case bearing O.S No.366/2018;
25.	Compromise Petition on 17.09.2022 before the Senior Civil Judge and JMFC at Anekal case bearing O.S No.366/2018;
26.	Senior Civil Judge and JMFC at Anekal by his Order dated 17.09.2022
27.	The said Final Decree is registered on 20/12/2022 registered as Document No. 7575/2022-23 in Boo-I stored in CD No. ANKD 0442 in the office of sub-Registrar Anekal;
28.	Final Decree is registered on 23/08/2023 registered as Document No. 04892/2023-24 in Book-I in the office of the Senior sub-Registrar, Basavanagaudi, Bangalore;
29.	Order dated 17.09.2022 in O.S No.366/2018, Bhaskar.R.S filed a writ petition in Writ Petition No.6071/2023 on the file of the High Court of Karnataka;
30.	Writ petition in W.P No.52345/2019 on the file of the High Court of Karnataka at Bengaluru
31.	Order Sheet dated 14.06.2024 bearing W.P No.52345/2019 filed before the High Court of Karnataka at Bengaluru.
32.	Final Notification dated 29.06.2007 bearing No. UDD/399/MNX/2006 published in the Karnataka Gazette on 03.07.2007
33.	Order dated 26.06.2023 in W.P No.20573/2021 on the file of the High Court of Karnataka at Bengaluru that Latha Bhaskar has sought for TDR as well as compensation in lieu of portion acquired from and out of portion of Portion of Survey No.60/16 which upon consent being given by Sadananda R Shervegar has been disposed off with certain directions to the



AZB & PARTNERS
ADVOCATES & SOLICITORS

	Bangalore Development Authority;
34.	Sale Deed dated 29.05.2024 registered as Document No. BSG-1-01583/2024-25 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.
35.	Agreement of sale dated 29.05.2024 registered as Document No. 1606/2024-25 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore
36.	RTC/pahani for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1994-95 to 2023-24 of Survey No. 58/1;
37.	RTC/pahani for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1994-95 to 2023-24 of Survey No. 59/3;
38.	RTC/pahani for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1994-95 to 2023-24 of Survey No. 60/16;
39.	The Village Map of Hebbagodi, issued on behalf of Commissioner, Land Survey Revenue System and Department of Land Records, Bangalore
40.	Tippani with regard to Survey No.58, 59, 60
41.	The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and subdivisions of Survey No.58
42.	The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and subdivisions of Survey No.59
43.	The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and subdivisions of Survey No.60;
44.	Karnataka Revision Settlement Akarbandh issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk with regard to Survey No.58/1, 59/3 and 60/16
45.	Endorsement dated 28.02.2024 bearing No.RD0038026275720 issued by the Special Tahsildar, Bangalore East Taluk;
46.	Endorsement dated 08.05.2024 in No.RK: CR:01/2024-25 issued by the Tahsildar, Anekal Talauk
47.	Endorsement dated 08.05.2024 in No.RK: CR:01/2024-25 issued by the Tahsildar, Anekal Talauk.



AZB & PARTNERS
ADVOCATES & SOLICITORS

48.	Encumbrance certificate bearing SA No. 21732/23-24 of Survey No. 59/3;
49.	Encumbrance certificate bearing SA No. 21733/23-24 of Survey No. 58/1;
50.	Encumbrance certificate bearing SA No. 21730/23-24 of Survey No. 60/16;
51.	Encumbrance certificate bearing SA No. 26679/2022-23 of Survey Nos. 58/1, 59/3 and 60/16;
52.	Encumbrance Certificates for the period 31.03.2004 to 22.01.2025 with regard to Khata No. 520/58/1;
53.	Encumbrance Certificate for the period 31.03.2004 to 22.01.2025 with regard to Khata No. 520/59/3;
54.	Encumbrance Certificate for the period 31.03.2004 to 22.01.2025 with regard to Khata No. 520/60/16.
55.	Encumbrance Certificate for the period 31.03.2004 to 19.07.2024 with regard to Khata No. 60/16.
56.	Encumbrance Certificate for the period 31.03.2004 to 19.07.2024 with regard to Khata No. 58/1.
57.	Encumbrance Certificate for the period 31.03.2004 to 19.07.2024 with regard to Khata No. 59/3.
58.	The tax paid chalan dated 04.10.2024 confirms the payment of tax for the period 2024-25 with respect to Survey Nos. 58/1, 59/3 60/16.
59.	Sale Deed dated 15.11.2024 registered as document No.5711/2024-25 of Book-I, in the office of the sub registrar Basavanagudi, Bangalore
60.	E-Khata from TMC Hebbagodi.
61.	Panchayat E-Khata dated 11.10.2024 bearing No. 7682303134 issued by the Town Municipal corporation, Hebbagodi.
62.	Memorandum of entry for deposit of title deeds dated 20.08.2024 registered as Document No. BMH-1-07416/2024-25 in Book-I in the office of the Senior Sub-Registrar, Jayananaga (Bhommanahallai) Bangalore.
63.	Commencement Certificate dated 20.12.2024, bearing No. CLU-59/2450/2024-25, issued by the Bangalore Development Authority.
64.	Commencement Certificate dated 20.12.2024, bearing No. CLU-59/2451/2024-25, issued by the Bangalore Development Authority.
65.	Encumbrance certificate for the period 01.04.2024 to 22.01.2025 of Survey No.58/1.
66.	Encumbrance certificate for the period 01.04.2024 to 22.01.2025 of Survey No.60/16.
67.	Encumbrance Certificates for the period 01.10.2024 to 22.01.2025 with regard to E-aasthi PID No. 7682303134.



AZB & PARTNERS
ADVOCATES & SOLICITORS

ANNEXURE – B

List of documents inspected.

Sl No.	Description of documents	Remarks
1.	Record of Rights bearing RR No. 84 of Survey No. 58/1;	Certified
2.	Sale deed dated 30/09/1971 registered as Document No. 1854/1971-72 in Book-I, Volume No. 1160 at Pages 221 to 222 in the office of the Sub-Registrar Anekal;	Certified
3.	Sale deed dated 19.12.1974 registered on 28.02.1975 as Document No.2887/1974-75 in Book I, Volume 1223, at pages 129 to 132, in the office of the Sub-Registrar, Anekal	Original
4.	Mutation Register Extract bearing MR No.44/1974-75;	Certified
5.	Record of Rights bearing RR No. 88 of Survey No. 59/3;	Certified (with Sl.No.1)
6.	Sale Deed dated 31/03/1948 registered as document No. 1919/1948-50 in Book-I, Volume 598 at Pages 38 to 40 in the office of the Sub-Registrar Anekal;	Certified
7.	Sale Deed dated on 28.02.1975 as Document No.2886/1974-75 in Book I, Volume 1223, at pages 129 to 132, in the office of the Sub-Registrar, Anekal;	Original
8.	Mutation Register Extract bearing MR No.43/1974-75;	Certified(with sl.no.4)
9.	Sale deed is registered on 03.03.1975 as Document No.2888/1974-75 in Book I, Volume 1225, at pages 138 to 141, in the office of the Sub-Registrar, Anekal	Original
10.	Mutation Register Extract bearing MR No.45/74-75;	Certified
11.	Sale dated 18.12.1987 registered as Document No.1747/1987-88 in Book I, Volume 1480, at pages 177 to 186, in the office of the Sub-Registrar, Anekal;	Original & Duplicate
12.	Mutation register extract bearing M. R. No. 22/1987-88	Certified



AZB & PARTNERS
ADVOCATES & SOLICITORS

13.	Mortgage Deed dated 16/02/1973 registered as Document No. 4939 of Survey Nos. 58/1 and 60/16;	Certified
14.	Release deed dated 17/06/1987 registered as Document No. 611/1987-88 of Survey Nos. 58/1 and 60/16;	Certified
15.	General Power of Attorney dated October 10, 2003 and registered as Document No. 316/2003, Book-IV, in the office of the District Registrar;	Original
16.	Sale dated 22.10.2003 registered as Document No.8585/2003-04 in Book I, stored in CD No.44, in the office of the Sub-Registrar, Anekal, Bangalore Urban District;	Original
17.	Mutation register extract bearing MR No. 114/2003-04.	Certified
18.	Official Memorandum dated 10.10.2004 in No. BDS:ALN(A)SR:167/2004-05 issued by the office of the Deputy Commissioner, Bangalore District;	Certified
19.	Mutation Register Extract bearing MR No.424/2004-05	Certified
20.	The Tax Paid Receipt dated 06.12.2004 confirms that tax with regard to Village Panchayath Khata No.442/Sy Nos. 58/1, 59/3, 60/16 for the year 2004-05 has been paid	Original
21.	building license for construction of Residential building bearing No.43 dated 06.12.2004, issued by the Secretary, Hebbagodi Village Panchayath;	Original
22.	Khata and tax demand register bearing No. 521 in the name of Latha Bhasakr;	Photocopy
23.	Gift Deed dated 23.04.2005 registered as Document No.ANK-1-02042/2005-06, in Book-1, stored in CD No. ANKD59 in the office of the Sub-Registrar, Anekal.;	Original
24.	Compromise Petition on 17.09.2022 before the Senior Civil Judge and JMFC at Anekal case bearing O.S No.366/2018;	Certified
25.	Senior Civil Judge and JMFC at Anekal by his Order dated 17.09.2022	Certified
26.	The said Final Decree is registered on 20/12/2022 registered as Document No. 7575/2022-23 in Boo-I stored in CD No. ANKD 0442 in the office of sub-Registrar Anekal;	Original



AZB & PARTNERS
ADVOCATES & SOLICITORS

27.	Final Decree is registered on 23/08/2023 registered as Document No. 04892/2023-24 in Book-I in the office of the Senior sub-Registrar, Basavanagudi, Bangalore;	Handed over
28.	Order dated 17.09.2022 in O.S No.366/2018, Bhaskar R.S filed a writ petition in Writ Petition No.6071/2023 on the file of the High Court of Karnataka;	Online copy
29.	Writ petition in W.P No.52345/2019 on the file of the High Court of Karnataka at Bengaluru	Online copy
30.	Final Notification dated 29.06.2007 bearing No. UDD/399/MNX/2006 published in the Karnataka Gazette on 03.07.2007	Certified
31.	Order dated 26.06.2023 in W.P No.20573/2021 on the file of the High Court of Karnataka at Bengaluru that Latha Bhaskar has sought for TDR as well as compensation in lieu of portion acquired from and out of portion of Portion of Survey No.60/16 which upon consent being given by Sadananda R Shervegar has been disposed off with certain directions to the Bangalore Development Authority;	Certified (online)
32.	Sale Deed dated 29.05.2024 registered as Document No. BSG-1-01583/2024-25 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore.	Handed over
33.	Agreement of sale dated 29/05/2024 registered as Document No. 1606/2024-25 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi, Bangalore	Original
34.	RTC/pahani for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1994-95 to 2023-24 of Survey No. 58/1;	Certified
35.	Endorsement dated 08.05.2024 in relation to non availability of RTC's of Sy.No.58/1, 59/3 and Sy.No.60/16	Original
36.	RTC/pahani for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1994-95 to 2023-24 of Survey No. 59/3;	Certified
37.	RTC/pahani for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1994-95 to 2023-24 of Survey No. 60/16;	Certified
38.	The Village Map of Hebbagodi, issued on behalf of Commissioner, Land Survey Revenue System and Department of Land Records, Bangalore	Certified



AZB & PARTNERS
ADVOCATES & SOLICITORS

39.	Tippani with regard to Survey No.58 and 59	Certified
40.	The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and sub-divisions of Survey No.58	Certified
41.	The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and sub-divisions of Survey No.59	Certified
42.	The Hissa Survey Tippani and the Atlas, both issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk show the shape, boundaries and sub-divisions of Survey No.60;	Certified
43.	Karnataka Revision Settlement Akarbandh issued by the Superintendent, office of the Assistant Director of Land Records, Anekal Taluk with regard to Survey No.58/1, 59/3 and 60/16	Certified
44.	Endorsement dated 28/02/2024 bearing No.RD0038026275720 issued by the Special Tahsildar, Bangalore East Taluk;	Certified
45.	Encumbrance certificate bearing SA No. 21732/23-24 of Survey No. 59/3;	Certified
46.	Encumbrance certificate bearing SA No. 21733/23-24 of Survey No. 58/1;	Certified
47.	Encumbrance certificate bearing SA No. 21730/23-24 of Survey No. 60/16;	Certified
48.	Encumbrance certificate bearing SA No. 26679/2022-23 of Survey Nos. 58/1, 59/3 and 60/16;	Photocopy
49.	Encumbrance Certificates for the period 31.03.2004 to 20.05.2024 with regard to Khata No. 520/58/1;	View only copy
50.	Encumbrance Certificate for the period 31.03.2004 to 20.05.2024 with regard to Khata No. 520/59/3;	View only copy
51.	Encumbrance Certificate for the period 31.03.2004 to 20.05.2024 with regard to Khata No. 520/60/16.	View only copy



AZB & PARTNERS
ADVOCATES & SOLICITORS

52	Encumbrance Certificate for the period 31.03.2004 to 19.07.2024 with regard to Khata No. 60/16.	View only copy
53	Encumbrance Certificate for the period 31.03.2004 to 19.07.2024 with regard to Khata No. 58/1.	View only copy
54	Encumbrance Certificate for the period 31.03.2004 to 19.07.2024 with regard to Khata No. 59/3.	View only copy
55.	Tax paid receipt dated 21.02.2024 for the period 2021-22	Original
56	Tax paid receipt dated 21.02.2024 for the period 2022-23	Original
57	Tax paid receipt dated 21.02.2024 for the period 2023-24	Original
58	Tax paid chalan dated 04.10.2024 for the period 2024-25	Original
59	Panchayat E-Khata dated 11.10.2024 bearing No. 7682303134 issued by the Town Municipal corporation, Hebbagodi.	Original
60.	Sale Deed dated 15.11.2024 registered as document No.5711/2024-25 of Book-I, in the office of the sub registrar Basavanagudi, Bangalore	Original