
**TITLE DUE DILIGENCE REPORT OF PROPERTY BEARING SURVEY NO.122
COLLECTIVELY ADMEASURING 22 ACRES, SITUATE, LYING AND BEING AT
BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI**

DATED: MAY 26, 2025



VK LAW CHAMBERS

REAL ESTATE | POSH | CORPORATE

Advocates

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Kind Attention: Mr. Sanjay Shenoy-Director

TITLE REPORT

Re: All those pieces and parcels of lands bearing Survey No.122 collectively admeasuring 22 acres, situate, lying and being at Bidalooru Village, Kasaba Hobli, Devanahalli ("**Larger Property/Schedule Property**") comprised of Property 1 (defined below) to Property 10 (defined below), and more particularly described below:

(1) Land admeasuring 2 acres (Property 7), bounded as follows:

On or towards the East: By Vaddahalli Muniyappa's land

On or towards the West: Remaining property belonging to C. Bheemraj

On or towards the North: Dr. Farm

On or towards the South: By Cart Track

*[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of Rhea Properties Pvt. Ltd. ("**RPPL**"), registered as Document No.519/1999-2000].*

(2) Land admeasuring 2 acres (Property 9), bounded as follows:

On or towards the East: Remaining property belonging to C. Bheemraj

On or towards the West: Dobinarayanaswamy's land

On or towards the North: Cart Track

On or towards the South: Lakshmipura Village boundary

[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No.518/1999-2000]

(3) Land admeasuring 2 acres (Property 5), bounded as follows:

On or towards the East: Poojari Pillapa's land

On or towards the West: Munikrishnappa's land

On or towards the North: Survey No.233 (Dr. Farm)

On or towards the South: Cart Track

[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No.508/1999-2000]

- (4)** Land admeasuring 6 acres (Property 3, Property 4 and Property 6), bounded as follows:

On or towards the East: Remaining property belonging to C. Bheemraj

On or towards the West: Remaining property belonging to C. Bheemraj

On or towards the North: Cart Track

On or towards the South: Lakshmipura Village boundary

[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No.517/1999-2000. Out of the extent of 6 acres, 5 acres and 33 guntas has been converted for commercial purpose and 7 guntas consists of area carved for the private road leading to adjoining lands]

- (5)** Land admeasuring 6 acres (Property 1, Property 2 and Property 8), bounded as follows:

On or towards the East: Government Road

On or towards the West: Remaining property belonging to C. Bheemraj

On or towards the North: Property of Lakkondahalli Narayanappa and Cart Track

On or towards the South: Lakshmipura Village boundary

[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No. 504/1999-2000]

Including 19 guntas of 'B' kharab land in Property 8 and 7 guntas of land carved for private road leading to adjoining lands.

- (6)** Land admeasuring 2 acres (Property 10), bounded as follows:

On or towards the East: Remaining property belonging to C. Bheemraj

On or towards the West: Remaining property belonging to C. Bheemraj

On or towards the North: Cart Track

On or towards the South: Lakshmipura Village boundary

[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No.510/1999-2000]

- (7)** Land admeasuring 2 acres (Property 11), bounded as follows:

On or towards the East: Remaining property belonging to C. Bheemraj

On or towards the West: Poojari Pillappa's Land

On or towards the North: Survey No.234 (Dr. Farm)

On or towards the South: Cart Track

[As set out in the Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No.506/1999-2000]

A. TITLE OF EACH PARCEL OF LAND COMPRISED IN THE LARGER PROPERTY

We have been furnished with photocopies of the documents in respect of the various parcels of lands comprised in the Larger Property as set out below. Set out below is the devolution of title as understood by us, based on the documents reviewed:

1. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING SURVEY NO.265) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 1"), FORMING PART OF THE LARGER PROPERTY

Sl. No.	Date	Description of Document
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted by the Office of the Tahsildar as per proceedings under LND SR (1) 80/78-79 in favour of Muniyappa, son of Shidlagatta Muniyappa pertaining to property bearing Survey No.122, measuring 2 acres.
2.	28/06/1985	Notice bearing LND SR (1) 80/78-79 issued by the Office of the Tahsildar in respect of property bearing Survey No.122, measuring 2 acres situated in Bidallooru village, Kasaba Hobli, Devanahalli Taluk.
3.	01/01/1988	Survey Sketch in respect of Survey No.122 and New Survey No.265.
4.	11/09/1995	Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89.
5.	16/08/1995	Saguvalli Certificate issued by the Village Accountant in respect of property bearing Survey No.122, measuring 2 acres situated in Bidallooru village, Kasaba Hobli, Devanahalli Taluk.
6.	23/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.
7.	22/05/1997	Tax paid receipt depicting the payment of tax for the year 1996-97.
8.	22/05/2023	Family Tree Confirmation Affidavit sworn to before the Notary by Munishamappa.

Sl. No.	Date	Description of Document
9.	07/06/1997	Memo bearing No. LND(D)CR.66:96-97 issued by the Deputy Commissioner in respect of property bearing Survey No.122 measuring 24 acres
10.	17/06/1997	Memorandum bearing No.219/96 issued by the office of the District Commissioner, Bangalore Rural District.
11.	18/06/1997	Memorandum bearing No.LND(Dev)CR.66:96-97 issued by the office of the District Commissioner, Bangalore Rural District.
12.	22/08/1997	Notice bearing No. ALND/CR/593:96/97 issued by the Tahsildar in favour of Muniyappa, son of Shidlagatta Muniyappa in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
13.	25/08/1997	Sale Deed executed by Muniyappa, son of Shidlagatta Muniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.966/97-98, Book 1, Volume 1707, Pages 69-71.
14.	25/08/1997	Challan bearing No.21 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Muniyappa.
15.	05/02/1998	Mutation Register Extract bearing MR No.45/97-98 issued by the Village Accountant
16.	26/08/1997	Official Endorsement bearing No. ALN/SR/593:96/97 issued by the Tahsildar in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
17.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR418/14-15 in respect of property bearing Survey No.265 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
18.	30/05/2023	General Power of Attorney executed by Munirathnamma <i>alias</i> Ratnamma in favour of her daughter Gangamma in respect of Survey No.122 measuring 2 acres.
19.	31/05/2023	Deed of Confirmation executed by Munirathnamma <i>alias</i> Rathnamma and Others in favour of Rhea Properties Pvt. Ltd (RPPL) in respect of Property 1 registered as Document No. DNH-1-02228-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.
20.	27/09/2023	Order Sheet in Writ Petition bearing WP No.24012/20-21 filed before the High Court of Karnataka.

Sl. No.	Date	Description of Document
21.	01/06/2023	Order Sheet in O.S. No.80/2014 filed in the Court of the JMFC, Devanahalli, Bangalore Rural.
22.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Property 1 (Survey No. 265) registered as document no. DNH-1-15976-2022-23 in the office of Sub-Registrar of Devanahalli.
23.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S Theme Ambience Roi Projects Private Limited pertaining to Property 1 (Survey No. 265) registered as document no. DNH-1-04124-2023-24 in the office of Sub-Registrar of Devanahalli.

Analysis

1. We have perused a photocopy of Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar, in favour of Muniyappa, son of Shidlagatta Muniyappa ("**Muniyappa**") pertaining to Property 1. Property 1 was granted unto the said Muniyappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only), subject *inter alia* to the condition that Property 1 will not be sold for a period of 15 (fifteen) years from the date possession was taken i.e., 05/12/1985.
2. We have perused a photocopy of a notice dated 28/06/1985 bearing LND SR (1) 80/78-79 issued by the Office of the Tahsildar, which depicts that Property 1 has been granted to Muniyappa.
3. We have perused a photocopy of the Survey Sketch dated 01/01/1988 in respect of Survey No.122 and New Survey No.265 depicting Muniyappa, the son of Shidlaghatta Muniyappa as the owner of Property 1. The aforementioned Survey Sketch depicts that the Property 1 bearing New Survey No.265 measures 2 acres and 1 gunta.
4. We have perused a photocopy of Saguvalli Cheeti Register Extract dated 11/09/1995 issued by the Tahsildar for the period 1980 to 1988-89 depicting the name of Muniyappa as the recipient of Property 1 in terms of proceedings under LND SR (1) 80/78-79 dated 28/06/1985 (referred to in paragraph 1 above). The aforementioned extract specifies that the grant is subject to a condition that Property 1 shall not be alienated for a period of 15 years from the date of issue of the grant.
5. We have perused a photocopy of the Saguvalli Certificate dated 16/08/1995 issued by the Village Accountant depicting the name of Muniyappa, son of Shidlagatta Muniyappa as the holder of Property 1.

6. We have perused a photocopy of the Patta Receipt dated 23/06/1996 issued by the Village Accountant for the period 1996-97 depicting the name of Muniyappa, as the Pattedar in respect of Property 1.
7. We have perused a photocopy of the tax paid receipt dated 22/05/1997 depicting the payment of tax by Muniyappa for the year 1996-97 in respect of Property 1, issued by the Village Accountant, Bidalooru Village.
8. We have perused a photocopy of the Family Tree Affidavit sworn to before the Notary by Muniyappa as on 22/05/2023 depicting that Muniyappa has three wives, namely Doddapamma, Gowramma and Thirumallamma. The family tree of Muniyappa *inter alia* records that (i) the first and second wives of Muniyappa viz. Doddapamma and Gowramma had no issues; (ii) Ratnamma, Munishamma and Narasimappa are the children of Muniyappa and his third wife, Thirumallama.
9. We have perused the Memo bearing No. LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner in respect of property bearing Survey No.122 measuring 24 acres permitting the individuals mentioned therein to sell the property which was granted to them by way of Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar. This Memo was issued in favour of:
 - a. Gangamma (2 Acres)
 - b. Palluramma (2 Acres)
 - c. Bovimuniyappa (2 Acres)
 - d. Chikkamuniyappa (20 Guntas)
 - e. Muniyappa (20 Guntas)
 - f. Muninarasamma (2 Acres)
 - g. Jallappa (1 Acre)
 - h. Muninarayanappa (2 Acres)
 - i. Mariyappa (2 Acres)
 - j. Doddamuniyappa (2 Acres)
 - k. Chikkapayya (2 Acres)
 - l. Muniyappa (2 Acres)
 - m. Chikkamuniyappa (2 Acres)
 - n. Gaviyappa (2 Acres)

The Memo states that grantees of the Larger Property are all individuals belonging to scheduled castes. Sale Permission has been granted under Section 4(2) of the Karnataka (Scheduled Castes and Scheduled Tribes) Prohibition of Transfer of Certain Lands Act, 1978 ("PTCL Act"), subject to the following conditions:

1. An amount equivalent to 50% of the market value should be deposited with the Government.
 2. The purchaser should be eligible to acquire the Larger Property as per the Land Reforms Laws.
 3. The Owners of Block Nos.15 to 29 should be given an access path to reach their lands.
10. We have perused the Memorandum bearing No.219/96 dated 17/06/1997 issued by the office of the District Commissioner, Bangalore Rural District, stating that sale permission has been granted in respect of the Larger Property subject to certain conditions imposed under the provisions of the PTCL Act in favour of 14 individuals referred to in the communication bearing No.LND.(Dev).CR.66:96-97 dated 06/01/1997, subject to the following conditions:
1. An amount equivalent to 50% of the market value should be deposited with the Government.
 2. The purchaser should be eligible to acquire the Larger Property as per the Land Reforms Laws.
 3. The Owners of Block Nos.15 to 29 should be given an access path to reach their lands.
11. We have perused the Memorandum bearing No.LND(Dev)CR.66:96-97 dated 18/06/1997 issued by the office of the District Commissioner, Bangalore Rural District, stating that sale permission has been granted in respect of the Larger Property subject to certain conditions imposed under the provisions of the PTCL Act in favour of Gangamma, wife of (late) Chikkahuchappa and 13 others. It has been stated that an amount equivalent to 50% of the market value (the market value is denoted as INR 1,50,000 per acre) is payable.
12. We have perused a photocopy of the Notice bearing No.ALND/CR/593:96/97 dated 22/08/1997 issued by the Tahsildar in favour of Muniyappa permitting him to sell Property 1 prior to the expiry of the 15 (fifteen) year period mentioned in the aforementioned Saguvalli Cheeti, subject to the condition that 50% of the sale consideration, that is determined as Rs.1,50,000/- (Rupees one lakh fifty thousand only) by the Sub Registrar will be remitted to the government treasury. The subject matter of this Official Endorsement is denoted as "*permission sought for the sale of 24 acres in Bidaloor Village, Kasaba Hobli, Devanahalli Taluk*", i.e., the Larger Property.
13. We have perused a photocopy of the Sale Deed dated 25/08/1997 executed by Muniyappa, son of Shidlagatta Muniyappa in favour of C. Bheemraj, in respect of Property 1 and registered as Document No.966/97-98, Book 1, Volume 1707 at Pages 69-71. This Sale Deed appears to have been presented for registration on 26/08/1997. The Sale Deed depicts that Property 1 was granted to the seller by way of Saguvalli Cheeti in the year 1982. The recitals of this Sale Deed *inter alia* record that (i) on request, the Government *vide* Order No. R.D. 219 LGB 96 dated 30/06/1996 and a Memo bearing No. LND CR 66:96-97 dated 17/05/1997 issued by the Deputy

Commissioner, Bangalore Rural District, granted permission to sell Property 1, subject to the condition that 50% of the sale proceeds be deposited with the Government treasury and (ii) the amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) referred to in paragraph 12 above, has been remitted as is evidenced by Challan bearing No.21 dated 22/08/1997 as per notice bearing No. LND/CR.593:96/97 issued by the Tahsildar. The Sale Deed denotes that the said amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) was remitted by C. Bheemraj.

14. We have perused the Challan bearing No.21 dated 25/08/1997 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Muniyappa as per Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
15. We have perused the Mutation Register Extract bearing MR No.45/97-98 dated 05/02/1998 issued by the Village Accountant depicting the sale by Muniyappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.966/97-98 dated 28/09/1997.
16. We have perused a photocopy of the Official Endorsement bearing No. ALN/SR/593:96/97 dated 26/08/1997 issued by the Tahsildar in favour of Gangamma, wife of Chikkahuchappa and Muniyappa, son of Shidlagatta Muniyappa, permitting them to sell their property, prior to the expiry of the 15 (fifteen) year period mentioned in the aforementioned Saguvalli Cheeti. The aforementioned permission has been granted *inter alia* subject to the conditions that:
 - a. 50% of the Sale Consideration will be remitted to the Government of Karnataka prior to the sale; and
 - b. Right to Easement shall be granted to the owners of Block Nos.15 to 29.

The Official Endorsement denotes the market value as Rs.1,50,000/- (Rupees one lakh fifty thousand only) per acre and further denotes that 50% of this amount, namely Rs.75,000/- (Rupees seventy-five thousand only) per acre has been remitted. The total amount remitted has been shown to be Rs.1,50,000/- (Rupees one lakh fifty thousand), implying that the said amount has been paid in respect of 2 acres.

The subject matter of this Official Endorsement is denoted as "*permission sought for the sale of 24 acres in Bidaloor Village, Kasaba Hobli, Devanahalli Taluk*", i.e., the Larger Property.

17. We have perused the copy of the Order in the proceedings bearing Adalat CR418/14-15 dated 10/03/2015 for the rectification of the extent of the property bearing Survey No.265 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
18. We have perused the notarised General Power of Attorney dated 30 May 2023 executed by Munirathnamma *alias* Ratnamma in favour of her daughter Gangamma in respect of Survey No.122 measuring 2 acres. Under the said Power of Attorney Muniratnamma has given the power to her daughter to execute the Confirmation Deed in favour of Rhea Properties Private Limited ("RPPL") and has confirmed the conveyances in favour of C. Bheemraj and RPPL.

19. We have perused the Deed of Confirmation executed on 31/05/2023 by (1) Munirathamma *alias* Rathamma, daughter of Late Muniyappa and wife of Narayanaswamy [represented by her daughter and constituted attorney, Gangamma] (2) Munishamappa, son of Late Muniyappa (3) B.M. Mamatha daughter of Munishamappa, granddaughter of Late Muniyappa and wife of A.M. Umesh (4) Mala the daughter of Munishamappa and granddaughter of Late Muniyappa (5) Gagan M., son of Munishamappa and grandson of Late Muniyappa (6) Narasimhappa the son of Muniyappa and grandson of Late Shidlaghatta Muniyappa in favour of RPPL in respect of "Property 1" registered as Document No. DNH-1-02228-2023-24, Book 1 in the Office of the Sub-registrar, Devanahalli on 01/06/2023. The Deed of Confirmation *inter alia* states as follows:
- a. Property 1 is the self-acquired property of Late Muniyappa, the son of Late Shidlaghatta Muniyappa.
 - b. The executants have confirmed the grant of Property 1 in favour of Muniyappa and the fact that the said Muniyappa has obtained permission for the sale of Property 1.
 - c. The executants have confirmed the sale of Property 1 in favour of C. Bheemaraj pursuant to the Sale Deed dated 25/08/1997, registered as Document No.966/1997-98.
 - d. The executants have confirmed the conveyance of Property 1 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.504/1999-2000.
 - e. The executants have undertaken to withdraw the Writ Petition bearing WP No.24012/20-21 filed before the High Court of Karnataka and O.S. No.80/2014 filed in the Court of the JMFC, Devanahalli, Bangalore Rural.
 - f. The executants have confirmed that no consideration has been paid to them for the execution of this Confirmation Deed.
20. We have perused the Order Sheet in Writ Petition bearing WP No.24012/20-21 filed by Shidlaghatta Muniyappa against the State of Karnataka before the High Court of Karnataka denoting the dismissal of the Writ Petition for non-prosecution.
21. We have perused the Order Sheet dated 01/06/2023 in O.S. No.80/2014 filed by Narasimha against Muniyappa and others in the Court of the JMFC, Devanahalli, Bangalore Rural denoting that the case has been dismissed as settled out of court.
22. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S Theme Ambience Roi Projects Private Limited pertaining to Property 1 (Survey No. 265) registered as document no. DNH-1-15976-2022-23 in the office of Sub-Registrar, Devanahalli.
23. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S Theme Ambience Roi Projects Private Limited pertaining to Property 1 (Survey No. 265) registered as document no. DNH-1-04124-2023-24 in the office of Sub-Registrar of Devanahalli.

2. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING SURVEY NO.266) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBOLI, DEVANAHALLI ("PROPERTY 2"), FORMING PART OF THE LARGER PROPERTY

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND SR (1) 80/78-79 by the Office of the Tahsildar in favour of Chikkahuchappa, son of Venkatappa pertaining to property bearing Survey No.122, measuring 2 acres.
2.	22/11/1990	IHC Order 73/90-91 denoting the transfer of Khata in favour of Gangamma wife of Late Chikkahuchappa.
3.	01/01/1988	Survey Sketch in respect of Survey No.122 and New Survey No.266 depicting Chikkahuchappa, son of Venkatappa as the owner of Property 2.
4.	Date not clear	Akarbandh Extract pertaining to Survey No.266, measuring 81 Ares situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	04/11/1995	Land Cultivation Letter issued by the Village Accountant pertaining to the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
6.	14/11/1995	Family Tree of Gangamma wife of Late Chikkahuchappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
7.	14/11/1996	Patta Receipt issued by the Village Accountant in Form No.11 for the period 1995-96 in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
8.	26/05/1997	Tax paid receipt for the year 1996-97 in respect of the property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
9.	22/08/1997	Notice bearing No.ALN/SR/593:96/97 issued by the Tahsildar in favour of Gangamma, wife of Chikkahuchappa permitting her to sell the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
10.	25/08/1997	Sale Deed executed by Gangamma, wife of Chikkahuchappa in favour of C. Bheemraj in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.967/97-98, Book 1, Volume 1705, Pages 239-242.
11.	05/02/1998	Mutation Register Extract bearing MR No.42/97-98 issued by the Village Accountant.

Sl. No.	Date	Description
12.	25/08/1997	Challan bearing No.22 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Gangamma.
13.	26/08/1997	Official Endorsement bearing No. ALND/SR/593:96-97 issued by the Tahsildar in favour of Gangamma, wife of Chikkahuchappa and Muniyappa, son of Shidlagatta Muniyappa in respect of the portions of Survey No.122 owned by them, situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
14.	31/05/2023	Deed of Confirmation executed by Muniyappa son of Late Chikkahuchappa and Late Gangamma and Others in favour of RPPL in respect of "Property 2" registered as Document No.DNH-1-02210-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.
15.	27/09/2023	Deed of Confirmation executed by Shivanna son of Chikkahuchappa and others in favour of RPPL in respect of "Property 2" registered as Document No. DNH-1-07908-2023-24, Book 1 in the Office of the Sub-registrar, Devanahalli.

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkahuchappa, son of Venkatappa ("**Chikkahuchappa**") pertaining to Property 2. Property 2 has been granted unto the said Chikkahuchappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees One Hundred and Five Only) subject *inter alia* to the condition that Property 2 will not be sold for a period of 15 (Fifteen) years from the date possession of Property 2 was taken, i.e., 05/12/1985.
2. We have perused the IHC Order bearing No.73/90-91 issued by the Tahsildar, Devanahalli Taluk, denoting the transfer of Khata in favour of Gangamma pursuant to the demise of Late Chikkahuchappa. It denotes that her children Thimmarayappa, Anjanappa, Muniyappa and Shivanna have expressed their desire to transfer the Khata in favour of Gangamma in respect of the property bearing Survey No.122, Bidalur Village, measuring 2 acres. The date of this IHC Order is not clear.
3. We have perused a photocopy of the Survey Sketch dated 01/01/1988 in respect of Survey No.122 and New Survey No.266 depicting Chikkahuchappa, son of Venkatappa as the owner of Property 2. The aforementioned Survey Sketch depicts that the Property 2 bearing New Survey No.266 measures 2 acres and 1 gunta.
4. We have perused the Akarbandh Extract pertaining to Survey No.266, measuring 81 Ares situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.

5. We have perused a photocopy of the Land Cultivation Letter dated 04/11/1995 issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk depicting Gangamma, wife of Chikkahuchappa ("**Gangamma**") as the Khatedar and tiller/cultivator of Property 2.
6. We have perused a photocopy of the family tree of Gangamma dated 14/11/1995 issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk depicting the name of her children as Thimmarayappa (aged 40 years), Anjanappa (aged 35 years), Muniyappa (aged 30 years) and Shivanna (aged 27 years).
7. We have perused photocopies of the Patta Receipts dated 14/11/1996 issued by the Village Accountant in Form No.11 for the period 1995-96 depicting the name of Gangamma as the Pattedar in respect of Property 2.
8. We have perused a photocopy of the tax paid receipt dated 26/05/1997 depicting the payment of tax by Gangamma, for the year 1996-97 in respect of Property 2 issued by the Village Accountant, Bidalooru Village.
9. We have perused a photocopy of the Notice bearing No. ALN/SR/593:96/97 dated 22/08/1997 issued by the Tahsildar in favour of Gangamma, permitting her to sell Property 2 prior to the expiry of the 15 (fifteen) year period mentioned in the Saguvalli Cheeti, subject to the condition that 50% of the sale consideration that is determined at Rs.1,50,000/- (Rupees one lakh fifty thousand only) by the Sub Registrar will be remitted to the government treasury.
10. We have perused a photocopy of the Sale Deed dated 25/08/1997 executed by Gangamma, wife of Chikkahuchappa in favour of C. Bheemraj in respect of Property 2 registered as Document No.967/97-98, Book 1, Volume 1705, Pages 239-242. This Sale Deed appears to have been presented for registration on 26/08/1997. The Sale Deed depicts that Property 2 was granted to Chikkahuchappa in the year 1985 by way of the aforementioned Saguvalli Cheeti. The recitals of this Sale Deed *inter alia* record that (i) on request, the Government *vide* Order No. R.D. 219 LGB 96 dated 30/06/1996 and a Memo bearing No. LND CR 66:96-97 dated 17/05/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell the Property 2, subject to the condition that 50% of the sale proceeds be deposited with the Government treasury, and (ii) the amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) referred to in paragraph 9 above, has been remitted as is evidenced by Challan bearing No.22 dated 26/08/1997 as per notice bearing No. LND/CR.593:96/97 dated 22/06/1997 issued by the Tahsildar.
11. We have perused the Mutation Register Extract bearing MR No.42/97-98 dated 05/02/1998 issued by the Village Accountant depicting the sale by Gangamma in favour of Bheemaraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.967/97-98 dated 28/08/1997.
12. We have perused the Challan bearing No.22 dated 25/08/1997 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Gangamma as per Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.

13. We have perused a photocopy of the Official Endorsement bearing No. ALND/SR/593:96-97 dated 26/08/1997 issued by the Tahsildar in favour of Gangamma wife of Chikkahuchappa and Muniyappa, permitting them to sell their property, prior to the expiry of the 15 (fifteen) year period mentioned in the aforementioned Saguvalli Cheeti. The aforementioned permission has been granted *inter alia* subject to the conditions that:

- a. 50% of the Sale Consideration will be remitted to the Government of Karnataka prior to the sale; and
- b. Right to Easement shall be granted to the owners of Block Nos.15 to 29.

The Official Endorsement denotes the market value as Rs.1,50,000/- (Rupees one lakh fifty thousand only) per acre and further denotes that 50% of this amount, namely Rs.75,000/- (Rupees seventy-five thousand only) per acre has been remitted. The total amount remitted has been shown to be Rs.1,50,000/- (Rupees one lakh fifty thousand only) implying that the said amount has been paid in respect of 2 acres. The subject matter of this Endorsement is denoted as "*permission sought for the sale of 24 acres in Bidaloor Village, Kasaba Hobli, Devanahalli Taluk*", i.e., the Larger Property.

14. We have perused the Deed of Confirmation dated 31/05/2023 executed by (1) Muniyappa the son of Late Chikkahuchappa and Late Gangamma (2) Rathamma the wife of Late Thimmarayappa, the son of Muniyappa (3) Thejaswini the daughter of Late Thimmarayappa (4) Anusha T. the daughter of Late Thimmarayappa (5) Anjinappa the son of Late Chikkahuchappa and Late Gangamma (6) Shanthamma the daughter of Anjinappa (7) Manjunath A., the son of Anjinappa in favour of RPPL in respect of Property 2, registered as Document No.DNH-1-02210-2023-24, Book 1 at the Office of the Sub-registrar, Devanahalli on 01/06/2023. The Deed of Confirmation *inter alia* states as follows:

- a. Property 2 is the self-acquired property of Chikkahuchappa, the son of Late Venkatappa.
- b. The executants have confirmed the grant of Property 2 in favour of Chikkahuchappa and the fact that Gangamma, the wife of (late) Chikkahuchappa has obtained permission for the sale of Property 2.
- c. The executants have confirmed the sale of Property 2 in favour of C. Bheemaraj pursuant to the Sale Deed dated 25/08/1997, registered as Document No.967/1997-98.
- d. The executants have confirmed the conveyance of Property 2 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.504/1999-2000.
- e. The executants have confirmed that no consideration has been paid to them for the execution of this Confirmation Deed.

15. We have perused the Deed of Confirmation executed on 27/09/2023 by (1) Shivanna son of Chikkahuchappa (2) Muniyamma wife of Shivanna (3) B.S.Shashikumar son of Shivanna (4) Nethra daughter of Shivanna (5) Thimmarayappa son of Late Chikkahuchappa (6) Bhagyamma daughter of Thimmarayappa (7) Anjinamma daughter of Thimmarayappa (8) Rathamma

daughter of Thimmarayappa (9) Rashmi daughter of Thimmarayappa (10) Anjinamma daughter of Late Chikkahuchappa in favour of RPPL, in respect of "Property 2" registered as Document No. DNH-1-07908-2023-24, Book 1 in the Office of the Sub-registrar, Devanahalli. The Deed of Confirmation *inter alia* states as follows:

- a. Property 2 is the self-acquired property of Chikkahuchappa, the son of Late Venkatappa.
- b. The executants have confirmed the grant of Property 2 in favour of Chikkahuchappa and the fact that Gangamma, the wife of (late) Chikkahuchappa has obtained permission for the sale of Property 2.
- c. The executants have confirmed the sale of Property 2 in favour of C. Bheemaraj pursuant to the Sale Deed dated 25/08/1997, registered as Document No.967/1997-98.
- d. The executants have confirmed the conveyance of Property 2 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.504/1999-2000.

3. PROPERTY BEARING SURVEY NO.122 (NOW BEARING NEW SURVEY NO.261) MEASURING 2 ACRES, SITUATED IN BIDALLOORU VILLAGE, KASABA HOBOLI, DEVANAHALLI ("PROPERTY 3") FORMING PART OF THE LARGER PROPERTY

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkamuniyappa, son of Thimmarayappa.
2.	31/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.261.
3.	26/05/1996	Family tree of Chikkamuniyappa, son of Thimmarayappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
4.	23/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.
5.	26/05/1997	Tax paid receipt for the year 1996-97 in respect of the property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
6.	11/11/1997	Challan depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Chikkamuniyappa.
7.	13/11/1997	Sale Deed executed by Chikkamuniyappa in favour of C. Bheemraj in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1376/97-98, Book 1, Volume 1711, Pages 121-125 registered on 18/12/1998.

Sl. No.	Date	Description
8.	10/03/2015	Copy of the Order in proceedings bearing Adalat CR /14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
9.	27/12/2022	Deed of Confirmation executed by Chikka Muniyappa and Others in favour of RPPL in respect of "Property 3" registered as Document No.DNH-1-12101-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli.
10.	23/03/2023	Order Sheet in case bearing Writ Petition No.22950/2021 filed by Chikka Muniyappa against the State of Karnataka in the High Court of Karnataka at Bengaluru.
11.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/s. Theme Ambience Infrastructures Private Limited pertaining to Survey No. 261 (Property 3) registered as document no. DNH-1-15949-2022-23 in the office of Sub- Registrar of Devanahalli
12.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S Theme Ambience Infrastructure Private Limited pertaining to Survey No. 261 (Property 3) registered as document no. DNH-1-04135-2023-24 in the office of Sub- Registrar of Devanahalli

Analysis

1. We have perused a photocopy of the Saguvali Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkamuniyappa, son of Thimmarayappa ("**Chikkamuniyappa**") pertaining to Property 3. Property 3 has been granted unto Chikkamuniyappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 3 will not be sold for a period of 15 (fifteen) years from the date possession of Property 3 was taken i.e., 05/12/1985.
2. We have perused a photocopy of the Survey Sketch dated 31/12/1987 in respect of Survey No.122 and New Survey No.261 depicting Chikkamuniyappa as the owner of Property 3. The aforementioned Survey Sketch depicts that the property bearing New Survey No.261 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the family tree of Chikkamuniyappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk as on 26/05/1996 depicting that Chikkamuniyappa is married to Ramakka and they have two children namely Ramesh, aged 18 years and Manjunath, aged 15 years.
4. We have perused a photocopy of the Patta Receipt dated 23/06/1996 issued by the Village Accountant for the period 1995-96 depicting the name of Chikkamuniyappa as the Pattedar in respect of Property 3.

5. We have perused a photocopy of the tax paid receipt dated 26/05/1997 depicting the payment of taxes by Chikkamuniyappa, for the year 1996-97 in respect of Property 3.
6. We have perused the Challan dated 11/11/1997 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Chikkamuniyappa as per Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
7. We have perused a photocopy of the Sale Deed dated 13/11/1997 executed by Chikkamuniyappa in favour of C. Bheemraj in respect of Property 3 and registered as Document No.1376/97-98, Book 1, Volume 1711, Pages 121-125 registered on 18/12/1998. The Sale Deed depicts that Property 3 was granted to Chikkamuniyappa by way of Saguvalli Cheeti in the year 1985. The recitals of the above mentioned Sale Deed *inter alia* record that (i) on request, the Government *vide* Order No.R.D.219 LGB 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 17/05/1997 and 07/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 3, subject to the condition that 50% of the sale proceeds be deposited to the Government treasury, and (ii) the said amount of 1,50,000/- (Rupees one lakh fifty thousand) has been remitted as is evidenced by Challan bearing No.30 dated 12/11/1997 as per notice bearing No. ALN/SR/593:96/97 issued by the Tahsildar in favour of Chikkamuniyappa.
8. We have perused the copy of the Order in the proceedings bearing Adalat CR /14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.261 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
9. We have perused the Deed of Confirmation dated 27/12/2022 executed by (1) Chikka Muniyappa the son of Late Thimmarayappa (2) Ramesh C. the son of Chikka Muniyappa (3) Anusha the daughter of Ramesh and the granddaughter of Chikkamuniyappa (4) Abhilash the son of Ramesh and the grandson of Chikkamuniyappa (5) Manjunath C. the son of Chikka Muniyappa in favour of RPPL in respect of "Property 3" registered as Document No.DNH-1-12101-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli. The Deed of Confirmation *inter alia* states as follows:
 - a. Property 3 is the self-acquired property of Chikkamuniyappa, the son of Late Thimmarayappa.
 - b. The executants have confirmed the grant of Property 3 in favour of Chikkamuniyappa and the fact that the said Chikkamuniyappa has obtained permission for the sale of Property 3.
 - c. The executants have confirmed the sale of Property 3 in favour of C. Bheemaraj pursuant to the Sale Deed dated 13/11/1997, registered as Document No.1376/1997-98.
 - d. The executants have confirmed the conveyance of Property 3 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.517/1999-2000.

- e. The executants have undertaken to withdraw the Writ Petition bearing WP No.22950/20-21 filed before the High Court of Karnataka.
10. We have perused the Order Sheet dated 23/03/2023 in case bearing Writ Petition No.22950/2021 filed by Chikka Muniyappa against the State of Karnataka in the High Court of Karnataka at Bengaluru. This Writ Petition was dismissed for non-compliance of office objections.
11. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructures Private Limited pertaining to Survey No. 261 (Property 3) registered as document no. DNH-1-15949-2022-23 in the office of Sub- Registrar of Devanahalli.
12. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 261 registered as document no. DNH-1-04135-2023-24 in the office of Sub- Registrar of Devanahalli.

4. PROPERTY BEARING SURVEY NO.122 (NOW BEARING NEW SURVEY NO.262) MEASURING 2 ACRES SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 4") FORMING PART OF THE LARGER PROPERTY:

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Muninarayanayappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
2.	31/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.262 depicting Muninarayanappa, son of Kaiyappa as the owner of the property.
3.	04/09/1995	Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89 depicting the name of Muninarayanappa, son of Kaiyappa as the recipient of 2 acres in Survey No.122.
4.	11/09/1995	Land Cultivation Letter issued by the Village Accountant, Bidalooru Village, in respect of land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	11/09/1995	Tax paid receipt for the year 1995-96 in respect of property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.

Sl. No.	Date	Description
6.	23/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
7.	13/10/1996	Family tree of Muninarayanappa issued by the Village Accountant, Bidalooru Village.
8.	11/11/1997	Challan bearing No.34 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Muninarayanappa.
9.	14/11/1997	Sale Deed executed by Muninarayanappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1400/97-98, Book 1, Volume 1711, Pages 121-125.
10.	05/02/1998	Mutation Register Extract bearing MR No.39/97-98 issued by the Village Accountant Devanahalli
11.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR /14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
12.	11/05/2023	Deed of Confirmation executed by Muninarayanappa and Others in favour of RPPL in respect of "Property 4" registered as Document DNH-1-01636-2023-24, Book 1 at the Office of the Sub-registrar, Devanahalli.
13.	17/04/2023	Order Sheet in case bearing Writ Petition No.17870/2021 filed by Muninarayanappa against the State of Karnataka in the High Court of Karnataka at Bengaluru.
14.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 262 (Property 4) registered as document no. DNH-1-15958-2022-23 in office of Sub- Registrar of Devanahalli
15.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S Theme Ambience Constructions Private Limited pertaining to Survey No. 262 (Property 4) registered as document no. DNH-1-04133-2023-24 in the office of Sub- Registrar of Devanahalli.

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti Register Extract (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated

28/06/1985 by the Office of the Tahsildar in favour of Muninarayanappa, son of Kaiyappa ("Muninarayanappa") pertaining to Property 4. Property 4 was granted unto Muninarayanappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only), subject *inter alia* to the condition that Property 4 will not be sold for a period of 15 (fifteen) years from the date possession was taken i.e., 05/12/1985.

2. We have perused a photocopy of the Survey Sketch dated 31/12/1987 in respect of Survey No.122 and New Survey No.262 depicting Muninarayanappa as the owner of Property 4. The aforementioned Survey Sketch depicts that the property bearing New Survey No.262 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the Saguvalli Cheeti Register Extract dated 04/09/1995 issued by the Tahsildar for the period 1980 to 1988-89 depicting the name of Muninarayanappa, son of Kaiyappa as the recipient of the property.
4. We have perused a photocopy of the Land Cultivation Letter dated 11/09/1995 issued by the Village Accountant in respect of the land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk depicting Muninarayanappa as the Khatedar and tiller/cultivator of Property 4.
5. We have perused a photocopy of the tax paid receipt dated 11/09/1995 depicting the payment of tax by Muninarayanappa, for the year 1995-96 in respect of Property 4.
6. We have perused a photocopy of the Patta Receipt dated 23/06/1996 issued by the Village Accountant for the period 1995-96 depicting the name of Muninarayanappa as the Pattedar in respect of Property 4.
7. We have perused photocopies of the family tree of Muninarayanappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk as on 13/10/1996 depicting that Muninarayanappa is married to Munimallamma and has two children namely Munishami, aged 40 years and Narasimhappa, aged 35 years.
8. We have perused the Challan bearing No.34 dated 11/11/1997 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Muninarayanappa as per Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
9. We have perused a photocopy of the Sale Deed dated 14/11/1997 executed by Muninarayanappa in favour of C. Bheemraj in respect of Property 4 registered as Document No.1400/97-98, Book 1, Volume 1711, Pages 121-125, presented for registration on 18/12/1997. The Sale Deed depicts that Property 4 was granted to Muninarayanappa by way of Saguvalli Cheeti in the year 1985. The recitals of the aforementioned Sale Deed *inter alia* record that on request, the Government by way of Order No.R.D.219 LGB 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 17/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 4 subject to a condition that 50% of the sale proceeds be deposited to the Government treasury. The Sale Deed states that the amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) has been remitted as is evidenced by Challan bearing No.34 dated 12/11/1997 as per notice bearing No.

ALN/SR/593:96/97 issued by the Tahsildar in favour of Muninarayanappa. The said Muninarayanappa has stated in the sale deed that his wife and children have signed the sale deed as witnesses; however, the names of the witnesses are not clear.

10. We have perused the Mutation Register Extract bearing MR No.39/97-98 dated 05/02/1998 issued by the Village Accountant Devanahalli, depicting the sale by Muninarayanappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.1400/97-98 dated 20/11/1997.
11. We have perused the copy of the Order in the proceedings bearing Adalat CR /14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.262 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
12. We have perused the Deed of Confirmation dated 11/05/2023 executed by (1) Muninarayanappa the son of Late Kaiyappa (2) Muniswamappa the son of Muninarayanappa (3) Chikkanarasamma the daughter of Muniswamappa (4) Doddanarasimhaiah the son of Munishamma (5) Devamani M. the daughter of Muniswamappa (6) Narayanamma the wife of Late Muni Narasimhaiah (7) Nagaveni N., the daughter of Late Muni Narasimhaiah (8) Lakshamma B.N., the daughter of Late Muni Narasimhaiah (9) Nagesh the son of Late Muni Narasimhaiah and (10) Narasamma the daughter of Muninarayanappa (the name of Narasamma is not mentioned in the Family Tree of Muninarayanappa) in favour of RPPL in respect of "Property 4" registered as Document No.DNH-1-01636-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli on 12/05/2023. The Deed of Confirmation *inter alia* states as follows:
 - a. Property 4 is the self-acquired property of Muninarayanappa, the son of Kaiyappa.
 - b. The executants have confirmed the grant of Property 4 in favour of Muninarayanappa and the fact that the said Muninarayanappa has obtained permission for the sale of Property 4.
 - c. The executants have confirmed the sale of Property 4 in favour of C. Bheemaraj pursuant to the Sale Deed dated 14/11/1997, registered as Document No.1400/1997-98.
 - d. The executants have confirmed the conveyance of Property 4 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.517/1999-2000.
 - e. The executants have undertaken to withdraw the Writ Petition bearing WP No.16592/2020 filed before the High Court of Karnataka.
 - f. The executants have confirmed that no consideration has been paid to them for the execution of this Confirmation Deed.
13. We have perused the Order Sheet dated 17/04/2023 in case bearing Writ Petition No.17870/2021 (FR No.16592/2020) filed by Muninarayanappa against the State of Karnataka in the High Court of Karnataka at Bengaluru. This Writ Petition was dismissed for non-compliance of office objections.

14. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 262 (Property 4) registered as document no. DNH-1-15958-2022-23 in office of Sub- Registrar of Devanahalli.
15. We have perused the Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 262 registered as document no. DNH-1-04133-2023-24 in the office of Sub- Registrar of Devanahalli.

5. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING NEW SURVEY NO.258) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBBLI, DEVANAHALLI ("PROPERTY 5") FORMING PART OF THE LARGER PROPERTY:

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 25/06/1985 by the Office of the Tahsildar in favour of Mariyappa, son of Venkatappa.
2.	30/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.258.
3.	23/02/1995	Copy of the Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89.
4.	24/02/1995	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	30/06/1995	Endorsement No. LRF CR: 515: 95/96 issued by the Tahsildar pertaining to land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
6.	23/06/1996	Land Cultivation Letter pertaining to land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
7.	28/05/1997	Tax paid receipt for the year 1996-97 in respect of property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
8.	11/11/1997	Challan bearing No.33 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Mariyappa.
9.	14/11/1997	Sale Deed executed by Mariyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1379/97-98, Book 1, Volume 1711, Pages 101-105 on 16/12/1998.

Sl. No.	Date	Description
10.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR421/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
11.	04/09/2023	Family Tree Affidavit sworn by Muniyamma.
12.	27/09/2023	Deed of Confirmation executed by Kempamma in favour of RPPL in respect of Property 5 registered as Document No. DNH-1-07910-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.
13.	15/03/2023	Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Resorts and Hotels Private Limited pertaining to Survey No. 258 (Property 5) registered as document number DNH-1-15964-2022-23 in the office of Sub- Registrar of Devanahalli.
14.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Resorts and Hotels Private Limited pertaining to Survey No. 258 (Property 5) registered as document no. DNH-1-04131-2023-24 in the office of Sub- Registrar of Devanahalli.

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 [*the date is not very clear*] granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 25/06/1985 by the Office of the Tahsildar in favour of Mariyappa, son of Venkatappa ("**Mariyappa**") pertaining to Property 5. Property 5 has been granted unto the said Mariyappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 5 will not be sold for a period of 15 (fifteen) years from the date possession was taken i.e., 05/12/1985.
2. We have perused a photocopy of the Survey Sketch dated 30/12/1987 in respect of Survey No.122 and New Survey No.258 depicting Mariyappa as the owner of Property 5. The aforementioned Survey Sketch depicts that the property bearing New Survey No.258 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the Saguvalli Cheeti Register Extract dated 23/02/1995 issued by the Tahsildar for the period 1980 to 1988-89 depicting the name of Mariyappa, as the recipient of Property 5 in terms of proceedings under LND SR 79/81-82 dated 05/12/1985 and LND SR (1) 80/78-79 dated 28/05/1985 (*this date appears to be wrongly denoted*). The aforementioned extract records that the grant is subject to a condition that Property 5 shall not be alienated for a period of 15 (fifteen) years from the date of issue of the grant.
4. We have perused a photocopy of the Patta Receipt dated 24/02/1995 issued by the Village Accountant for the period 1995-96 depicting the name of Mariyappa as the Pattedar in respect of Property 5.

5. We have perused a photocopy of the Endorsement No. LRF: CR: 515/95/96 dated 30/06/1995 issued by the Tahsildar confirming that there are no tenancy claims pertaining to Property 5.
6. We have perused a photocopy of the Land Cultivation Letter dated 23/06/1996 depicting Mariyappa as the holder of Property 5.
7. We have perused a photocopy of the tax paid receipt dated 28/05/1997 depicting the payment of tax by Mariyappa for the year 1996-97 in respect of Property 5.
8. We have perused the Challan bearing No.33 dated 11/11/1997 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Mariyappa as per Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
9. We have perused a photocopy of the Sale Deed dated 14/11/1997 executed by Mariyappa, the son of Venkatappa in favour of C. Bheemraj in respect of Property 5, registered as Document No.1379/97-98, Book 1, Volume 1711, Pages 20-23, registered on 16/12/1998. The Sale Deed depicts that Property 5 was allotted to Mariyappa in 1985 by way of Saguvalli Cheeti. The recitals of the aforementioned Sale Deed *inter alia* records that (i) on request, the Government by way of Order No. R.D.219 L.G.B. 96 dated 30/06/1996 and 17/05/1997 and Memo bearing No. L.N.D.C.R/66:96-97 dated 07/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 5, subject to the condition that 50% of the sale proceeds be deposited to the Government treasury; and (ii) the amount of Rs. 1,50,000/- (Rupees one lakh fifteen thousand) has been remitted as is evidenced by Challan Bearing No.33 dated 12/11/1997 as per notice bearing No. L.N.D.C.R/593:96-97 dated 22/08/1997 issued by the Tahsildar in favour of Mariyappa. The said Mariyappa has stated in the sale deed that his wife and children have signed the sale deed as witnesses.
10. We have perused the copy of the Order in the proceedings bearing Adalat CR421/14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.258 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
11. We have perused the Family Tree Affidavit dated 04/09/2023 sworn to by Muniyamma. The said family tree denotes that Late Mariyappa was married to Kempamma and Muniyamma is their only adopted daughter. Muniyamma is married to Shivanna and they have two children namely B.S. Shashikumar aged 34 years and Netra aged 29 years.
12. We have perused the Deed of Confirmation executed on 27/09/2023 executed by Kempamma wife of Late Mariyappa in favour of RPPL in respect of "Property 5" registered as Document No. DNH-1-07910-2023-24, Book 1 in the Office of the Sub-registrar, Devanahalli. Muniyamma the adopted daughter of Kempamma and her husband Shivanna have signed this Deed of Confirmation as Witnesses. The Deed of Confirmation *inter alia* states as follows:
 - a. Property 5 is the self-acquired property of Late Mariyappa.
 - b. The executant has confirmed the grant of Property 5 in favour of Mariyappa and the fact that the said Mariyappa has obtained permission for the sale of Property 1.

- c. The executant has confirmed the sale of Property 5 in favour of C. Bheemaraj pursuant to the Sale Deed dated 14/11/1997 (16/12/1998), registered as Document No.1379/1997-98.
- d. The executant has confirmed the conveyance of Property 5 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.508/1999-2000.
13. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Resorts and Hotels Private Limited pertaining to Survey No. 258 (Property 5) registered as document no. DNH-1-15964-2022-23 in the office of Sub- Registrar of Devanahalli
14. Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Resorts and Hotels Private Limited pertaining to Survey No. 258 (Property 5) registered as document no. DNH-1-04131-2023-24 in the office of Sub- Registrar of Devanahalli.

6. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING NEW SURVEY NO.256) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 6") FORMING PART OF THE LARGER PROPERTY:

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Kalappa, son of Jalappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
2.	29/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.256.
3.	18/10/1995	Endorsement bearing No. LRF(CA)411/95-96 issued by the Tahsildar in favour of Chikkamuniyappa, son of Kallappa.
4.	24/06/1996	Notice issued by the Village Accountant in favour of Jalappa son of Kalappa calling upon him to furnish certain documents pertaining to the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	21/08/1996	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
6.	11/11/1997	Challan bearing No.36 depicting the payment of Rs.37,500 (Rupees Thirty Seven Thousand Five Hundred only) by Muniyappa, son of Late Kalappa.

Sl. No.	Date	Description
7.	11/11/1997	Challan bearing No.37 depicting the payment of Rs.37,500 (Rupees Thirty Seven Thousand Five Hundred only) by Chikkamuniyappa, son of Late Kallappa.
8.	11/11/1997	Challan bearing No.35 depicting the payment of Rs. 75,000 (Rupees Seventy Five Thousand only) by Jallappa, Son of Late Kalappa.
9.	14/11/1997	Sale Deed executed by Jalappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 1 acre situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.1398/97-98, Book 1, Volume 1712, Pages 166-169.
10.	05/02/1998	Mutation Register Extract bearing MR No.38/97-98 issued by the Village Accountant, Devanahalli.
11.	14/11/1997	Sale Deed executed by Muniyappa and Chikkamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 1 acre situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.1399/97-98, Book 1, Volume 1713, Pages 111-114.
12.	05/02/1998	Mutation Register Extract bearing MR No.37/97-98 issued by the Village Accountant depicting the sale by Muniyappa and Chikkamuniyappa
13.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR428/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
14.	27/12/2022	Deed of Confirmation executed by Jallappa and others in favour of RPPL in respect of "Property 6" registered as Document No.DNH-1-12115-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli.
15.	31/05/2023	Deed of Confirmation executed by Muniyappa and others in favour of RPPL in respect of "Property 6" registered as Document No.DNH-1-02229-2023-24, Book 1 at the Office of the Sub-registrar, Devanahalli.
16.	06/06/2023	Order Sheet in case bearing WP No.21835/2021 filed in the High Court of Karnataka.
17.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 256 (Property 6) registered as document no. DNH-1-15974-2022-23 in the office of Sub- Registrar, Devanahalli
18.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 256 (Property 6) registered as document no. DNH-1-04126-2023-24 in the office of Sub-Registrar, Devanahalli.

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Kallappa, son of Jallappa ("**Kalappa**") pertaining to Property 6. Property 6 has been granted unto the said Kallappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 6 will not be sold for a period of 15 (fifteen) years from the date possession was taken i.e., 05/12/1985.
2. We have perused a photocopy of the Survey Sketch dated 29/12/1987 in respect of Survey No.122 and New Survey No.256 depicting Kalappa as the owner of Property 6. The aforementioned Survey Sketch depicts that the property bearing New Survey No.256 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the Official Endorsement bearing No. LRF(CA)411/95-96 dated 18/10/1995 issued by the Tahsildar in favour of Chikkamuniyappa confirming that there are no tenancy claims pertaining to Property 6. It appears that a tenancy application under LRF No.1/74-75 was filed by Doddamunishamappa, son of Thirumalappa in respect of Survey No.122 measuring 4 acres and was dismissed. It also appears that Paritappa, son of Hanumantappa had filed a Tenancy application bearing LRF 2/74-75 in respect of Survey No.122 measuring 8 acres. We have been furnished with a copy of the final order in LRF No.1/74-75. However, it appears that this does not pertain to the Schedule Property.
4. We have perused a photocopy of the Notice dated 24/06/1996 issued by the Village Accountant, Bidalur Circle. It appears that Jalappa, son of Kalappa had made an application seeking permission to sell Property 6. The said Jalappa was called upon to furnish certain documents by 06/07/1996, failing which the said application would be rejected.
5. We have perused a photocopy of the Patta Receipt dated 21/08/1996 issued by the Village Accountant depicting the names of Jalappa, Muniyappa and Chikkamuniyappa, the sons of Kalappa as the Pattedars for the period 1995-96 in respect of Property 6.
6. We have perused the Challan dated 11/11/1997 bearing No.36 depicting the payment of Rs.37,500 (Rupees Thirty-Seven Thousand Five Hundred only) by Muniyappa, son of Late Kallappa in terms of Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
7. We have perused the Challan dated 11/11/1997 bearing No.37 depicting the payment of Rs.37,500 (Rupees Thirty Seven Thousand Five Hundred only) by Chikkamuniyappa, son of Late Kallappa in terms of the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
8. We have perused the Challan dated 11/11/1997 bearing No.35 depicting the payment of Rs. 75,000 (Rupees Seventy Five Thousand only) by Jallappa, Son of Late Kalappa in terms of the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.

9. We have perused a photocopy of the Sale Deed dated 14/11/1997 executed by Jalappa, son of Late Kalappa in favour of C. Bheemraj in respect of a portion of Property 6, measuring 1 acre registered as Document No.1398/97-98, Book 1, Volume 1712, Pages 166-169. The Sale Deed *inter alia* records as under:

- a. The aforementioned property was granted to Kalappa in the year 1985 by way of Saguvalli Cheeti;
- b. Pursuant to the death of Kalappa, the aforementioned property was transferred to the name of Jalappa and his brothers, Muniyappa and Chikkamuniyappa. The said Jalappa, Muniyappa and Chikkamuniyappa have partitioned Property 6 amongst themselves.

The recitals of the aforementioned Sale Deed *inter alia* record that (i) on request, the Government by way of Order No.R.D.219 L.G.B 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 07/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 6, subject to the condition that 50% of the sale proceeds be deposited to the Government treasury, and (ii) the amount of Rs.75,000/- (Rupees Seventy Five Thousand) has been remitted as is evidenced by Challan bearing No.33 dated 12/11/1997 as per notice bearing No. L.N.D.C.R/593:96-97 dated 22/08/1997 issued by the Tahsildar.

10. We have perused the Mutation Register Extract bearing MR No.38/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli, depicting the sale by Jaalappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 1 acre and registered as Document No.1398/97-98 dated 18/11/1998.

11. We have perused a photocopy of the Sale Deed dated 14/11/1997 executed by Muniyappa and Chikkamuniyappa, the sons of Late Kallappa in favour of C. Bheemraj in respect of a portion of Property 6, measuring 1 acre registered as Document No.1399/97-98, Book 1, Volume 1713, Pages 111-114. The Sale Deed *inter alia* records as under:

- a. Property 6 was granted to Kallappa in the year 1985 by way of Saguvalli Cheeti;
- b. Pursuant to the death of Kalappa, Property 6 was transferred to the name of Jalappa and his brothers, Muniyappa and Chikkamuniyappa. The said Jalappa, Muniyappa and Chikkamuniyappa have partitioned Property 6 amongst themselves.

The recitals of the aforementioned Sale Deed *inter alia* record that (i) on request, the Government by way of Order No.R.D.219 L.G.B 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 07/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 6, subject to the condition that 50% of the sale proceeds be deposited to the Government treasury, and (ii) an amount of Rs.75,000/- (Rupees seventy-five thousand only) has been remitted as is evidenced by Challan Bearing No.36 dated 12/11/1997 as per notice bearing No. L.N.D.C.R/593:96-97dated 22/08/1997 issued by the Tahsildar.

12. We have perused the Mutation Register Extract bearing MR No.37/97-98 dated 05/02/1998 issued by the Village Accountant depicting the sale by Muniyappa and Chikkamuniyappa in

favour of Bheemraj in respect of property bearing Survey No.122 measuring 1 acre and registered as Document No.1399/97-98 dated 20/11/1997.

13. We have perused the copy of the Order in the proceedings bearing Adalat CR428/14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.256 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
14. We have perused the Deed of Confirmation dated 27/12/2022 executed by (1) Jallappa the son of Late Kalappa (2) Rathnamma the wife of Basavarajappa and the daughter of Jalappa (3) Manjula the wife of Late Narayanaswamy and the daughter in law of Jalappa (4) Chaitra B.N. the daughter of Late Narayanaswamy and the granddaughter of Jalappa (5) Pavithra B.N., the daughter of Late Narayanaswamy and the granddaughter of Jalappa (6) Manoj B.N., the son of Late Narayanaswamy and the grandson of Jalappa (7) Manjula the wife of Venkatesh and the daughter of Jalappa (8) Jayamma the wife of Narasimhappa and the daughter of Jalappa (9) Munegowda the son of Jallappa (10) Gopamma the wife of Ramakrishna and the daughter of Jalappa in favour of RPPL in respect of an extent of 1 acre of land forming part of "Property 6" registered as Document No. DNH-1-12115-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli. The Deed of Confirmation *inter alia* states as follows:
 - a. An extent of 1 acre of land forming part of Property 6 is the self-acquired property of Jalappa the son of Late Kalappa.
 - b. The executants have confirmed the grant of Property 6 in favour of Kalappa and the fact that his son, the said Jalappa has obtained permission for the sale of an extent of 1 acre of land forming part of Property 6.
 - c. The executants have confirmed the sale of an extent of 1 acre of land forming part of Property 6 in favour of C. Bheemaraj pursuant to the Sale Deed dated 14/11/1997, registered as Document No.1398/1997-98.
 - d. The executants have confirmed the conveyance of an extent of 1 acre of land forming part of Property 6 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.517/1999-2000.
 - e. The executants have undertaken to withdraw the Writ Petition bearing WP No.21835/20-21 filed before the High Court of Karnataka.
15. We have perused the Deed of Confirmation dated 31/05/2023 executed by (1) Muniyappa the son of Late Kalappa (2) Kalappa the son of Muniyappa (3) Swathi K. the daughter of Kalappa and granddaughter of Muniyappa (4) Santhosh K. the son of Kalappa and grandson of Muniyappa (5) Munirathnamma the daughter of Muniyappa (6) Narasimha Murthy M. the son of Muniyappa (7) Chikkamuniyappa the son of Late Kalappa (8) Kanthamma the daughter of Chikkamuniyappa (9) Meena the daughter of Chikkamuniyappa (10) Krishnamurthy C. the son of Chikkamuniyappa in favour of RPPL in respect of an extent of 1 acre of land forming part of "Property 6" registered as Document No. DNH-1-02229-202324, Book 1 at the Office of the Sub-registrar, Devanahalli on 01/06/2023. The Deed of Confirmation *inter alia* states as follows:

- a. An extent of 1 acre in Property 6 is the self-acquired property of Muniyappa and Chikkamuniyappa, the children of Late Kalappa.
 - b. The executants have confirmed the grant of Property 6 in favour of Kalappa and the fact that the said Muniyappa and Chikkamuniyappa, the sons of Kalappa have obtained permission for the sale of an extent of 1 acre of land forming part of Property 6.
 - c. The executants have confirmed the sale of an extent of 1 acre of land forming part of Property 6 in favour of C. Bheemaraj pursuant to the Sale Deed dated 14/11/1997, registered as Document No.1399/1997-98.
 - d. The executants have confirmed the conveyance of an extent of 1 acre of land forming part of Property 6 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.517/1999-2000.
16. We have perused the Order Sheet dated 06/06/2023 in case bearing WP No.21835/2021 filed in the High Court of Karnataka filed by Late Kalappa against the State of Karnataka. This Writ Petition was dismissed and sent to decree II Branch to take further steps.
 17. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 256 (Property 6) registered as document no. DNH-1-15974-2022-23 in the office of Sub- Registrar, Devanahalli.
 18. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 256 (Property 6) registered as document no. DNH-1-04126-2023-24 in the office of the Sub-Registrar, Devanahalli
- 7. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING NEW SURVEY NO.263) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 7") FORMING PART OF THE LARGER PROPERTY:**

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR (illegible) dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 by the Office of the Tahsildar in favour of Palluramma, wife of Gangappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
2.	31/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.263.
3.	31/01/1996	Land Cultivation Letter issued by the Village Accountant, Bidalooru Village.
4.	25/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.

Sl. No.	Date	Description
5.	24/05/1997	Tax paid receipt for the year 1996-97 in respect of property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
6.	24/05/1997	Family tree issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
7.	28/08/1997	Sale Deed executed by Palluramma in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.996/97-98, Book 1, Volume 1707, Pages 84-87.
8.	01/09/1997	Challan bearing No.19 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Palluramma issued by the Deputy Commissioner and the permission dated 18/08/1997.
9.	05/02/1998	Mutation Register Extract bearing MR No.43/97-98 issued by the Village Accountant, Devanahalli.
10.	03/09/1997	Official Endorsement bearing No. LND/SR/593:96/97 issued by the Tahsildar in favour of Palluramma in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
11.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR420/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
12.	27/12/2022	Deed of Confirmation executed by Gangamma, the daughter of Late Gangappa and Others in favour of RPPL in respect of "Property 7" registered as Document No. DNH-1-12102-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli.
13.	13/06/2022	Order Sheet passed by the High Court of Karnataka in Writ Petition No.14894/2021.
14.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 263 ((Property 7) registered as document no. DNH-1-15947-2022-23 in the office of Sub- Registrar, Devanahalli.
15.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 263 (Property 7) bearing document no. DNH-1-04125-2023-24 in office of Sub- Registrar, Devanahalli

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 issued by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 by the Office of the Tahsildar in favour of Palluramma, wife of Gangappa ("**Palluramma**") pertaining to

Property 7. Property 7 has been granted unto the said Palluramma under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that it will not be sold for a period of 15 (fifteen) years from the date possession has been taken, i.e., 05/12/1985.

2. We have perused a photocopy of the Survey Sketch dated 31/12/1987 in respect of Survey No.122 and New Survey No.263 depicting Palluramma as the owner of Property 7. The aforementioned Survey Sketch depicts that the property bearing New Survey No.263 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the Land Cultivation Letter dated 31/01/1996 issued by the Village Accountant depicting Palluramma as the holder of Property 7.
4. We have perused a photocopy of the Patta Receipt dated 25/06/1996 issued by the Village Accountant for the period 1995-96 depicting the name of Palluramma as the Pattedar in respect of Property 7.
5. We have perused a photocopy of the tax paid receipt dated 24/05/1997 depicting the payment of tax by Palluramma for the year 1996-97 in respect of Property 7 issued by the Village Accountant, Bidalooru Village.
6. We have perused a photocopy of the Family Tree dated 24/05/1997 issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk depicting that Palluramma was married to Gangappa and they have a daughter named Gangamma aged 25 years.
7. We have perused a photocopy of the Sale Deed dated 28/08/1997 executed by Palluramma and her daughter Gangamma in favour of C. Bheemraj in respect of Property 7 registered as Document No.996/97-98, Book 1, Volume 1707, Pages 84-87, presented for registration on 01/09/1997. The Sale Deed depicts that Property 7 was granted to Palluramma by way of Saguvalli Cheeti in the year 1985. The recitals of the aforementioned Sale Deed *inter alia* record that (i) the Government *vide* Order No.R.D.219 L.G.B 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 17/05/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 7 under a condition that 50% of the sale proceeds be deposited to the Government treasury, and (ii) the amount of Rs.1,50,000 (Rupees one lakh fifty thousand) was remitted as is evidenced by Challan bearing No.19 dated 01/09/1997 as per notice bearing No. L.N.D.C.R/593:96-97 dated 22/08/1997 issued by the Tahsildar.
8. We have perused the Challan dated 01/09/1997 bearing No.19 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Palluramma as per the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
9. We have perused the Mutation Register Extract bearing MR No.43/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli, depicting the sale by Palluramma in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.996/97-98 dated 04/09/1997.

10. We have perused a photocopy of an Official Endorsement bearing No.LND/SR/593:96/97 dated 03/09/1997 issued by the Tahsildar in favour of Palluramma, along with Bovi Muniyappa, Gaviyappa and Muninarasamma permitting them to sell the respective properties owned by them prior to the expiry of the 15-year period mentioned in the aforementioned Saguvalli Cheeti. Permission has been granted subject *inter alia* to the condition that:
- a. 50% of the sale consideration that has been fixed at Rs.1,50,000 (Rupees one lakh fifty thousand) shall be remitted to the Government of Karnataka prior to the sale; and
 - b. Right to Easement shall be granted to the owners of Block Nos.15 to 29.

The Endorsement records that a sum of Rs.1,50,000 (Rupees one lakh fifty thousand) was paid by Palluramma on 01/09/1997 *vide* Challan No.19.

11. We have perused the copy of the Order in the proceedings bearing Adalat CR420/14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.263 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
12. We have perused the Deed of Confirmation dated 27/12/2022 executed by Gangamma the daughter of Gangappa and Pulluramma and (2) Manjula the daughter of Durgappa and Gangamma and the granddaughter of Gangappa and Pulluramma in favour of RPPL in respect of "Property 7" registered as Document No. DNH-1-12102-2022-23, Book 1, at the Office of the sub-registrar, Devanahalli. The Deed of Confirmation *inter alia* states as follows:
- a. Property 7 is the self-acquired property of Late Palluramma, the wife of Late Gangappa.
 - b. The executants have confirmed the grant of Property 7 in favour of Pulluramma and the fact that the said Pulluramma has obtained permission for the sale of Property 7.
 - c. The executants have confirmed the sale of Property 7 in favour of C. Bheemaraj pursuant to the Sale Deed dated 28/08/1997, registered as Document No.996/1997-98.
 - d. The executants have confirmed the conveyance of Property 7 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.519/1999-2000.
 - e. The executants have undertaken to withdraw the Writ Petition bearing WP No.14894/20-21 filed before the High Court of Karnataka.

13. We have perused the Order Sheet dated 13 June 2022 passed by the High Court of Karnataka in Writ Petition No.14894/2021 filed by (late) Polluramma and her daughter Gangamma against the State of Karnataka, Deputy Commissioner, Assistant Commissioner, C. Bhimraj and Rhea Properties. This Writ Petition was dismissed for non-prosecution.
14. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 263 (Property 7) bearing document no. DNH-1-15947-2022-23 in the office of Sub- Registrar, Devanahalli.

15. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 263 (Property 7) bearing document no. DNH-1-04125-2023-24 in office of Sub- Registrar, Devanahalli

8. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING NEW SURVEY NO.264) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 8") FORMING PART OF THE LARGER PROPERTY:

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkanna pertaining to property bearing Survey No.122 measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
2.	28/06/1985	Notice issued by Tahsildar depicting the allotment of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk land in favour of Chikkanna, son of Thimmarayappa.
3.	01/01/1988	Survey Sketch in respect of Survey No.122 and New Survey No.264.
4.	18/05/1995	Family tree of Chikkanna issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	25/08/1997	Challan bearing No.6 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Muninarasamma.
6.	28/08/1997	Sale Deed executed by Muninarasamma wife of Late Chikkanna and her children Vijayalakshmi and Thimmaraju in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.998/97-98, Book 1, Volume 1711, Pages 20-23.
7.	05/02/1998	Mutation Register Extract bearing MR No.40/97-98 issued by the Village Accountant, Devanahalli.
8.	03/09/1997	Official Endorsement bearing No. LND/SR/593:96/97 issued by the Tahsildar in favour of Muninarasamma in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
9.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR423/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
10.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Survey No. 264

Sl. No.	Date	Description
		(Property 8) registered as document no. DNH-1-15982-2022-23 in the office of Sub- Registrar, Devanahalli
11.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Survey No. 264 (Property 8) bearing document no. DNH-1-04123-2023-24 in the office of the Sub- Registrar, Devanahalli.

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 25/06/1985 by the Office of the Tahsildar in favour of Chikkanna, son of Thimmarayappa ("**Chikkanna**") pertaining to Property 8. Property 8 has been granted unto the said Chikkanna under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 8 will not be sold for a period of 15 (fifteen) years from the date possession was taken, i.e., 05/12/1985.
2. We have perused a photocopy of the Notice dated 28/06/1985 issued by Tahsildar depicting the allotment of Property 8 in favour of Chikkanna.
3. We have perused a photocopy of the Survey Sketch dated 01/01/1988 in respect of Survey No.122 and New Survey No.264 depicting Chikkanna as the owner of the property. The aforementioned Survey Sketch depicts that the property bearing new Survey No.264 measures 2 acres and 1 gunta.
4. We have perused a photocopy of the family tree issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk as on 18/05/1995 depicting that Chikkanna is married to Muninarasamma and they have two children namely Vijayalakshmi, aged 15 years and Thimmaraju, aged 12 years.
5. We have perused the Challan dated 25/08/1997 bearing No.6 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Muninarasamma as per the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
6. We have perused a photocopy of the Sale Deed dated 28/08/1997 executed by Muninarasamma, the wife of Late Chikkanna and by her, as mother and natural guardian of her minor children Vijayalakshmi and Thimmaraju in favour of C. Bheemraj in respect of Property 8 registered as Document No.998/97-98, Book 1, Volume 1711, Pages 20-23, presented for registration on 02/09/1997. The Sale Deed depicts that Property 8 was granted to Chikkanna in the year 1985 by way of Saguvalli Cheeti and that pursuant to the death of Chikkanna the property was transferred to the name of Muninarasamma. The recitals of the aforementioned Sale Deed *inter alia* record that the Government by way of Order No.R.D.219 L.G.B. 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 17/06/1997 issued by the Deputy Commissioner,

Bangalore Rural District, granted permission to sell Property 8, subject to the condition that 50% of the sale proceeds be deposited to the Government treasury.

7. We have perused the Mutation Register Extract bearing MR No.40/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli depicting the sale by Muninarasamma in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.998/97-98 dated 04/09/1997.
 8. We have perused a photocopy of the Official Endorsement bearing No.LND/SR/593:96/97 dated 03/09/1997 issued by the Tahsildar in favour of Muninarasamma and three others permitting them to sell the parcels of land bearing Survey No.122, admeasuring 2 acres each, situate at Bidalooru Village, Kasaba Hobli, Devanahalli prior to the expiry of 15 (fifteen) years mentioned in the Saguvalli Cheeti. The aforementioned permission has been granted given that 50% of the sale consideration that has been fixed at INR 1,50,000/- (Rupees one lakh fifty thousand only) has been remitted to the Government of Karnataka on 01/09/1997/02/09/1997. The Endorsement denotes Challan Nos.18, 19, 20 and 6. The Endorsement stipulates that Right to Easement shall be granted to the owners of Block Nos.15 to 29.
 9. We have perused the copy of the Order in the proceedings bearing Adalat CR423/14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.264 as 1 acre 21 guntas excluding 19 guntas of Kharab land issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
 10. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Survey No. 264 (Property 8) registered as document no. DNH-1-15982-2022-23 in office of Sub- Registrar of Devanahalli.
 11. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Survey No. 264 (Property 8) registered as document no. DNH-1-04123-2023-24 in the office of Sub- Registrar, Devanahalli
- 9. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES NOW BEARING NEW SURVEY NO.254 SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 9") FORMING PART OF THE LARGER PROPERTY**

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/12/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Gaviyappa, son of Thimmarayappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
2.	28/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.254.

3.	24/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.
4.	25/06/1996	Tax paid receipt for the year 1995-96 in respect of property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	22/08/1997	Notice bearing No. ALN/SR/593:96/97 issued by the Tahsildar in favour of Gaviyappa son of Thimmarayappa.
6.	01/09/1997	Challan bearing No.20 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Gaviyappa.
7.	28/08/1997	Sale Deed executed by Gaviyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.995/97-98, Book 1, Volume 1709, Pages 167-170.
8.	05/02/1998	Mutation Register Extract bearing MR No.41/97-98 issued by the Village Accountant.
9.	03/09/1997	Official Endorsement bearing No. ALN/SR/593:96/97 issued by the Tahsildar in favour of Gaviyappa in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
10.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR427/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
11.	20/10/2023	Deed of Confirmation executed by Rakkamma in favour of RPPL in respect of Property 9 registered as Document No. DNH-1-09494-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.
12.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 254 (Property 9) registered as document no. DNH-1-15980-2022-23 in the office of Sub- Registrar, Devanahalli
13.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 254 (Property 9) registered as document no. DNH-1-04128-2023-24 in the office of Sub- Registrar, Devanahalli.

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/12/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 [it is not clear if the date is 25/06/1985 or 28/06/1985] by the Office of the Tahsildar in favour of Gaviyappa, son of Thimmarayappa ("**Gaviyappa**") pertaining to Property 9. Property 9 has been granted unto the said Gaviyappa under the aforementioned Form 8 in consideration of a purchase price of

Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 9 will not be sold for a period of 15 (fifteen) years from the date of its possession, i.e., 05/12/1985.

2. We have perused a photocopy of the Survey Sketch dated 28/12/1987 in respect of Survey No.122 and New Survey No.254 depicting Gaviyappa, son of Thimmarayappa as the owner of Property 9. The aforementioned Survey Sketch depicts that the property bearing New Survey No.254 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the Patta Receipt dated 24/06/1996 issued by the Village Accountant for the period 1995-96 depicting the name of Gaviyappa as the Pattedar in respect of Property 9.
4. We have perused a photocopy of the tax paid receipt dated 25/06/1996 depicting the payment of tax by Gaviyappa for the year 1995-96 in respect of Property 9 issued by the Village Accountant, Bidalooru Village.
5. We have perused a photocopy of the notice bearing No.ALN/SR/593:96/97 dated 22/08/1997 issued by the Tahsildar in favour of Gaviyappa permitting him to sell Property 9 prior to the expiry of 15 (fifteen) years, subject to the condition that 50% of the sale consideration that is determined at Rs.1,50,000/- (Rupees one lakh fifty thousand only) by the Sub Registrar will be remitted to the government treasury.
6. We have perused the Challan dated 01/09/1997 bearing No.20 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Gaviyappa as per the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
7. We have perused a photocopy of the Sale Deed dated 28/08/1997 executed by Gaviyappa, in favour of C. Bheemraj in respect of Property 9, registered as Document No.995/97-98, Book 1, Volume 1709, Pages 167-170, presented for registration on 01/09/1997. The Sale Deed depicts that Property 9 was granted to Gaviyappa in the year 1985 by way of Saguvalli Cheeti. The recitals of the aforementioned Sale Deed *inter alia* record that (i) on request, the Government by way of Order No.R.D.219 L.G.B 96 dated 30/06/1996 and Memo bearing No. L.N.D. CR 66:96-97 dated 17/05/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 9 subject to the condition that 50% of the sale proceeds be deposited to the Government treasury; and (ii) the amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) referred to in paragraph 6 above was remitted as is evidenced by Challan bearing No.20 dated 01/09/1997 as per notice bearing No. L.N.D.C.R/593:96-97 dated 22/08/1997 issued by the Tahsildar. The said Gaviyappa has indicated that his children have signed the Sale Deed as consenting witnesses.
8. We have perused the Mutation Register Extract bearing MR No.41/97-98 dated 05/02/1998 issued by the Village Accountant depicting the sale by Gaviyappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres by virtue of a Sale Deed and registered as Document No.995/97-98 dated 04/09/1997.
9. We have perused a photocopy of the Official Endorsement dated 03/09/1997 bearing No.ALN/SR/593:96/97 issued by the Tahsildar in favour of Gaviyappa, along with Palluramma, Bovi Muniyappa and Muninarasamma permitting, *inter alia*, Gaviyappa, to sell

Property 9. The document denotes that Gaviyappa has paid 50% of the sale consideration to the Government of Karnataka on 01/09/1997/02/09/1997. The Endorsement stipulates that Right to Easement shall be granted to the owners of Block Nos.15 to 29.

10. We have perused the copy of the Order in the proceedings bearing Adalat CR427/14-15 dated 10/03/2015 for the rectification of the extent in respect of the property bearing Survey No.254 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
11. We have perused the Deed of Confirmation executed on 20/10/2023 by Ramakka wife of Late Gaviyappa in favour of RPPL in respect of Property 9 registered as Document No. DNH-1-09494-2023-24, Book 1 in the Office of the Sub-registrar, Devanahalli. The Deed of Confirmation *inter alia* states as follows:
 - a. Property 9 is the self-acquired property of Late Gaviyappa.
 - b. The executant has confirmed the grant of Property 9 in favour of Gaviyappa and the fact that the said Gaviyappa has obtained permission for the sale of Property 9.
 - c. The executant has confirmed the sale of Property 9 in favour of C. Bheemaraj pursuant to the Sale Deed dated 28/08/1997, registered as Document No.995/1997-98.
 - d. The executant has confirmed the conveyance of Property 9 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.518/1999-2000.
12. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 254 (Property 9) registered as document no. DNH-1-15980-2022-23 in the office of Sub- Registrar, Devanahalli.
13. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 254 (Property 9) registered as document no. DNH-1-04128-2023-24 in the office of the Sub-Registrar, Devanahalli.

10. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING NEW SURVEY NO.255) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI, DEVANAHALLI ("PROPERTY 10") FORMING PART OF THE LARGER PROPERTY:

Sl. No.	Date	Description
1	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Doddamuniyappa, son of Junjappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.

Sl. No.	Date	Description
2	28/06/1985	Notice issued by the Tahsildar.
3	29/12/1987	Survey sketch in respect of Survey No.122 and New Survey No.255.
4	13/10/1995	Family tree of Doddamuniyappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5	22/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.
6	24/05/1997	Tax paid receipt for the year 1996-97 in respect of property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
7	11/11/1997	Challan bearing No.32 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Doddamuniyappa.
8	13/11/1997	Sale Deed executed by Doddamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1378/97-98, Book 1, Volume 1713, Pages 97-100 dated 02/12/1998.
9	05/02/1998	Mutation Register Extract bearing MR No. 35/97-98 issued by the Village Accountant, Devanahalli.
10.	11/05/2023	Deed of Confirmation executed by Thimmarayappa and Others in favour of RPPL in respect of "Property 10" registered as Document No. DNH-1-01621-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.
11.	09/07/2018	Copy of the Order in proceedings bearing Adalat CR19/18-19 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
12.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructures Private Limited pertaining to Survey No. 255 (Property 10) registered as document no. DNH-1-15950-2022-23 in the office of the Sub- Registrar, Devanahalli.
13.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 255 (Property 10) registered as document no. DNH-1-04129-2023-24 in the office of the Sub- Registrar, Devanahalli

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/12/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Doddamuniyappa, son of Junjappa ("**Doddamuniyappa**") pertaining to

Property 10. Property 10 has been granted unto the said Doddamuniyappa under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 10 will not be sold for a period of 15 (fifteen) years from the date of its possession, i.e., 05/12/1985.

2. We have perused a photocopy of the Notice dated 28/06/1985 issued by the Tahsildar depicting the allotment of Property 10 in favour of Doddamuniyappa.
3. We have perused the photocopy of the Survey Sketch dated 29/12/1987 in respect of Survey No.122 and New Survey No.255 depicting Doddamuniyappa as the owner of the property. The aforementioned Survey Sketch depicts that the property bearing New Survey No.255 measures 2 acres and 1 gunta.
4. We have perused a photocopy of the Family Tree of Doddamuniyappa issued by the Village Accountant as on 13/10/1995 depicting that Doddamuniyappa is married to Ramakka and that they have four children namely Chikkahanumappa (aged 40 years), Thimmarayappa (aged 36 years), Narayanaswamy (aged 33 years) and Chikkonu (aged 30 years).
5. We have perused a photocopy of the Patta Receipt dated 22/06/1996 issued by the Village Accountant for the period 1995-96 depicting the name of Doddamuniyappa as the Pattedar in respect of Property 10.
6. We have perused a photocopy of the tax paid receipt dated 24/05/1997 depicting the payment of tax by Doddamuniyappa for the year 1996-97 in respect of Property 10 issued by the Village Accountant, Bidalooru Village.
7. We have perused the Challan dated 11/11/1997 bearing No.32 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Doddamuniyappa as per the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
8. We have perused a photocopy of the Sale Deed dated 13/11/1997 executed by Doddamuniyappa in favour of C. Bheemraj in respect of Property 10 registered as Document No.1378/97-98, Book 1, Volume 1713, Pages 97-100. The Sale Deed was presented for registration on 18/11/1997. The Sale Deed depicts that Property 10 was granted to Doddamuniyappa by way of Saguvalli Cheeti in the year 1985. The recitals of the aforementioned Sale deed *inter alia* record that (i) on request, the Government by way of Order No. R.D. 219 L.G.B. 96 dated 30/06/1996 and Order bearing No. L.N.D. C.R. 66:96-97 dated 07/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 10, subject to the condition that 50% of the sale proceeds be deposited in the Government treasury, and (ii) an amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) as directed by the Government has been remitted as is evidenced by Challan Bearing No.32 dated 12/11/1997 as per notice bearing No. L.N.D.C.R/593:96-97 dated 22/08/1996 issued by the Tahsildar in favour of Doddamuniyappa. The said Doddamuniyappa has stated that his wife and children have signed the Sale Deed as witnesses. *The Sale Deed denotes that Ramakka, the wife of Doddamuniyappa, Hanumappa, Thimmarayappa, Muniyappa and Narayanaswamy, the sons of Doddamuniyappa have signed as witnesses.*

9. We have perused the Mutation Register Extract bearing MR No. 35/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli depicting the sale by Doddamuniyappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.1378/97-98 dated 18/11/1997.
10. We have perused the Deed of Confirmation dated 11/05/2023 executed by (1) Thimmarayappa the son of Late Doddamuniyappa (2) T. Murthy the son of Thimmarayappa (3) Manjula the daughter of Thimmarayappa (4) Lakshamma the wife of Narayanaswamy (son of Late Doddamuniyappa) (5) Thriveni the daughter of Narayanaswamy (6) Vishwa the son of Narayanaswamy (7) Munirathamma the wife of Late Chikkonu (son of Late Doddamuniyappa) (8) Anusha C. the daughter of Late Chikkonu and (9) Harshitha C. the daughter of Late Chikkonu in favour of RPPL in respect of "Property 10" registered as Document No. DNH-1-01621-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli on 12/05/2023. The Deed of Confirmation *inter alia* states as follows:
- a. Property 10 is the self-acquired property of Late Doddamuniyappa, the son of Late Junjappa.
 - b. The executants have confirmed the grant of Property 10 in favour of Doddamuniyappa and the fact that the said Doddamuniyappa has obtained permission for the sale of Property 10.
 - c. The executants have confirmed the sale of Property 10 in favour of C. Bheemaraj pursuant to the Sale Deed dated 13/11/1997, registered as Document No.1378/1997-98.
 - d. The executants have confirmed the conveyance of Property 10 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.510/1999-2000.
 - e. The executants have confirmed that no consideration has been paid to them for the execution of this Confirmation Deed.
11. We have perused the copy of the Order in the proceedings bearing Adalat CR19/18-19 dated 09/07/2018 for the rectification of the extent in respect of the property bearing Survey No.255 as 2 acres issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.
12. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructures Private Limited pertaining to Survey No. 255 (Property 10) registered as document no. DNH-1-15950-2022-23 in the office of the Sub-Registrar, Devanahalli.
13. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 255 (Property 10) registered as document no. DNH-1-04129-2023-24 in the office of the Sub-Registrar, Devanahalli
- 11. PROPERTY BEARING SURVEY NO.122 MEASURING 2 ACRES (NOW BEARING NEW SURVEY NO.260) SITUATED IN BIDALLOORU VILLAGE, KASABA HOBLI,**

DEVANAHALLI ("PROPERTY 11") FORMING PART OF THE LARGER PROPERTY

Sl. No.	Date	Description
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkapayya, son of Poojappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
2.	30/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.260.
3.	29/09/1995	Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89.
4.	17/10/1995	Family tree of Chikkapayya issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
5.	24/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
6.	01/09/1997	Challan bearing No.31 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Chikkapayya.
7.	13/11/1997	Sale Deed executed by Chikkapayya son of Poojappa in favour of Bheemaraj in respect of the property bearing Survey No.122 measuring 2 acres and registered as Document No.1377/97-98 in the office of the Sub-Registrar, Devanahalli, Bangalore.
8.	27/12/2022	Deed of Confirmation executed by Narasamma and others in favour of RPPL in respect of "Property 11" registered as Document No. DNH-1-12117-2022-23, Book 1, at the Office of the Sub-registrar, Devanahalli.
9.	07/06/2023	Copy of the Order Sheet in case bearing OS No.82/2014 filed before the Additional Senior Civil Judge and JMFC, Devanahalli.
10.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 260 (Property 11) registered as document no. DNH-1-15948-2022-23 in office of Sub- Registrar of Devanahalli.
11.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 260 (Property 11) registered as document no. DNH-1-04134-2023-24 in the office of the Sub- Registrar, Devanahalli

Analysis

1. We have perused a photocopy of the Saguvalli Cheeti (Form 8) dated 05/12/1985 granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkapayya, son of Poojappa ("**Chikkapayya**") pertaining to Property 11. Property 11 has been granted unto the said Chikkapayya under the aforementioned Form 8 in consideration of a purchase price of Rs.105/- (Rupees one hundred and five only) subject *inter alia* to the condition that Property 11 will not be sold for a period of 15 (fifteen) years from the date of possession i.e., 05/12/1985.
2. We have perused a photocopy of the Survey Sketch dated 30/12/1987 in respect of Survey No.122 and New Survey No.260 depicting Chikkapayya as the owner of Property 11. The aforementioned Survey Sketch depicts that the property bearing New Survey No.260 measures 2 acres and 1 gunta.
3. We have perused a photocopy of the Saguvalli Cheeti Register Extract dated 29/09/1995 issued by the Tahsildar for the period 1980 to 1988-89 depicting the name of Chikkapayya as the recipient of Property 11 in terms of proceedings under LND SR(1) 80/78-79 dated 28/06/1985 (referred in the paragraph 1 above)-. The aforementioned extract specifies that the grant is subject to a condition that Property 11 shall not be alienated for a period of 15 years from the date of issue of the grant.
4. We have perused a photocopy of the family tree of Chikkapayya issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk as on 17/10/1995 depicting that Chikkapayya is married to Venkatamma and they have four children namely Narasamma, aged 25 years, Manjula, aged 20 years, Muninarasamma, aged 18 years and Manjunatha, aged 14 years.
5. We have perused a photocopy of the Patta Receipt dated 24/06/1996 issued by the Village Accountant for the period 1995-96 depicting the name of Chikkapayya as the Pattedar in respect of Property 11.
6. We have perused the Challan dated 01/09/1997 bearing No.31 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Chikkapayya as per the Memo bearing No.LND(D)CR.66:96-97 dated 07/06/1997 issued by the Deputy Commissioner and the permission dated 18/08/1997.
7. We have perused the Sale Deed dated 13/11/1997 executed by Chikkapayya son of Poojappa in favour of Bheemaraj in respect of the property bearing Survey No.122 measuring 2 acres and registered as Document No.1377/97-98 in the office of the Sub-Registrar, Devanahalli, Bangalore. The Sale Deed depicts that Property 11 was granted to Chikkapayya by way of Saguvalli Cheeti in the year 1985. The recitals of the aforementioned Sale deed *inter alia* record that (i) on request, the Government by way of Order No. R.D. 219 L.G.B. 96 dated 30/06/1996 and Order bearing No. L.N.D. C.R. 66:96-97 dated 07/06/1997 issued by the Deputy Commissioner, Bangalore Rural District, granted permission to sell Property 11, subject to the condition that 50% of the sale proceeds be deposited in the Government treasury, and (ii) an amount of Rs.1,50,000/- (Rupees one lakh fifty thousand only) as directed by the Government has been remitted as is evidenced by Challan bearing No.31 dated 12/11/1997 as per notice

bearing No. L.N.D.C.R/593:96-97 dated 22/08/1996 issued by the Tahsildar in favour of Chikkapayya. The said Chikkapayya has stated that his wife and children have signed the Sale Deed as witnesses.

8. We have perused the Deed of Confirmation dated 27/12/2022 executed by (1) Narasamma the daughter of Late Chikkappaiah (2) Manjula the wife of Eranna and daughter of Chikkappaiah (3) C. Muninarasimhaiya the son of Late Chikkappaiah and (4) C. Manjunath the son of Late Chikkappaiah in favour of RPPL in respect of "Property 11" registered as Document No.DNH-1-12117-2022-23, Book 1, at the Office of the Sub-registrar, Devanahalli. The Deed of Confirmation *inter alia* states as follows:
 - a. Property 11 is the self-acquired property of Narasamma, the daughter of Late Chikkappaiah.
 - b. The executants have confirmed the grant of Property 11 in favour of Late Chikkappaiah and the fact that the said Chikkappaiah has obtained permission for the sale of Property 11.
 - c. The executants have confirmed the sale of Property 11 in favour of C. Bheemaraj pursuant to the Sale Deed dated 13/11/1997, registered as Document No.1377/1997-98.
 - d. The executants have confirmed the conveyance of Property 11 by C. Bheemaraj in favour of RPPL pursuant to the Sale Deed dated 25/06/1999 registered as Document No.506/1999-2000.
 - e. The executants have undertaken to withdraw the suit bearing O.S. No.82/2014 filed in the Court of the Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural.
9. We have perused the Copy of the Order Sheet in case bearing OS No.82/2014 dated 07/06/2014 filed before the Additional Senior Civil Judge and JMFC, Devanahalli. This case was dismissed as settled out of Court.
10. We have perused the Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 260 (Property 11) registered as document no. DNH-1-15948-2022-23 in the office of the Sub- Registrar, Devanahalli.
11. We have perused the Cancellation Deed dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 260 (Property 11) registered as document no. DNH-1-04134-2023-24 in the office of the Sub- Registrar, Devanahalli

B. COMPOSITE/Common Documents:

Sl. No.	Date	Description
01.	Date not clear	Official Memorandum bearing No. LNTSR80/78-79 issued by the Office of the Tahsildar, Devanahalli Taluk.

Sl. No.	Date	Description
02.	22/05/1998	Intimation bearing No.ALN.SR.96/97-98 issued by the Deputy Commissioner, Doddaballapur Sub-Division, calling for the payment of conversion fine for the conversion of the property bearing Survey No.122.
03.	10/07/1998	Official Memorandum bearing No. ALN.SR(De)96: 97-98 issued by the Deputy Commissioner in respect of the property bearing Survey No.122, depicting the conversion of 12 acres for residential purposes and 11 acres and 26 guntas for commercial purpose.
04.	25/06/1999	Sale Deed executed by C. Bheemraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 10) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.510 in Book I, Volume 1808 at Pages 16-21, on 12/10/1999.
05.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres (Property 11) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.506 in Book I, Volume 1806 at Pages 86-91, on 08/10/1999.
07.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 7) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.519 in Book I, Volume 1808 at Pages 22-27 on 15/10/1999.
08.	25/06/1999	Sale Deed executed by C. Bheemaraj, in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 9) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.518 in Book I, Volume 1806 at Pages 91-96 on 11/10/1999.
09.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 5) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.508 in Book I, Volume 1805 at Pages 98-104 on 11/10/1999.

Sl. No.	Date	Description
10.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 6 acres (Property 3, Property 4 and Property 6) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.517 in Book I, Volume 1805 at Pages 104-113 on 14/10/1999.
11.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 6 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.504 in Book I, Volume 1808 at Pages 7-15 on 12/10/1999.
12.	17/05/2025	Joint Development Agreement executed by RPPL in favour of Legacy Global Projects Private Limited ("LGPPL") in respect of the property bearing Survey Nos. 260, 258, 255, 254, 263, 256, 261, 262, 266, 264 and 265 and registered as Document No.DNH-1-02795-2025-26, in the office of the Sub Registrar, Devanahalli.
13.	17/05/2025	General Power of Attorney executed by RPPL in favour of LGPPL in respect of property bearing Survey Nos. 260, 258, 255, 254, 263, 256, 261, 262, 266, 264 and 265 and registered as Document No.DNH-1-00204-2025-26, in the office of the Sub Registrar, Devanahalli
14.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj, son of Chandramati Mudaliyar bearing No.524/A (Survey No.122) measuring 87,120 sq. feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.
15.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.529/A (Survey No.122 totally measuring 11 acres and 26 guntas) measuring 5,07,474 sq. feet or 47,144 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
16.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.526/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.
17.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.525/A (Survey

Sl. No.	Date	Description
		No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
18.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.530/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
19.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.527/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
20.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.528/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
22.	Date not clear	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.530/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
23.	Date not clear	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.529/A (Survey No.122 totally measuring 11 acres and 26 guntas) measuring 5,07,474 sq. feet or 47,144 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
24.	Date not clear	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.527/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
25.	Date not clear	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.528/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts. situated in Devanahalli Taluk, Bengaluru District.
26.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of the property bearing No.524/A, depicting payment of taxes by RPPL.
27.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.525/A, depicting payment of taxes by RPPL .

Sl. No.	Date	Description
28.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of the property bearing No.526/A, depicting payment of taxes by RPPL.
29.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.527/A, depicting payment of taxes by RPPL.
30.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.528/A, depicting payment of taxes by RPPL.
31.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.529/A, depicting payment of taxes by RPPL.
32.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.530/A, depicting payment of taxes by RPPL.
33.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.526/A, depicting payment of taxes by RPPL.
34.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.527/A, depicting payment of taxes by RPPL.
35.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.528/A, depicting payment of taxes by RPPL.
36.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.529/A, depicting payment of taxes by RPPL.
37.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.530/A, depicting payment of taxes by RPPL.
38.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 992:99-00 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Karnataka Stamp Act, 1957 (the " Stamp Act ").
39.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 993:99-00 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.
40.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 990:99-00 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.
41.	31/10/2007	Order in Case No. DUS: 45-A: DVL :991:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of

Sl. No.	Date	Description
		undervaluation of sale proceedings under Section 45A of the Stamp Act.
43.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 989:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.
44.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 995:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.
45.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 996:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.
46.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty for closure of Case No. DUS: 45-A: DVL: 996:99-2000.
47.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 993:99-2000.
48.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 995:99-2000.
49.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 989:99-2000.
50.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 990:99-2000.
51.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 991:99-2000.
52.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 992:99-2000.

Sl. No.	Date	Description
53.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 994:99-2000.
54.	22/11/2004	Akarbandh Extract issued by the Assistant Director of Land Records, Devanahalli Taluk, in respect of the properties bearing Survey Nos.252, 253, 254, 255, 256, 258, 260, 261, 262, 263, 264, 265, each measuring 81 Ares situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.
55.	14/02/2025	Letter issued by the Office of the Deputy Commissioner bearing No.ALN(D.K) SR/57/2024-25 in favour of the Secretary, Satellite Town Ring Road ("STRR") Authority, Bangalore.
56.	Date not clear	Village Map of Bidalooru.

Analysis

1. We have perused the Official Memorandum bearing No. LNTSR80/78-79 issued by the Office of the Tahsildar, Devanahalli Taluk. The Tahsildar has denoted that in view of the Sanction accorded by the higher authorities and provisions made in Government Circular dated 16/10/1979, sanction is accorded for grant of land in Survey No.122, Bidaloor Village, Kasaba Hobli, Devanahalli Taluk, *inter alia*, in favour of the following persons at an upset price of Rs.100 per acre. The upset price was waived as per Government Notification No. RD113 LGP79 dated 08/09/1980.
 - a. Palluramma
 - b. Bovimuniyappa
 - c. Chikkamuniyappa
 - d. Muniyappa
 - e. Jallappa
 - f. Muninarayanappa
 - g. Mariyappa
 - h. Doddamuniyappa
 - i. Chikkapayya
 - j. Muniyappa
 - k. Gaviyappa

The Grant was made subject to the following conditions:

- a) Not to alienate for a period of 15 years.
 - b) Cart track, Foot Path etc. to be reserved to the Government.
2. We have perused the Intimation bearing No.ALN.SR.96/97-98 dated 22/05/1998 issued by the Deputy Commissioner, Doddaballapur Sub-Division, calling for the payment of conversion fine for the conversion of 12 acres for residential purpose and 11.26 acres for commercial purpose, totally measuring 23 acres and 26 guntas, in respect of the property bearing Survey No.122.
 3. We have perused the Official Memorandum dated 10/07/1998 bearing No. ALN.SR(De)96: 97-98 issued by the Deputy Commissioner, Doddaballapur Sub-Division in respect of the property bearing Survey No.122, depicting the conversion of 12 acres for residential purposes and 11 acres and 26 guntas for commercial purpose. The Memorandum mentions that in order to accommodate widening of the road abutting the property from the median line of the cart road, a gap of 30 feet should be left and that the residential portion and commercial portion should be separated by a buffer with a width measuring 25 feet and roads. The Official Memorandum also stipulates that the property should be utilised for the purpose for which it was converted, within a period of two (2) years from the date of conversion, else it would be treated as lapsed.
 4. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemraj, the son of Chandramathi Mudaliyar in favour of Rhea Properties Private Limited ("**RPPL**") represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 10) measuring 2 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.510 in Book I, Volume 1808 at Pages 16-21, on 12/10/1999. The sale deed states that the aforesaid 2 acres of land has been converted for residential purpose as per Official Memorandum No.ALN/SR/DE/96/96-97 dated 10/07/1998 by the Assistant Commissioner, Doddaballapur Sub-Division. The Sale Deed states that the vendor, C. Bheemraj, had received funds for the purchase of Survey No.122 measuring 2 acres and for its conversion for non-agricultural purposes from M/s Sapthagiri Agencies ("**Sapthagiri**"), where C. Bheemaraj was a partner. Pursuant to the arrangement between RPPL and Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 2 acres in favour of RPPL.
 5. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 11) measuring 2 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.506 in Book I, Volume 1806 at Pages 86-91, on 08/10/1999. The aforesaid 2 acres has been converted for residential purpose as per Official Memorandum No. ALN/SR/DE/96/96-97 dated 10/07/1998 by the Assistant Commissioner, Doddaballapur Sub-Division. The Sale Deed states that the vendor, C. Bheemaraj, had received funds for the purchase of Survey No.122 measuring 2 acres and for its conversion for non-agricultural purposes from Sapthagiri. Pursuant to the arrangement between RPPL and Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 2 acres in favour of RPPL.

6. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemaraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 7) measuring 2 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.519 in Book I, Volume 1808 at Pages 22-27 on 15/10/1999. The aforesaid 2 acres has been converted for residential purpose as per as per Official Memorandum No. ALN/SR/DE/96/96-97 dated 10/07/1998 by the Assistant Commissioner, Doddaballapur Sub-Division. The Sale Deed states that the vendor, C. Bheemaraj, had received funds for the purchase of Survey No.122 measuring 2 acres and for its conversion for non-agricultural purposes from Sapthagiri. Pursuant to the arrangement between RPPL and Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 2 acres in favour of RPPL.
7. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemaraj, in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 9) measuring 2 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.518 in Book I, Volume 1806 at Pages 91-96 on 11/10/1999. The aforesaid 2 acres has been converted for residential purpose as per Official Memorandum No.ALN/SR/DE/96/96-97 dated 10/07/1998 by the Assistant Commissioner, Doddaballapur Sub-Division. The Sale Deed states that the vendor, C. Bheemaraj, had received funds for the purchase of Survey No.122 measuring 2 acres and for its conversion for non-agricultural purposes from Sapthagiri. Pursuant to the arrangement between RPPL and Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 2 acres in favour of RPPL.
8. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 5) measuring 2 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.508 in Book I, Volume 1805 at Pages 98-104 on 11/10/1999. The aforesaid 2 acres has been converted for residential purpose as per as per Official Memorandum No. ALN/SR/DE/96/96-97 dated 10/07/1998 by the Assistant Commissioner, Doddaballapur Sub-Division. The Sale Deed states that the vendor, C. Bheemaraj, had received funds for the purchase of Survey No.122 measuring 2 acres and for its conversion for non-agricultural purposes from Sapthagiri. Pursuant to the arrangement between RPPL and Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 2 acres in favour of RPPL.
9. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 3, Property 4, Property 6) measuring 6 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.517 in Book I, Volume 1805 at Pages 104-113 on 14/10/1999. The Sale Deed states that in the aforesaid property, 5 acres and 33 guntas has been converted for commercial purpose as per Official Memorandum No. ALN/SR/DE/96/96-97 dated 10/07/1998 of the Assistant Commissioner, Doddaballapur Sub-Division and the balance 7 guntas consists of the area carved for private road leading to adjoining lands. The Sale Deed states that the vendor, C. Bheemaraj, had received funds for the purchase of Survey No.122 measuring 6 acres and for its conversion for non-agricultural purposes from Sapthagiri. Pursuant to the arrangement between RPPL and

Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 6 acres in favour of RPPL.

10. We have perused the Sale Deed dated 25/06/1999 executed by C. Bheemaraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 (Property 1, Property 2 and Property 8) measuring 6 acres situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.504 in Book I, Volume 1808 at Pages 7-15 on 12/10/1999. The Sale Deed states that in the aforesaid property, 5 acres and 33 guntas has been converted for commercial purpose as per Official Memorandum No. ALN/SR/DE/96/96-97 dated 10/07/1998 of the Assistant Commissioner, Doddaballapur Sub-Division and the balance 7 guntas consists of the area carved for private road leading to adjoining lands. The Sale Deed states that the vendor, C. Bheemaraj, had received funds for the purchase of Survey No.122 measuring 6 acres and for its conversion for non-agricultural purposes from Sapthagiri. Pursuant to the arrangement between RPPL and Sapthagiri, C. Bheemaraj was obligated to convey the property bearing Survey No.122 measuring 6 acres in favour of RPPL.
11. We have perused the Joint Development Agreement (JDA) dated 17/05/2025 executed by RPPL in favour of Legacy Global Projects Private Limited ("**LGPP**L") in respect of property bearing Nos. 260, 258, 255, 254, 263, 256, 261, 262, 266, 264 and 265 and registered as Document No.DNH-1-02795-2025-26, in the office of the Sub Registrar, Devanahalli. As per the JDA, LGPPL has agreed to develop the Schedule Property under an integrated scheme of formation of residential layout comprising of residential sites of various dimensions. The area sharing between the owners and the Developer will be 56(RPPL):44(LGPPL).
12. We have perused the General Power of Attorney dated 17/05/2025 executed by RPPL in favour of LGPPL in respect of property bearing Survey Nos. 260, 258, 255, 254, 263, 256, 261, 262, 266, 264 and 265 comprising the Schedule Property and registered as Document No.DNH-1-00204-2025-26, in the office of the Sub Registrar, Devanahalli. This GPA *inter alia* grants the following powers to LGPPL:

to hold or to sell, gift, mortgage, lease, retain or otherwise dispose of the Developer's Saleable Area in any manner it deems fit and to collect all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from as per the JDA.
13. We have perused the following House/Land Tax Assessment lists issued by the Bidalooru Village Panchayat, in respect of the following properties situated at Bidalooru village, Devanahalli Taluk, Bengaluru District:
 - 1) House/Land Tax Assessment list issued for the year 2007-08, in respect of the property owned by C. Bheemraj, son of Chandramati Mudaliyar bearing No.524/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
 - 2) House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.529/A (Survey No.122 measuring 11 acres and 26 guntas) measuring 5,07,474 sq. feet or 47,144 Sq. mts.

- 3) House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.526/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
 - 4) House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.525/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
 - 5) House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.530/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
 - 6) House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.527/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8093 Sq. mts.
 - 7) House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.528/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
14. We have perused the following House/Land Tax Assessment lists issued by the Bidalooru Village Panchayat, in respect of the following properties situated at Bidalooru village, Devanahalli Taluk, Bengaluru District:
- 1) House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by Rhea Properties bearing No.530/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
 - 2) House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by Rhea Properties bearing No.529/A (Survey No.122 totally measuring 11 acres 26 guntas) measuring 5,07,474 sq. feet or 47,144 Sq. mts.
 - 3) House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by Rhea Properties bearing No.527/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
 - 4) House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by Rhea Properties bearing No.528/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. feet or 8,093 Sq. mts.
15. We have perused the receipts depicting the payment of property taxes by Rhea Properties, issued by the Bidalooru Village Panchayat, for the period 2008-09 to 2020-21, all dated 16/03/2021, pertaining to the properties bearing No.524/A, No.525/A, No.526/A, No.527/A, No.528/A, No.529/A and No.530/A:
16. We have perused the receipts depicting the payment of property taxes by Rhea Properties, issued by the Bidalooru Village Panchayat, for the period 2023-24, all dated 18/02/2025, pertaining to the properties bearing Nos. 525A, 526/A, No.527/A, No.528/A, No.529/A and No.530/A.

17. We have perused the following Orders all dated 31/10/2007 issued by the Office of the District Registrar, Bengaluru in the matter of Undervaluation of Sale Proceedings under Section 45A of the Karnataka Stamp Act, 1957:

- 1) Order in Case No. DUS: 45-A: DVL: 992:99-00 in respect of sale of property bearing Survey No.122 measuring 2 acres requiring the respondent, Rhea Properties to remit a sum of Rs.42,625/- (Rupees forty two thousand six hundred and twenty five) towards the difference in stamp duty.
- 2) Order in Case No. DUS: 45-A: DVL: 993:99-00 in respect of sale of property bearing Survey No.122 totally measuring 5 acres 33 guntas requiring the respondent Rhea Properties to remit a sum of Rs.1,16,493/- (Rupees one lakh sixteen thousand four hundred and ninety three) towards the difference in stamp duty.
- 3) Order in Case No. DUS: 45-A: DVL: 990:99-00 in respect of sale of property bearing Survey No.122 totally measuring 2 acres requiring the respondent Rhea Properties to remit a sum of Rs.42,625/- (Rupees forty two thousand six hundred and twenty five) towards the difference in stamp duty.
- 4) Order in Case No. DUS: 45-A: DVL :991:99-2000 in respect of sale of property bearing Survey No.122 measuring 2 acres requiring the respondent Rhea Properties to remit a sum of Rs.42,625/- (Rupees forty two thousand six hundred and twenty five) towards the difference in stamp duty.
- 5) Order in Case No. DUS: 45-A: DVL: 989:99-2000 in respect of sale of property bearing Survey No.122 measuring 6 acres requiring the respondent Rhea Properties to remit a sum of Rs.1,44,150/- (Rupees one lakh forty four thousand one hundred and fifty) towards the difference in stamp duty.
- 6) Order in Case No. DUS: 45-A: DVL: 995:99-2000 in respect of sale of property bearing Survey No.122 measuring 2 acres requiring the respondent Rhea Properties to remit a sum of Rs.42,625/- (Rupees forty two thousand six hundred and twenty five) towards the difference in stamp duty.
- 7) Order in Case No. DUS: 45-A: DVL: 996:99-2000 in respect of sale of property bearing Survey No.122 measuring 2 acres requiring the respondent Rhea Properties to remit a sum of Rs.42,625/- (Rupees forty two thousand six hundred and twenty five) towards the difference in stamp duty.

18. We have perused the following orders all dated 03/01/2008, issued by the Department for Investigation of undervaluation of Stamp Duty:

- 1) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 996:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
- 2) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 993:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.

- 3) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 995:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
 - 4) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 989:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
 - 5) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 990:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
 - 6) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 991:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
 - 7) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 992:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
 - 8) Order for the closure of the Case bearing No. DUS: 45-A: DVL: 994:99-2000 and release of documents pursuant to the payment of deficit Stamp Duty by way of DD dated 03/01/2008.
19. We have perused the Akarbandh Extract dated 22/11/2004 issued by the Assistant Director of Land Records, Devanahalli Taluk, in respect of the properties bearing Survey Nos. 253, 254, 255, 256, 258, 260, 261, 262, 263, 264, 265, each measuring 81 Ares situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk. The property bearing Survey No.264 includes 19 guntas of 'B' Kharab land.
20. We have perused the Letter dated 14/02/2025 issued by the Office of the Deputy Commissioner bearing No.ALN(D.K) SR/57/2024-25 in favour of the Secretary, STRR, Bangalore. The Letter denotes that the order of conversion of the property bearing Survey Nos. 254, 255, 256, 258, 260, 261, 262, 263, 264, 265 and 266 can be considered and the Layout plan can be approved for the above-mentioned properties.
21. We have examined a copy of the Village Map of Bidalooru Village which denotes that Survey Nos. 265, 266, 261, 262, 258, 256, 263, 264, 254, 255 and 260 form part of the said village.

C. RTC EXTRACTS:

1. PROPERTY 1:

Sl. No.	Date	Description
1.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 1.
2.	Date not clear	RTC Extract for the period 1997-98 to 2001-02 in respect of Property 1.

Sl. No.	Date	Description
3.	26/05/2022	RTC Extract for the period 2002-03 to 2006-07 in respect of Property 1.
4.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of Property 1.
5.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 1.
6.	23/03/2021	RTC extract issued for the period 2021-22 in respect of Property 1.
7.	20/09/2023	RTC extract issued for the period 2022-23 in respect of Property 1.
8.	20/09/2023	RTC extract issued for the period 2023-24 in respect of Property 1.
9.	17/04/2025	RTC extract issued for the period 2024-25 in respect of Property 1.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1994-95 and 1996-97 depicting the name of Muniyappa, son of Shidlagatta Muniyappa as the owner of Property 1 in terms of Mutation Register extract bearing No.21/94-95. Further, the cultivators' column also depicts the name of Muniyappa.
2. We have perused a photocopy of the RTC Extract for the period 1997-98 to 2001-02 depicting the name of C. Bheemraj as the owner of Property 1 in terms of Mutation Register extract bearing No.45/97-98.
3. We have perused a photocopy of the RTC Extracts dated 26/05/2022 for the period from 2002-03 to 2006-07 depicting the name of C. Bheemraj as the owner of Property 1 in terms of Mutation Register extract bearing No.39/97-98 pursuant to a sale.
4. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14 and 2014-15 pertaining to Survey No.265 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of the Mutation Register Extract bearing MR No.39/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21 and 2021-22 pertaining to Survey No.265 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of the Mutation Register Extract bearing MR No.H41/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
6. We have perused a photocopy of the RTC extract dated 23/03/2021 issued for the period 2021-22 in respect of the property bearing Survey No.265 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of the mutation register extract bearing No.H41/2014-15 dated 20/04/2015 pursuant to the correction of Pahani.
7. We have perused a photocopy of the RTC extract dated 20/09/2023 issued for the period 2023-24 in respect of the property bearing Survey No.265 measuring 2 acres depicting the name of

C. Bheemraj as the owner in terms of the mutation register extract bearing No.H41/2014-15 dated 20/04/2015 pursuant to the correction of Pahani.

8. We have perused a photocopy of the RTC extract dated 20/09/2023 issued for the period 2023-24 in respect of the property bearing Survey No.265 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of the mutation register extract bearing No.H41/2014-15 dated 20/04/2015 pursuant to the correction of Pahani.
9. We have perused a photocopy of the RTC extract dated 17/04/2025 issued for the period 2024-25 in respect of the property bearing Survey No.265 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of the mutation register extract bearing No.H41/2014-15 dated 20/04/2015 pursuant to the correction of Pahani.

2. **PROPERTY 2:**

Sl. No.	Date	Description
01.	Date not clear	RTC Extract for the period 1989-90 to 1993-94 in respect of Property 2.
02.	14/11/1995	RTC Extract for the period 1994-95 in respect of Property 2.
03.	24/06/1996	RTC Extract for the period 1995-96 in respect of Property 2.
04.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of Property 2.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1989-90 depicting the name of Chikkahuchappa son of Venkatappa as the erstwhile owner of Property 2 in terms of the Mutation Register Extract bearing No.4/90-91 and Gangamma as the subsequent owner of Property 2 in terms of the Mutation Register Extract bearing No.5/90-91. The cultivator's column also reflects the name of Chikkahuchappa for the year 1989-90 to 190-91 and Gangamma's name for the year 1991-92 to 1993-94.
2. We have perused a photocopy of the RTC Extract dated 14/11/1995 for the period 1994-95 depicting the name of Gangamma as the owner of Property 2 in terms of the Mutation Register Extract bearing No.5/90-91. The cultivator's column also depicts the name of Gangamma.
3. We have perused a photocopy of the RTC Extract dated 24/06/1996 for the period 1995-96 depicting the name of Gangamma as the owner in terms of Mutation Register extract bearing MT No.5/90-91 pertaining to Property 2. The cultivator's column also depicts the name of Gangamma.
4. We have perused the photocopy of the RTC Extract dated 05/02/1998 for the period 1997-98 to 2001-02 pertaining to Property 2 depicting the name of Gangamma, wife of Chikkahuchappa as the erstwhile owner of the property in terms of an IHR document [*the number is not denoted*] and Mutation Register Extract bearing MR No.5/90-91 and C. Bheemraj as the present owner in terms of the Mutation Register Extract bearing MR No.42/97-98 pursuant to a sale.

3. PROPERTY 3:

Sl. No.	Date	Description
01.	20/01/1995	RTC Extract for the period 1993-94 in respect of Property 3.
02.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 3.
03.	05/02/1998	RTC Extract issued for the period 1997-98 to 2001-02 in respect of Property 3.
04.	24/05/2022	RTC Extract issued for the period 2001-02 to 2006-07 in respect of Property 3.
05.	16/12/2021	RTC Extracts issued for the periods 2007-08 to 2014-15, in respect of Property 3.
06.	16/12/2021	RTC Extracts issued for the periods 2015-16 to 2021-22 in respect of Property 3.
07.	20/09/2023	RTC extract issued for the period 2022-23 in respect of Property 3.
08.	20/09/2023	RTC extract issued for the period 2023-24 in respect of Property 3.
09.	17/04/2025	RTC extract issued for the period 2024-25 in respect of Property 3.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1993-94 dated 20/01/1995 depicting the name of Chikkamuniyappa as the owner in terms of Mutation Register Extract bearing MR No.17/93-94. The cultivator's column also depicts the name of Chikkamuniyappa.
2. We have perused a photocopy of the RTC Extract for the period 1994-95 to 1996-97 depicting the name of Chikkamuniyappa as the owner as per Mutation Register Extract bearing No.17/1993-94. The cultivator's column also depicts the name of Chikkamuniyappa.
3. We have perused the photocopy of the RTC Extract dated 05/02/1998 issued for the period 1997-98 to 2001-02 depicting the names of Chikkamuniyappa, son of Thimmarayappa as the erstwhile owner in terms of the Mutation Register Extract bearing MR No.17/93-94 pursuant to a grant and C. Bheemraj as the present owner in terms of the Mutation Register Extract bearing MR No.46/97-98 pursuant to a sale.
4. We have perused the RTC Extracts dated 24/05/2022 issued for the period 2001-02 to 2006-07 in respect of Survey No.261 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extracts bearing MR Nos.35/97-98 and 38/97-98.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 issued for the periods 2007-08 to 2014-15, pertaining to Survey No.261 measuring 2 acres depicting the name of C.

Bheemraj as the owner in terms of Mutation Register Extracts bearing MR Nos.35/97-98 and 38/97-98.

6. We have perused photocopies of the RTC Extracts dated 16/12/2021 issued for the periods 2015-16 to 2021-22 pertaining to Survey No.261 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H40/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
7. We have perused photocopies of the RTC Extracts dated 20/09/2023 issued for the period 2022-23 pertaining to Survey No.261 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H40/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
8. We have perused photocopies of the RTC Extracts dated 20/09/2023 issued for the period 2023-24 pertaining to Survey No.261 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H40/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
9. We have perused the RTC extract dated 17/05/2025 issued for the period 2024-25 in respect of the property bearing Survey No.261 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H40/2014-15 dated 20/04/2015 pursuant to the correction of Pahani

4. **PROPERTY 4:**

Sl. No.	Date	Description
01.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 4.
02.	Date not clear	RTC Extract for the period 1997-98 to 2000-01 in respect of Property 4.
03.	24/05/2022	RTC Extracts for the periods 2001-02 to 2006-07 in respect of Property 4.
04.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of Property 4.
05.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 4.
06.	13/12/2021	RTC Extract issued for the period 2021-22 in respect of Property 4.
07.	20/09/2023	RTC Extract issued for the period 2022-23 in respect of Property 4.
08.	20/09/2023	RTC Extract issued for the period 2023-24 in respect of Property 4.
09.	17/04/2025	RTC Extract issued for the period 2024-25 in respect of Property 4.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1994-95 to 1996-97 depicting the name of Muninarayanappa as the owner of Property 4 in terms of Mutation Register Extract bearing No.20/94-95. Further the cultivators' column also depicts the name of Muninarayanappa.
2. We have perused the RTC Extract for the period 1997-98 to 2000-01 depicting the name of Muninarayanappa as the erstwhile owner and C. Bheemraj as the subsequent owner in terms of Mutation Register Extract bearing No.35/97-98 pursuant to a sale of Property 4.
3. We have perused the RTC Extract dated 24/05/2022 for the period 2001-02 to 2006-07 depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.35/97-98 pursuant to a sale of Property 4.
4. We have perused photocopies of the RTC Extract for the periods 2007-08 to 2014-15 dated 16/12/2021 pertaining to Survey No.262 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.35/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts for the periods 2015-16 to 2021-22 dated 16/12/2021 pertaining to Survey No.262 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H35/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
6. We have perused the RTC Extract dated 13/12/2021 issued for the period 2021-22 in respect of the property bearing Survey No.262 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H35/2014-15 pursuant to the correction of Pahani.
7. We have perused the RTC Extract dated 20/09/2023 issued for the period 2022-23 in respect of the property bearing Survey No.262 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H35/2014-15 pursuant to the correction of Pahani dated 20/04/2015.
8. We have perused the RTC Extract dated 20/09/2023 issued for the period 2023-24 in respect of the property bearing Survey No.262 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H35/2014-15 pursuant to the correction of Pahani dated 20/04/2015
9. We have perused the RTC Extract dated 17/04/2025 issued for the period 2024-25 in respect of the property bearing Survey No.262 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H35/2014-15 pursuant to the correction of Pahani.

5. **PROPERTY 5:**

Sl. No.	Date	Description
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01.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 5.
02.	Date not clear	RTC Extract for the period 1997-98 to 2000-01 in respect of Property 5.
03.	24/05/2022	RTC Extracts for the periods 2001-02 to 2006-07 in respect of Property 5.
04.	16/12/2021	RTC Extracts issued for the periods 2007-08 to 2014-15, in respect of Property 5.
05.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 5.
06.	20/09/2023	RTC Extract for the period 2022-23 in respect of Property 5.
07.	20/09/2023	RTC Extract for the period 2023-24 in respect of Property 5.
08.	17/04/2025	RTC Extract for the period 2024-25 in respect of Property 5.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1994-95 to 1996-97 depicting the name of Mariyappa as the owner as per Mutation Register Extract bearing No.22/94-95, pertaining to Property 5. Further the cultivator's column also depicts the name of Mariyappa.
2. We have perused a photocopy of the RTC Extract for the period 1997 to 2000-016 depicting the name of Mariyappa as the erstwhile owner of Property 5 in terms of Mutation Register Extract bearing No.22/94-95 and C. Bheemraj as the subsequent owner in terms of Mutation Register Extract bearing MR No.36/97-98 pursuant to a sale. Further, the cultivator's column also depicts the name of Bheemraj.
3. We have perused photocopies of the RTC Extracts dated 24/05/2022 for the periods 2001-02 to 2006-07 pertaining to Survey No.258 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.42/97-98 pursuant to a sale.
4. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08 to 2014-15, pertaining to Survey No.258 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.42/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2015-16 to 2021-22 pertaining to Survey No.258 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H38/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
6. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.258 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H38/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
7. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.258 measuring 2 acres depicting the name of C. Bheemraj as the owner

in terms of Mutation Register Extract bearing MR No.H38/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.

8. We have perused photocopy of the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.258 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H38/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.

6. **PROPERTY 6:**

Sl. No.	Date	Description
01.	Date not clear	RTC Extract for the period 1990-91 to 1993-94 in respect of Property 6.
02.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 6.
03.	Date not clear	RTC Extract for the period 1997-98 to 2001-02 in respect of Property 6.
04.	24/05/2022	RTC Extract for the period 2002-03 to 2006-07 in respect of Property 6.
05.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of Property 6.
06.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 6.
07.	20/09/2023	RTC Extract for the period 2022-23 in respect of Property 6.
08.	20/09/2023	RTC Extract for the period 2023-24 in respect of Property 6.
09.	17/04/2025	RTC Extract for the period 2024-25 in respect of Property 6.

Analysis

1. We have perused the photocopy of the RTC Extract for the period 1991-92 to 1993-94 pertaining to Property 6 depicting the name of Jallappa, son of Kallappa as the owner of property measuring 2 acres in terms of Mutation Register Extract bearing MR No.20/91-92. It also depicts a mortgage in favour of VSSN, Bidaloor.
2. We have perused the photocopy of the RTC Extract for the period 1994-95 to 1996-97 pertaining to Property 6 depicting the names of Jallappa, son of Kallappa as the erstwhile owner of property measuring 1 acre in terms of Mutation Register Extract bearing MR No.20/91-92 and Muniyappa and Chikkamuniyappa, the sons of Kallappa as the subsequent owners of property measuring 20 guntas each in terms of Mutation Register Extract bearing MR No.32/94-95. It also depicts a mortgage in favour of VSSN, Bidaloor.
3. We have perused the photocopy of the RTC Extract for the period 1997-98 to 2001-02 pertaining to Property 6 depicting the names of Jallappa, son of Kallappa as the erstwhile owner of property measuring 1 acre in terms of Mutation Register Extract bearing MR No.20/91-92 and Muniyappa and Chikkamuniyappa, the sons of Kallappa as the erstwhile owners of property

measuring 20 guntas each in terms of Mutation Register Extract bearing MR No.32/94-95 and C. Bheemraj as the present owner of property measuring 1 acre in terms of Mutation Register Extract bearing MR No.37/97-98 and present owner of another parcel measuring 1 acre in terms of Mutation Register Extract bearing MR No.38/97-98. It also depicts a mortgage in favour of VSSN, Bidaloor.

4. We have perused photocopies of the RTC Extracts dated 24/05/2022 for the periods 2002-03 to 2006-07 pertaining to Property 6 depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.40/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08, to 2014-15, pertaining to Survey No.256 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.40/97-98 pursuant to a sale.
6. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2015-16 to 2021-22 pertaining to Survey No.256 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H61/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
7. We have perused the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.256 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H61/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
8. We have perused the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.256 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H61/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
9. We have perused the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.256 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H61/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.

7. **PROPERTY 7:**

Sl. No.	Date	Description
01.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 7.
02.	05/02/1998	RTC Extract for the period 1997-98 to 2000-01 in respect of Property 7.
03.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of Property 7.
04.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of Property 7.
05.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 7.
06.	20/09/2023	RTC Extract for the period 2022-23 in respect of Property 7.

Sl. No.	Date	Description
07.	20/09/2023	RTC Extract for the period 2023-24 in respect of Property 7.
08.	17/04/2025	RTC Extract for the period 2024-25 in respect of Property 7.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1994-95 to 1996-97 depicting the name of Palluramma as the owner of Property 7 in terms of Mutation Register Extract bearing No.40/94-95. Further the cultivator's column also depicts the name of Palluramma.
2. We have perused a photocopy of the RTC Extract dated 05/02/1998 for the period 1997-98 to 2000-01 pertaining to Property 7 depicting the names of Palluramma, wife of Gangappa as the erstwhile owner of Property 7 in terms of Mutation Register Extract bearing MR No.40/94-95 pursuant to a grant and C. Bheemraj as the present owner of Property 7 in terms of Mutation Register Extract bearing MR No.43/97-98 pursuant to a sale.
3. We have perused photocopies of the RTC Extracts dated 24/05/2022 for the periods 2001-02 to 2006-2007 pertaining to Property 7 depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.46/97-98 pursuant to a sale.
4. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08, 2008-09 to 2014-15 pertaining to Survey No.263 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.46/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the period 2015-16 to 2021-22 pertaining to Survey No.263 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H39/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
6. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.263 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H39/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
7. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.263 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H39/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
8. We have perused photocopy of the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.263 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing No.H39/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
8. **PROPERTY 8:**

Sl. No.	Date	Description
01.	18/05/1995	RTC Extract for the period 1994-95 in respect of Property 8.
02.	14/08/1996	RTC Extract for the period 1995-96 in respect of Property 8.
03.	30/08/1997	RTC Extract for the period 1996-97 in respect of Property 8.
04.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02, in respect of Property 8.
05.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of Property 8.
06.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of Property 8.
07.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 8.
08.	20/09/2023	RTC Extract for the period 2022-23 in respect of Property 8.
09.	20/09/2023	RTC Extract for the period 2023-24 in respect of Property 8.
10.	17/04/2025	RTC Extract for the period 2024-25 in respect of Property 8.

Analysis

1. We have perused a photocopy of the RTC Extract dated 18/05/1995 for the period 1994-95 depicting the name of Chikkanna as the owner of Property 8 in terms of Mutation Register Extract bearing No.48/94-95. Further, the cultivator's column also depicts the name of Chikkanna.
2. We have perused a photocopy of the RTC Extract dated 14/08/1996 for the period 1995-96 depicting the name of Chikkanna as the erstwhile owner as per Mutation Register Extract bearing No.48/94-95 and Muninarasamma as the owner pursuant to the death of her husband Chikkanna in terms of IHR No.91/96-97 and as per Mutation register extract bearing No.57/96-97. Further the cultivator's column also depicts the name of Chikkanna.
3. We have perused a photocopy of the RTC Extract dated 30/08/1997 for the period 1996-97 depicting the name of Chikkanna as the erstwhile owner as per Mutation Register Extract bearing No.48/94-95 and Muninarasamma as the owner pursuant to the death of her husband Chikkanna in terms of IHR No.91/96-97 and Mutation register extract bearing No.57/96-97. Further the cultivator's column also depicts the name of Muninarasamma.
4. We have perused a photocopy of the RTC Extract dated 05/02/1998 for the period 1997-98 to 2001-02 pertaining to Property 8, depicting the names of Chikkanna, son of Thimmarayappa as the erstwhile owner in terms of Mutation Register Extract bearing MR No.48 (year of the mutation is not clear) pursuant to a grant and Muninarasamma, wife of Chikkanna as the erstwhile owner in terms of Mutation Register Extract bearing MR No.57 (the year of the mutation is not clear) and IHR [number of IHR is not clear] and Bheemraj as the present owner in terms of a Mutation Register Extract (the number of this mutation is not clear) pursuant to a sale.

5. We have perused a photocopy of the RTC Extract dated 24/05/2022 for the period 2001-02 to 2006-07 pertaining to Property 8, depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.45/97-98 pursuant to a sale. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08 to 2014-15 pertaining to Survey No.264 measuring 1 acre and 21 guntas along with 19 guntas of Kharab land totally measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.45/97-98 pursuant to a sale.
6. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08 to 2014-15 pertaining to Survey No.264 measuring 1 acre and 21 guntas along with 19 guntas of Kharab land totally measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.45/97-98 pursuant to a sale.
7. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2015-16 to 2021-22 pertaining to Survey No.264 measuring 1 acre and 21 guntas along with 19 guntas of Kharab land totally measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H36/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
8. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.264 measuring 1 acre and 21 guntas along with 19 guntas of Kharab land totally measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H36/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
9. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.264 measuring 1 acre and 21 guntas along with 19 guntas of Kharab land totally measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H36/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.
10. We have perused photocopy of the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.264 measuring 1 acre and 21 guntas along with 19 guntas of Kharab land totally measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H36/2014-15 pursuant to the rectification of the Pahani on 20/04/2015.

9. **PROPERTY 9:**

Sl. No.	Date	Description
01.	Date not clear	RTC Extract for the period 1994-95-1996-97 in respect of Property 9.
02.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of Property 9.
03.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of Property 9.
04.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of Property 9.

Sl. No.	Date	Description
05.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of Property 9.
06.	20/09/2023	RTC Extract for the periods 2022-23 in respect of Property 9.
07.	20/09/2023	RTC Extract for the periods 2023-24 in respect of Property 9.
08.	17/04/2025	RTC Extract for the periods 2024-25 in respect of Property 9.

Analysis

1. We have perused a photocopy of the RTC Extract for the period 1994-95 to 1996-97 depicting the name of Gaviyappa as the owner of Property 9 in terms of Mutation Register Extract bearing No.25/94-95. Further the cultivator's column also depicts the name of Gaviyappa.
2. We have perused a photocopy of the RTC Extract dated 05/02/1998 for the period 1997-98 to 2001-02 pertaining to Property 9 depicting the names of Gaviyappa, son of Thimmarayappa as the erstwhile owner in terms of Mutation Register Extract bearing MR No.25/94-95 pursuant to a grant and C. Bheemraj as the present owner in terms of Mutation Register Extract bearing MR No.41/97-98 pursuant to a sale.
3. We have perused a photocopy of the RTC Extract dated 24/05/2022 for the period 2001-02 to 2006-07 pertaining to Property 9 depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.34/97-98 pursuant to a sale. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08 to 2014-15 pertaining to Survey No.254 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.36/97-98 pursuant to a sale.
4. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08 to 2014-15 pertaining to Property 9 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.36/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2015-16 to 2021-22 pertaining to Survey No.254 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H62/2014-15 pursuant to the rectification of the Pahani dated 20/04/2015.
6. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.254 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H62/2014-15 pursuant to the rectification of the Pahani dated 20/04/2015.
7. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.254 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H62/2014-15 pursuant to the rectification of the Pahani dated 20/04/2015.

8. We have perused photocopy of the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.254 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H62/2014-15 pursuant to the rectification of the Pahani dated 20/04/2015.

10. **PROPERTY 10:**

Sl. No.	Date	Description
01.	22/03/1994	RTC Extract for the period 1993-94 in respect of Property 10.
02.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of Property 10.
03.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of Property 10.
04.	25/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of Property 10.
05.	16/12/2021	RTC Extracts for the periods 2007-08 to 2018-19 in respect of Property 10.
06.	16/12/2021	RTC Extracts for the periods 2019-20 to 2021-22 in respect of Property 10.
07.	20/09/2023	RTC Extracts for the period 2022-23 in respect of Property 10.
08.	20/09/2023	RTC Extracts for the period 2023-24 in respect of Property 10.
09.	17/04/2025	RTC Extract for the period 2024-25 in respect of Property 10.

Analysis

1. We have perused a photocopy of the RTC Extract dated 22/03/1994 for the period 1993-94 depicting the name of Doddamuniyappa as the owner of Property 10 in terms of the Mutation Register Extract bearing No.3/93-94. Further, the cultivator's column also depicts the name of Doddamuniyappa.
2. We have perused a photocopy of the RTC Extract for the period 1994-95 to 1996-97 depicting the name of Doddamuniyappa as the owner of Property 10 as per Mutation Register Extract bearing No.3/93-94. Further the cultivator's column also depicts the name of Doddamuniyappa.
3. We have perused a photocopy of the RTC Extract dated 05/02/1998 for the period 1997-98 to 2001-02 pertaining to Property 10 depicting the names of Doddamuniyappa, son of Junjappa as the erstwhile owner in terms of Mutation Register Extract bearing MR No.3/93-94 pursuant to a grant and C. Bheemraj as the present owner in terms of Mutation Register Extract bearing MR No.35/97-98 pursuant to a sale.
4. We have perused a photocopy of the RTC Extract dated 24/05/2022 for the period 2001-02 to 2006-07 pertaining to Property 10 depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.43/97-98 pursuant to a sale.

5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08 to 2018-19, pertaining to Survey No.255 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.43/97-98 pursuant to a sale.
6. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2019-20 to 2021-22 pertaining to Survey No.255 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H9/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.
7. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.255 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H9/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.
8. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.255 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H9/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.
9. We have perused photocopy of the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.255 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H9/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.

11. **PROPERTY 11:**

Sl. No.	Date	Description
01.	Date not clear	RTC Extract issued by the Village Accountant for the period 1994-95 to 1996-97 in respect of Property 11.
02.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of Property 11.
03.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of Property 11.
04.	16/12/2021	RTC Extracts for the periods 2007-08 to 2018-19 in respect of Property 11.
05.	16/12/2021	RTC Extracts for the periods 2019-20 to 2021-22 in respect of Property 11.
06.	20/09/2023	RTC Extract for the period 2022-23 in respect of Property 11.
07.	20/09/2023	RTC Extract for the period 2023-24 in respect of Property 11.
08.	17/04/2025	RTC Extract for the period 2024-25 in respect of Property 11.

Analysis

1. We have perused a photocopy of the RTC Extract issued by the Village Accountant for the period 1994-95 to 1996-97 depicting the name of Chikkapayya as the owner of Property 11 in

terms of Mutation Register Extract bearing No.29/94-95. Further the cultivator's column also depicts the name of Chikkapayya.

2. We have perused the photocopy of the RTC Extract dated 05/02/1998 for the period 1997-98 to 2001-02 pertaining to Property 11 depicting the names of Chikkapayya, son of Poojappa as the erstwhile owner in terms of a Mutation Register Extract (the number of the Mutation is not clear) pursuant to a grant and Bheemraj as the present owner in terms of Mutation Register Extract bearing MR No.34/97-98 pursuant to a sale.
3. We have perused photocopies of the RTC Extracts dated 24/05/2022 for the periods 2001-02 to 2006-07 pertaining to Survey No.260 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.44/97-98 pursuant to a sale.
4. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2007-08, to 2018-19 pertaining to Survey No.260 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.44/97-98 pursuant to a sale.
5. We have perused photocopies of the RTC Extracts dated 16/12/2021 for the periods 2019-20 to 2021-2022 pertaining to Survey No.260 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H10/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.
6. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2022-23 pertaining to Survey No.260 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H10/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.
7. We have perused photocopy of the RTC Extract dated 20/09/2023 for the period 2023-24 pertaining to Survey No.260 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H10/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.
8. We have perused photocopies of the RTC Extract dated 17/04/2025 for the period 2024-25 pertaining to Survey No.260 measuring 2 acres depicting the name of C. Bheemraj as the owner in terms of Mutation Register Extract bearing MR No.H10/2018-19 pursuant to the rectification of the Pahani on 09/07/2018.

D. MUTATION REGISTER EXTRACTS

1. PROPERTY 1:

Sl. No.	Date	Description
01.	02/04/1996	Mutation Register Extract bearing No.21/94-95 (Form 11) depicting the grant of Property 1 under Saguvalli Cheeti on 28/06/1985 in favour of Muniyappa in terms of proceedings under LND SR (1) 80/78-79.
02.	20/04/2015	Mutation Register Extract bearing MR No.H41/2014-15 depicting C. Bheemraj as the original owner of Survey No.265 measuring 2 acres in terms

Sl. No.	Date	Description
		of MR No.39/97-98 and as the present owner in terms of Adalat CR418/14-15 dated 10/03/2015.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing No.21/94-95 (Form 11) dated 02/04/1996 depicting the grant of Property 1 under Saguvalli Cheeti on 28/06/1985 in favour of Muniyappa in terms of proceedings under LND SR (1) 80/78-79. The aforementioned extract records that the grant is subject to a condition that Property 1 shall not be alienated for a period of 15 (fifteen) years from the date of issue of the grant, i.e., from 05/12/1985.
2. We have perused the photocopy of the Mutation Register Extract bearing MR No.H41/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of Survey No.265 measuring 2 acres in terms of MR No.39/97-98 pursuant to a sale and as the present owner of property bearing Survey No.265 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR418/14-15 dated 10/03/2015.

2. **PROPERTY 2:**

Sl. No.	Date	Description
01.	14/11/1995	Mutation Register Extract bearing No.5/90-91 (Form 11), depicting the transfer of Khata from Chikkahuchappa to his wife Gangamma in terms of order bearing IHR No.73/90-91 issued by the Tahsildar.

Analysis

We have perused the Mutation Register Extract bearing No.5/90-91 (Form 11) dated 14/11/1995, depicting the transfer of Khata from Chikkahuchappa to his wife Gangamma in terms of order bearing IHR No.73/90-91 issued by the Tahsildar pertaining to Property 2.

3. **PROPERTY 3:**

Sl. No.	Date	Description
1.	16/07/1994	Mutation Register Extract bearing No.17/93-94 (Form 11) (RTCP No.506) depicting the grant of Saguvalli Cheeti on 05/12/1985 in favour of Chikkamuniyappa in terms of proceedings under LND SR (1) 80/78-79.
2.	05/02/1998	Mutation Register Extract bearing MR No.46/97-98 dated 05/02/1998 issued by the Village Accountant
3.	20/04/2015	Mutation Register Extract bearing MR No.H40/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.261 measuring 2 acres in terms of MR No.38/97-98 pursuant to a sale and C.

Sl. No.	Date	Description
		Bheemraj as the present owner of property bearing Survey No.261 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR419/14-15 dated 10/03/2015.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing No.17/93-94 (Form 11) (RTCP No.506) dated 16/07/1994 depicting the grant of Saguvalli Cheeti on 05/12/1985 in favour of Chikkamuniyappa pertaining to Property 3 in terms of proceedings under LND SR (1) 80/78-79. The aforementioned extract records that the grant is subject to a condition that Property 3 shall not be alienated for a period of 15 (fifteen) years from the date of issue of the grant.
2. We have perused the Mutation Register Extract bearing MR No.46/97-98 dated 05/02/1998 issued by the Village Accountant depicting the sale by Chikkamuniyappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.1376/97-98 dated 13/11/1997.
3. We have perused a photocopy of the Mutation Register Extract bearing MR No.H40/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of the property bearing Survey No.261 measuring 2 acres in terms of MR No.38/97-98 pursuant to a sale and C. Bheemraj as the present owner of property bearing Survey No.261 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR419/14-15 dated 10/03/2015.
4. **PROPERTY 4:**

Sl. No.	Date	Description
01.	25/08/1995	Mutation Register Extract bearing No.20/94-95 (Form 11) depicting the grant of Property 4 under Saguvalli Cheeti on 05/12/1985 in favour of Muninarayanappa in terms of proceedings under LND SR (1) 80/78-79.
02.	20/04/2015	Mutation Register Extract bearing MR No.H35/2014-15 depicting C. Bheemraj as the original owner of property bearing Survey No.262 measuring 2 acres in terms of MR No.35/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR424/14-15 dated 10/03/2015.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing No.20/94-95 (Form 11) dated 25/08/1995 depicting the grant of Property 4 under Saguvalli Cheeti on 05/12/1985 in favour of Muninarayanappa in terms of proceedings under LND SR (1) 80/78-79. The aforementioned extract records that the grant is subject to a condition that Property 4 will not be alienated for a period of 15 (fifteen) years from the date of issue of the grant.

2. We have perused a photocopy of the Mutation Register Extract bearing MR No.H35/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of property bearing Survey No.262 measuring 2 acres in terms of MR No.35/97-98 pursuant to a sale and C. Bheemraj as the present owner of the property bearing Survey No.262 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR424/14-15 dated 10/03/2015.

5. **PROPERTY 5:**

Sl. No.	Date	Description
01.	01/03/1995	Mutation Register Extract bearing MR No.22/94-95 (Form 11) depicting the grant of Property 5 under Saguvalli Cheeti in favour of Mariyappa in terms of proceedings under LND SR 80/78-79 dated 28/05/1985.
02.	05/02/1998	Mutation Register Extract bearing MR No.36/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli.
03.	20/04/2015	Mutation Register Extract bearing MR No.H38/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.258 measuring 2 acres in terms of MR No.42/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR421/14-15 dated 10/03/2015.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing MR No.22/94-95 (Form 11) dated 01/03/1995 depicting the grant of Property 5 under Saguvalli Cheeti in favour of Mariyappa in terms of proceedings under LND SR 80/78-79 dated 28/05/1985 (*this date appears to be wrongly denoted*). The aforementioned extract specifies that the grant is subject to a condition that Property 5 will not be sold for a period of 15 (fifteen) years from the date of issue of the grant.
2. We have perused the Mutation Register Extract bearing MR No.36/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli, depicting the sale by Mariyappa in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.1379/97-98 dated 18/11/1997.
3. We have perused a photocopy of the Mutation Register Extract bearing MR No.H38/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of the property bearing Survey No.258 measuring 2 acres in terms of MR No.42/97-98 pursuant to a sale and as the present owner of the property bearing Survey No.258 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR421/14-15 dated 10/03/2015.

6. **PROPERTY 6:**

Sl. No.	Date	Description
01.	20/04/2015	Mutation Register Extract bearing MR No.H61/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.256 measuring 2 acres in terms of MR No.40/97-98 pursuant to a sale and as the present owner by way of rectification in the Pahani in terms of Adalat CR428/14-15 dated 10/03/2015.

Analysis

We have perused a photocopy of the Mutation Register Extract bearing MR No.H61/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of the property bearing Survey No.256 measuring 2 acres in terms of MR No.40/97-98 pursuant to a sale and as the present owner of the property bearing Survey No.256 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR428/14-15 dated 10/03/2015.

7. **PROPERTY 7:**

Sl. No.	Date	Description
01.	02/03/1996	Mutation Register Extract bearing No.40/94-95 (Form 12) depicting the grant of Property 7 under Saguvalli Cheeti in favour of Palluramma in terms of proceedings under LND SR (1) 80/78-79.
02.	20/04/2015	Mutation Register Extract bearing MR No.H39/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.263 measuring 2 acres in terms of MR No.46/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR420/14-15 dated 10/03/2015.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing No.40/94-95 (Form 12) dated 02/03/1996 depicting the grant of Property 7 under Saguvalli Cheeti in favour of Palluramma in terms of proceedings under LND SR (1) 80/78-79. The aforementioned extract also records that the grant is subject to a condition that Property 7 shall not be sold for a period of 15 (fifteen) years.
2. We have perused a photocopy of the Mutation Register Extract bearing MR No.H39/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of the property bearing Survey No.263 measuring 2 acres in terms of MR No.46/97-98 pursuant to a sale and C. Bheemraj as the present owner of the property bearing Survey No.263 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR420/14-15 dated 10/03/2015.

8. **PROPERTY 8:**

Sl. No.	Date	Description
01.	18/05/1995	Mutation Register Extract bearing MR No.48/94-95 (Form 11) depicting the grant of Property 8 under Saguvalli Cheeti in terms of Order No. LND SR(1)80/78-79 dated 05/12/1985 in favour of Chikkanna.
02.	19/08/1996	Mutation Register Extract bearing No.57/96-97 (Form 11) depicting the change of Khata to the name of Muninarasamma in terms of IHR No.91/96-97, pursuant to the death of her husband, Chikkanna.
03.	20/04/2015	Mutation Register Extract bearing MR No.H36/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.264 measuring 1 acre and 21 guntas and 19 guntas of Kharab land in terms of MR No.45/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR423/14-15 dated 10/03/2015.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing MR No.48/94-95 (Form 11) dated 18/05/1995 depicting the grant of Property 8 under Saguvalli Cheeti in terms of Order No. LND SR(1)80/78-79 dated 05/12/1985 in favour of Chikkanna. The aforementioned extract also records that the grant is subject to a condition that Property 8 will not be sold for a period of 15 (fifteen) years.
2. We have perused a photocopy of the Mutation Register Extract bearing No.57/96-97 (Form 11) dated 19/08/1996 depicting the change of Khata to the name of Muninarasamma in terms of IHR No.91/96-97, pursuant to the death of her husband, Chikkanna in respect of Property 8.
3. We have perused a photocopy of the Mutation Register Extract bearing MR No.H36/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of the property bearing Survey No.264 measuring 1 acre and 21 guntas and 19 guntas of Kharab land in terms of MR No.45/97-98 pursuant to a sale and as the present owner of the property bearing Survey No.264 measuring 1 acre and 21 guntas by way of rectification in the Pahani in terms of Adalat CR423/14-15 dated 10/03/2015.

9. **PROPERTY 9:**

Sl. No.	Date	Description
01.	06/03/1996	Mutation Register Extract bearing No.25/94-95 (Form 11) depicting the grant of Property 9 under Saguvalli Cheeti on 05/12/1985 in favour of Gaviyappa in terms of proceedings under LND SR (1) 80/78-79.

02.	20/04/2015	Mutation Register Extract bearing MR No.H62/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.254 measuring 2 acres in terms of MR No.34/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR427/14-15 dated 10/03/2015.
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Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing No.25/94-95 (Form 11) dated 06/03/1996 depicting the grant of Property 9 under Saguvalli Cheeti on 05/12/1985 in favour of Gaviyappa in terms of proceedings under LND SR (1) 80/78-79. The aforementioned extract records that the grant is subject to a condition that the property will not be sold for a period of 15 (fifteen) years from the date of issue of the grant, i.e., from 05/12/1985.
2. We have perused a photocopy of the Mutation Register Extract bearing MR No.H62/2014-15 dated 20/04/2015 depicting C. Bheemraj as the original owner of the property bearing Survey No.254 measuring 2 acres in terms of MR No.34/97-98 pursuant to a sale and C. Bheemraj as the present owner of the property bearing Survey No.254 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR427/14-15 dated 10/03/2015.

10. **PROPERTY 10:**

Sl. No.	Date	Description
01.	02/04/1996	Mutation Register Extract bearing No.3/93-94 (Form 11) depicting the grant of Saguvalli Cheeti in terms of Order No.LND SR (1)80/78-79 dated 28/06/1985 in favour of Doddamuniyappa.
02.	09/07/2018	Mutation Register Extract bearing MR No.H9/2018-19 depicting C. Bheemraj as the original owner of the property bearing Survey No.255 measuring 2 acres in terms of MR No.43/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat KCR19/18-19 dated 09/07/2018.

Analysis

1. We have perused a photocopy of the Mutation Register Extract bearing No.3/93-94 (Form 11) dated 02/04/1996 depicting the grant of Saguvalli Cheeti in terms of Order No.LND SR (1)80/78-79 dated 28/06/1985 in favour of Doddamuniyappa, pertaining to Property 10.
2. We have perused a photocopy of the Mutation Register Extract bearing MR No.H9/2018-19 dated 09/07/2018 depicting C. Bheemraj as the original owner of the property bearing Survey No.255 measuring 2 acres in terms of MR No.43/97-98 pursuant to a sale and C. Bheemraj as

the present owner of the property bearing Survey No.255 measuring 2 acres by way of rectification in the Pahani in terms of Adalat KCR19/18-19 dated 09/07/2018.

11. **PROPERTY 11:**

Sl. No.	Date	Description
1.	Date not clear	Mutation Register Extract bearing MR No.34/97-98 dated 05/02/1998 issued by the Village Accountant.
2.	09/07/2018	Mutation Register Extract bearing MR No.H10/2018-19 depicting C. Bheemraj as the original owner of the property bearing Survey No.260 measuring 2 acres in terms of MR No.44/97-98 pursuant to a sale and as the present owner by way of rectification in the Pahani in terms of Adalat KACR20/18-19 dated 09/07/2018.

Analysis

1. We have perused the Mutation Register Extract bearing MR No.34/97-98 dated 05/02/1998 issued by the Village Accountant depicting the sale by Chikkappayya in favour of Bheemraj in respect of property bearing Survey No.122 measuring 2 acres and registered as Document No.1377/97-98 dated 18/11/1997.
2. We have perused a photocopy of the Mutation Register Extract bearing MR No.H10/2018-19 dated 09/07/2018 depicting C. Bheemraj as the original owner of the property bearing Survey No.260 measuring 2 acres in terms of MR No.44/97-98 pursuant to a sale and as the present owner of the property bearing Survey No.253 measuring 2 acres by way of rectification in the Pahani in terms of Adalat KACR20/18-19 dated 09/07/2018

12. **ENDORSEMENTS:**

Sl. No.	Date	Description
1.	Date not clear	Endorsement issued by the Tahsildar, Devanahalli Taluk, denoting that the mutation register extracts bearing MR Nos.20/91-92, 21/94-95, 29/94-95 and 32/94-95 are not available.
2.	29/05/2025	Endorsement bearing No. A/Le/ /2024-25 issued by the Office of the Tahsildar, Devanahalli.
3.	29/05/2025	Endorsement bearing No. A/Le/ ___/2024-25 issued by the Tahsildar denoting the non-availability of the Endorsement dated 22/08/1997 bearing No. LND CR 593: 96-97.

Analysis

We have perused an Endorsement (the date of which is not clear) issued by the Tahsildar, Devanahalli Taluk, denoting that the mutation register extracts bearing MR Nos.20/91-92 (pertaining to Property 6), 21/94-95 (pertaining to Property 1), 29/94-95 (pertaining to Property 11) and 32/94-95 (pertaining to Property 6) are not available. *However, the mutation register extract bearing MR No.21/94-95 is available.*

We have perused the Endorsement dated 29/05/2025 bearing No. A/Le/ /2024-25 issued by the office of the Tahsildar, Devanahalli denoting the non-availability of the RTC extracts for the period 1984-95 in respect of Survey No.122 situated at Kasaba Hobli, Devanahalli Taluk.

We have perused the Endorsement dated 29/05/2025 bearing No. A/Le/ /2024-25 issued by the Office of the Tahsildar denoting the non-availability of the Endorsement dated 22/08/1997 bearing No. LND CR 593: 96-97, in favour of Chikkamuniyappa son of Thimmarayappa, Muniyappa son of Kaiyappa, Mariyappa son of Venkatappa, Kallappa son of Jallappa, Chikkapaiyya son of Poojappa and Dodamuniyappa son of Junjappa permitting the sale of Property 3, Property 4, Property 5, Property 6, Property 10 and Property 11 in favour of third parties.

E. ENCUMBRANCES:

1. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2025 to 26/05/2025, depicting the following transactions:
 1. Joint Development Agreement dated 15/05/2025 executed by RPPL in favour of LGPPL in respect of property bearing Nos. 260, 258, 255, 254, 263 and 256 and registered as Document No.DNH-1-02795-2025-26, in the office of the Sub Registrar, Devanahalli.
2. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2023 to 22/04/2025 in respect of Survey No.254 (Property 9), depicting the following transactions:
 - a) Deed of Consent dated 23/09/2023 executed by Ramakka in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 9 registered as Document No. DNH-1-09494-2023-24.
 - b) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemraj in respect of Property 9 and registered as Document No.DNH-1-04128-2023-24.
3. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.255 (Property 10), depicting the following transactions:
 - a) Agreement of Sale dated 16/03/2023 executed by C. Bheemraj C in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 10 and registered as Document No.DNH-1-015950-2022-23 stored in CD No. DNHD 1763.

- b) Deed of Consent dated 23/09/2023 executed by Thimmarayappa and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 10 registered as Document No. DNH-1-01621-2023-24.
- c) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemraj in respect of Property 10 registered as Document No.DNH-1-04129-2023-24.
4. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.256 (Property 6), depicting the following transactions:
- a) Deed of Consent dated 27/12/2022 executed by Jalappa and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 6 registered as Document No. DNH-1-12115-2022-23 and stored in CD No. DNHD1703.
- b) Agreement of Sale dated 15/03/2023 executed by C. Bheemraj C in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 6 and registered as Document No.DNH-1-15974-2023-24.
- c) Deed of Consent dated 31/05/2023 executed by Muniyappa and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 6 registered as Document No. DNH-1-02229-2023-24.
- d) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemaraj in respect of Property 6 and registered as Document No.DNH-1-04126-2023-24.
5. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.258 (Property 5), depicting the following transactions:
- a) Agreement of Sale dated 16/03/2023 executed by C. Bheemraj C in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 5 and registered as Document No.DNH-1-15964-2022-23.
- b) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemraj in respect of Property 5 and registered as Document No.DNH-1-04131-2023-24.
- c) Deed of Consent dated 23/09/2023 executed by Kempamma in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 5 registered as Document No. DNH-1-07910-2023-24.
6. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.260 (Property 11), depicting the following transactions:

- a) Deed of Consent dated 27/12/2022 executed by C. Manjunath and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 11 registered as Document No. DNH-1-12117-2022-23.
 - b) Agreement of Sale dated 16/03/2023 executed by C. Bheemraj C in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 11 and registered as Document No.DNH-1-15948-2022-23.
 - c) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemaraj in respect of Property 11 and registered as Document No.DNH-1-04134-2023-24.
7. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.261 (Property 3), depicting the following transactions:
- a) Deed of Consent dated 27/12/2022 executed by Chikkamuniyappa and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 3 registered as Document No. DNH-1-12101-2022-23.
 - b) Agreement of Sale dated 16/03/2023 executed by C. Bheemraj C in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 3 and registered as Document No.DNH-1-15949-2022-23.
 - c) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemaraj in respect of Property 3 and registered as Document No.DNH-1-04135-2023-24.
8. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.262 (Property 4), depicting the following transactions:
- a) Agreement of Sale dated 16/03/2023 executed by C. Bheemraj C in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 4 and registered as Document No.DNH-1-15958-2022-23 and stored in CD No.DNHD1763.
 - b) Deed of Consent dated 11/05/2023 executed by Muninarayanappa and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 4 registered as Document No. DNH-1-01636-2023-24.
 - c) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemaraj in respect of Property 4 and registered as Document No.DNH-1-04133-2023-24.

9. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.263 (Property 7), depicting the following transactions:
- a) Deed of Consent dated 27/12/2022 executed by Gangamma and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 7 registered as Document No. DNH-1-12102-2022-23 stored in CD No.DNHD1703.
 - b) Agreement of Sale dated 16/03/2023 executed by C. Bheemraj in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in respect of Property 7 and registered as Document No.DNH-1-15947-2022-23 and stored in CD No.DNHD1763.
 - c) Cancellation Deed dated 06/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemraj in respect of Property 7 and registered as Document No.DNH-1-04125-2023-24.
10. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.264 (Property 8), depicting the following transactions:
- a) Agreement of Sale dated 15/03/2023 executed by C. Bheemraj in favour of M/s. Theme Ambience ROI Projects Private Limited represented by Mr Bimal Kumar Kedia, in respect of Property 8, registered as Document No.DNH-1-15982-2022-23 and stored in CD No.DNHD1763.
 - b) Cancellation Deed dated 01/07/2023 executed by M/s. Theme Ambience ROI Projects Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemraj in respect of Property 8 and registered as Document No.DNH-1-04123-2023-24.
11. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.265 (Property 1), depicting the following transactions:
- a) Agreement of Sale dated 15/03/2023 executed by C. Bheemraj in favour of M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia, in respect of Property 1, registered as Document No.DNH-1-15976-2022-23 and stored in CD No.DNHD1763.
 - b) Deed of Consent dated 31/05/2023 executed by Munirathnamma and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 1 registered as Document No. DNH-1-2228-2023-24.
 - c) Cancellation Deed dated 01/07/2023 executed by M/s. Theme Ambience Resort and Hotels Private Limited represented by Mr Bimal Kumar Kedia in favour of C. Bheemraj, in respect of Property 1 registered as Document No.DNH-1-04124-2023-24.
12. We have perused the Encumbrance Certificate dated 24/04/2025 for the period 01/04/2022 to 22/04/2025 in respect of Survey No.266 (Property 2), depicting the following transactions:

- a) Deed of Consent dated 31/05/2023 executed by Anjinappa and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 2 registered as Document No. DNH-1-02210-2023-24.
- b) Deed of Consent dated 23/09/2023 executed by Shivanna and others in favour of RPPL represented by its Director Ravi Malhotra in respect of Property 2 registered as Document No. DNH-1-07908-2023-24.
13. We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Survey No.122, new Survey No.260 (Property 11), new Property No.526/A, depicting the following transactions:
- a) Cancellation Deed dated 16/06/2004 executed by B.C. Muniyappa, the son of Chikkamuniyappa, in favour of Anjinappa, the son of Dodda Muniyappa and his wife, Sakamma, registered as Document No.DNH-1-00629-2004-05, stored in CD No.DNHD13, page 6.
- b) Agreement of Sale Without Possession dated 23/01/2014 executed by E. Krishnappa, son of (late) Eeranna and his sons, Shivanna and Muniraju, in favour of Y.C. Satish Kumar, son of Y.C. Channarasappa, registered as Document No.DNH-1-08356-2013-14, stored in CD No.DNHD366, page 9.
- c) Deed of Consent dated 06/02/2017 executed by Palaiah alias Gavindapaiah, son of (late) Gaviganapalaiah, his son, P. Satish and others in favour of P. Mahadevaiah, son of Puttamallappa, registered as Document No.DNH-1-0065-2016-17, stored in CD No.DNHD628, page 18.
- d) Transfer Deed Pursuant to Civil Court Decree dated 07/03/2017 executed by L. Krishnaji Rao, Court Appointed Commissioner, pursuant to the order passed by the Hon'ble Senior Civil Judge, Devanahalli, on behalf of E. Krishnappa and others, in favour of P. Mahdevaiah, son of Puttamallappa, registered as Document No.DNH-1-00014-2017-18, stored in CD No.DNHD635, page 15. The extent of land is denoted as 3 acres and 6 guntas.
14. We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Survey No.122, new Survey No.263 (Property 7), new Property No.524/A, depicting the same transactions as those set out in the Encumbrance Certificate listed in (9) above.
15. We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Survey No.122, new Survey No.255 (Property 10), new Property No.527/A, depicting the same transactions as those set out in the Encumbrance Certificates listed in (3) above.
16. We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Survey No.122, new Survey No.258 (Property 5), new Property No.530/A, depicting the same transactions as those set out in the Encumbrance Certificates listed in (5) above.

17. We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Survey No.122, new Survey No.254 (Property 9), new Property No.528/A, depicting the same transactions as those set out in the Encumbrance Certificates listed in (2) above.
18. We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Survey No.122, new Survey No.253, Survey No.264(Property 8) and Survey No.265(Property 1), new Property No.234/199/230/224, depicting the same transactions as those set out in the Encumbrance Certificates listed in (10) and (11) above. *(The property bearing Survey No.253 does not form part of the Schedule Property and therefore we have not listed any of the transactions pertaining to the said Survey number).*We have perused the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021, pertaining to the property bearing Property ID No.231/214/215/234 [carved out of Survey Nos.256 (Property 6), 261 (Property 3) and 262 (Property 4)] (old Survey No.122) measuring 5 acres and 33 guntas, depicting 'nil' encumbrances.
19. We have perused the Encumbrance Certificates for the period 01/04/1980 to 31/03/2004 depicting the following transactions:
- 1) Sale Deed dated 28/08/1997 executed by Muniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.966.
 - 2) Sale Deed dated 28/08/1997 executed by Gangamma in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.967.
 - 3) Sale Deed dated 04/09/1997 executed by Gaviyappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.995.
 - 4) Sale Deed dated 04/09/1997 executed by Palluramma and Gangamma in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.966.
 - 5) Sale Deed dated 04/09/1997 executed by Bovi Muniyappa, B.H. Rangaswamy and B.H. Suresh in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.997.
 - 6) Sale Deed dated 04/09/1997 executed by Muninarasamma in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.998.
 - 7) Sale Deed dated 18/11/1997 executed by Chikkamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.1376.

- 8) Sale Deed dated 18/11/1997 executed by Chikkappayya in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.1377.
- 9) Sale Deed dated 18/11/1997 executed by Doddamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.1378.
- 10) Sale Deed dated 18/11/1997 executed by Mariyappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.1379.
- 11) Sale Deed dated 20/11/1997 executed by Jallappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 1 acre, registered as Document No.1398.
- 12) Sale Deed dated 20/11/1997 executed by Muniyappa and Chikkamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 1 acre, registered as Document No.1399.
- 13) Sale Deed dated 20/11/1997 executed by Muninarayanappa in favour of C. Bheemraj in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.1400.
- 14) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 5 acres and 33 guntas (Property 1, Property 2 and Property 8), registered as Document No.504, Volume 1808, Pages 7-15.
- 15) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres (Property 11), registered as Document No.506, Volume 1866, Pages 86-91.
- 16) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.508, Volume 1805, Pages 98-104.
- 17) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.509, Volume 1805.
- 18) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.510, Volume 1808, Pages 16/21.
- 19) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 5 acres and 33 guntas out of 6 acres, registered as Document No.517, Volume 1805, Pages 104-113.

- 20) Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.518, Volume 1806, Pages 91-96.
- 21) Sale Deed dated 26/06/1999 executed by C. Bheemraj in favour of RPPL represented by its director Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres, registered as Document No.519, Volume 1808, Pages 22/27.

F. OBSERVATIONS:

1. **Property 1:**

1. Muniyappa was granted permission to sell Property 1 pursuant to the Official Endorsement dated 26/08/1997 bearing No.ALN/SR/593:96/97. The Official Endorsement is dated 26/08/1997 which is a day later than the date of the Sale Deed executed by Muniyappa in favour of C. Bheemraj. However, this issue does not impact the title to Property 1 since the said Sale Deed appears to have been presented for registration on 26/08/1997. Further, the Official Endorsement denotes that the requisite amount directed to be paid to the relevant government authority has been paid.
2. The Family Tree of Muniyappa the erstwhile grantee, denotes the name of one his sons as Narasimayya. However, the confirmation Deed dated 31/05/2023 denotes the son's name as Narasimhappa. It appears that Narasimayya and Narasimhappa are the same person.

2. **Property 2:**

1. The said Gangamma was granted permission to sell Property 2 pursuant to the Official Endorsement dated 26/08/1997 bearing No.ALND/CR/593:96/97. The Official Endorsement is dated 26/08/1997 which is a day later than the date of the Sale Deed executed by Gangamma in favour of C. Bheemraj. However, this issue does not impact the title to Property 2 since the said Sale Deed appears to have been presented for registration on 26/08/1997. Further, the Official Endorsement denotes that the requisite amount directed to be paid to the relevant government authority has been paid.

3. **Property 7:**

The said Palluramma was granted permission to sell Property 7 pursuant to the Official Endorsement dated 03/09/1997 bearing No.ALND/CR/593:96/97. The Endorsement is dated 03/09/1997 which is six days later than the date of the Sale Deed executed by Palluramma and another in favour of C. Bheemraj. The said Sale Deed appears to have been presented for registration on 01/09/1997. However, the Official Endorsement denotes that the requisite amount directed to be paid to the relevant government authority has been paid on 01/09/1997. While the execution and registration of the Sale Deed prior to obtaining the Official Endorsement is irregular, it does not vitiate the title to Property 7.

4. **Property 8:**

1. Property 8 was conveyed *vide* Sale Deed dated 28/08/1997 executed by Muninarasamma, the wife of Late Chikkanna, and by her, as mother and natural guardian of her minor children Vijayalakshmi and Thimmaraju in favour of C. Bheemraj registered as Document No.998/97-

98. Given that Vijayalakshmi and Thimmaraju were the legal heirs of Chikkanna, the said Muninarasamma ought to have obtained court permission to convey the shares belonging to her minor children. As per Section 8(2)(a) of the Hindu Minority and Guardianship Act, 1956 (“HMG Act”), prior permission of the court is required for sale of immovable property belonging to a minor. However, the documents perused by us as set out in this report do not depict any claims from the said Vijayalakshmi and Thimmaraju in respect of Property 8. Given that the sale in favour of C. Bheemraj occurred 27 years ago, any claims from Vijayalakshmi and Thimmaraju are likely to be time barred.

The said Muninarasamma was granted permission to sell Property 8 pursuant to the Official Endorsement dated 03/09/1997 bearing No.ALND/CR/593:96/97. The Official Endorsement is dated 03/09/1997 which is six days later than the date of the Sale Deed executed by Muninarasamma and others in favour of C. Bheemraj. The said Sale Deed appears to have been presented for registration on 02/09/1997. However, the Official Endorsement denotes that the requisite amount directed to be paid to the relevant government authority has been paid on 02/09/1997, which is the same date on which the Sale Deed was presented for registration. While the execution and registration of the Sale Deed prior to obtaining the Official Endorsement is irregular, it does not vitiate the title to Property 8.

2. The RTC extract dated 23/03/2021 in respect of the property bearing Survey No.264 denotes that the total extent measures 2 acres including 19 guntas of 'A' Kharab land. However, the Akarbandh denotes this 19 guntas as 'B' Kharab land and therefore we are issuing this report on the basis that it is 'B' Kharab land.
3. We have perused the Inheritance Record bearing No. IHR 91/96-97 referred to in the RTC Extract for the period 1995-96. We observe that this IHR does not pertain to Property 8.

5. **Property 9:**

The said Gaviappa was granted permission to sell Property 9 pursuant to the Official Endorsement dated 03/09/1997 bearing No.ALND/CR/593:96/97. The Official Endorsement is dated 03/09/1997 which is six days later than the date of the Sale Deed executed by Gaviappa in favour of C. Bheemraj. The said Sale Deed appears to have been presented for registration on 01/09/1997. However, the Official Endorsement denotes that the requisite amount directed to be paid to the relevant government authority has been paid on 01/09/1997 or 02/09/1997. While the execution and registration of the Sale Deed prior to obtaining the Official Endorsement is irregular, it does not vitiate the title to Property 9.

6. **Property 10:**

The family tree of Doddamuniyappa dated 13/10/1995 depicts that Doddamuniyappa is married to Ramakka and they have four children namely Chikkahanumappa (aged 40 years), Thimmarayappa (aged 36 years), Narayanaswamy (aged 33 years) and Chikkonu (aged 30 years). Chikkahanumappa the son of Doddamuniyappa has not been made party to the sale deed dated 13/11/1997 executed by Doddamuniyappa in favour of Bheemraj, registered as Document No.1378/97-98, pertaining to Property 10. The said Chikkahanumappa has also not been made party to the Confirmation Deed dated 11/05/2023 registered as Document No. DNH-1-01621-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli. However, Hanumappa has

affixed his thumb impression as a witness to the Sale Deed registered as Document No.1378/97-98 It appears that Chikkahanumappa and Hanumappa are the same individual.

7. **Property 11:**

The family tree of Chikkappaiah, the original grantee denotes the name of his son Muninarasimhaiah as Muninarasamma. It appears that Muninasimhaiah and Muninarasamma are the same individual.

COMMON OBSERVATIONS:

1. The Sale Deed dated 25/06/1999 executed by C. Bheemraj in favour of RPPL, registered as Document No.517/1999-2000 denotes that out of the extent of 6 acres conveyed thereunder, 5 acres and 33 guntas has been converted for commercial purpose and 7 guntas consists of area carved for the private road leading to adjoining lands. We have been informed by Legacy that a survey has been conducted and the said 7 guntas of land identified has been reserved for Private Road as it cannot be developed upon.
2. We have perused the Official Memorandum dated 10/07/1998 bearing No. ALN.SR(De)96:97-98 issued by the Deputy Commissioner, Doddaballapur Sub-Division in respect of the property bearing Survey No.122, depicting the conversion of 12 acres for residential purposes and 11 acres and 26 guntas for commercial purpose. The Memorandum mentions that in order to accommodate widening of the road abutting the property from the median line of the cart road, a gap of 30 feet should be left and that the residential portion and commercial portion should be separated by a buffer with a width measuring 25 feet and roads.
3. We advise that up-to-date property taxes be paid and E- Khata be obtained prior to the conveyance of plots carved out of the Schedule Property in favour of the third parties.
4. As the Larger Property was granted in favour of members of the SC/ST Community and subsequently the sale permission was obtained for conveyance of the Larger Property, we have not insisted on endorsements depicting that there are no proceedings under the provisions of the PTCL Act, in respect of the Larger Property.
5. It is advisable to obtain endorsements issued by the following authorities, depicting that there are no acquisition proceedings pending in respect of the Larger Property, prior to making an application for sanction of the plan in respect of the Larger Property:
 - 1) Karnataka Industrial Area Development Board
 - 2) Karnataka Housing Board
 - 3) National Highway Authority of India
 - 4) State Highway Authority of India
 - 5) Bangalore Development Authority
6. We had sought for a copy of the Document dated 03/05/2002 which is referred to in the Encumbrance Certificate dated 18/12/2021 for the period 01/04/2004 to 16/12/2021. We have

been furnished with the document dated 03/05/2002 which is a registered Sale Deed. However, it appears that this does not pertain to the Schedule Property.

7. We had sought for the Deed of Consent dated 06/02/2017 executed by Palaiah *alias* Gavindapaiah, son of (late) Gaviganapalaiah, his son, P. Satish and others in favour of P. Mahadevaiah, son of Puttamallappa, registered as Document No.DNH-1-0065-2016-17, stored in CD No.DNHD628, page 18 which is referred to in the Encumbrance Certificate dated 18/12/2021 issued for the period 01/04/2004 to 16/12/2021. We have been furnished with the copy of this document. However, it appears that this does not pertain to the Schedule Property.
8. We had sought for the Transfer Deed Pursuant to Civil Court Decree dated 07/03/2017 executed by L. Krishnaji Rao, Court Appointed Commissioner, pursuant to the order passed by the Hon'ble Senior Civil Judge, Devanahalli, on behalf of E. Krishnappa and others, in favour of P. Mahadevaiah, son of Puttamallappa, registered as Document No.DNH-1-00014-2017-18, stored in CD No.DNHD635, page 15. The extent of land is denoted as 3 acres and 6 guntas and is referred to in the Encumbrance Certificate dated 18/12/2021 issued for the period 01/04/2004 to 16/12/2021. We have been furnished with the copy of this document. However, it appears that this does not pertain to the Schedule Property.
9. We had sought for a copy of the Cancellation Deed dated 16/06/2004 executed by B.C. Muniyappa, the son of Chikkamuniyappa, in favour of Anjinappa, the son of Dodda Muniyappa and his wife, Sakamma, registered as Document No.DNH-1-00629-2004-05, stored in CD No.DNHD13, page 6. We have been furnished with this document; however, it appears that this does not pertain to the Schedule Property.
10. We had sought for a copy of the Agreement of Sale Without Possession dated 23/01/2014 executed by E. Krishnappa, son of (late) Eeranna and his sons, Shivanna and Muniraju, in favour of Y.C. Satish Kumar, son of Y.C. Channarasappa, registered as Document No.DNH-1-08356-2013-14, stored in CD No.DNHD366, page 9. We have been furnished with this document; however, it appears that this does not pertain to the Schedule Property.
11. We have perused an endorsement issued by the Tahsildar, Devanahalli Taluk, denoting that the mutation register extracts bearing MR Nos.20/91-92, 21/94-95, 29/94-95 and 32/94-95 are not available. *However, we have been furnished with a copy of the mutation register extract bearing MR No.21/94-95.*

G. OPINION

Subject to our Observations in Section F above, we are of the opinion that Rhea Properties Pvt. Ltd. is the absolute owner of the Larger Property/Schedule Property. Legacy Global Projects Private Limited has development rights in respect of the Schedule Property/Larger Property.

LIST OF DOCUMENTS INSPECTED

Sl. No.	Date	Description of the Documents	Original / Certified Copy/ True Copy/ Photocopy
1.	05/12/1985	Saguvalli Cheeti (Form 8) granted by the Office of the Tahsildar as per proceedings under LND SR (1) 80/78-79 in favour of Muniyappa, son of Shidlagatta Muniyappa pertaining to property bearing Survey No.122, measuring 2 acres.	Original
2.	28/06/1985	Notice bearing LND SR (1) 80/78-79 issued by the Office of the Tahsildar in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
3.	01/01/1988	Survey Sketch in respect of Survey No.122 and New Survey No.265.	Photocopy
4.	11/09/1995	Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89.	Certified Copy
5.	16/08/1995	Saguvalli Certificate issued by the Village Accountant in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
6.	23/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.	Original
7.	22/05/1997	Tax paid receipt depicting the payment of tax for the year 1996-97.	Original
8.	22/05/2023	Family Tree Confirmation Affidavit sworn to before the Notary by Munishamappa.	Original
9.	07/06/1997	Memo bearing No. LND(D)CR.66:96-97 issued by the Deputy Commissioner in respect of property bearing Survey No.122 measuring 24 acres.	Photocopy

10.	17/06/1997	Memorandum bearing No.219/96 issued by the office of the District Commissioner, Bangalore Rural District.	Photocopy
11.	18/06/1997	Memorandum bearing No.LND(Dev)CR.66:96-97 issued by the office of the District Commissioner, Bangalore Rural District.	Photocopy
12.	22/08/1997	Notice bearing No. ALND/CR/593:96/97 issued by the Tahsildar in favour of Muniyappa, son of Shidlagatta Muniyappa in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
13.	25/08/1997	Sale Deed executed by Muniyappa, son of Shidlagatta Muniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.966/97-98, Book 1, Volume 1707, Pages 69-71.	Original
14.	25/08/1997	Challan bearing No.21 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Muniyappa.	Photocopy
15.	05/02/1998	Mutation Register Extract bearing MR No.45/97-98 issued by the Village Accountant.	Certified Copy
16.	26/08/1997	Official Endorsement bearing No. ALN/SR/593:96/97 issued by the Tahsildar in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Photocopy
17.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR418/14-15 in respect of property bearing Survey No.265 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
18.	30/05/2023	General Power of Attorney executed by Munirathnamma <i>alias</i> Ratnamma in favour of her daughter Gangamma in respect of Survey No.122 measuring 2 acres.	Original
19.	31/05/2023	Deed of Confirmation executed by Munirathnamma <i>alias</i> Rathnamma and Others in favour of RPPL in respect of property bearing survey no.122 measuring 2 acres (now	Original

		bearing Survey No.265) registered as Document No. DNH-1-02228-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.	
20.	27/09/2023	Order Sheet in Writ Petition bearing WP No.24012/20-21 filed before the High Court of Karnataka.	Certified Copy
21.	01/06/2023	Order Sheet in O.S. No.80/2014 filed in the Court of the JMFC, Devanahalli, Bangalore Rural.	Certified Copy
22.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Property 1 (Survey No. 265) registered as document no. DNH-1-15976-2022-23 in the office of Sub-Registrar of Devanahalli.	Photocopy
23.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S Theme Ambience Roi Projects Private Limited pertaining to Property 1 (Survey No. 265) registered as document no. DNH-1-04124-2023-24 in the office of Sub-Registrar of Devanahalli.	Photocopy
24.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND SR (1) 80/78-79 by the Office of the Tahsildar in favour of Chikkahuchappa, son of Venkatappa pertaining to property bearing Survey No.122, measuring 2 acres.	Original
25.	22/11/1990	IHC Order bearing No. 73/90-91 denoting the transfer of Khata in favour of Gangamma wife of Late Chikkahuchappa.	Certified copy
26.	01/01/1988	Survey Sketch in respect of Survey No.122 and New Survey No.266 depicting Chikkahuchappa, son of Venkatappa as the owner of Property 2.	Photocopy
27.	Date not clear	Akarbandh Extract pertaining to Survey No.266, measuring 81 Ares situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Certified Copy
28.	04/11/1995	Land Cultivation Letter issued by the Village Accountant pertaining to the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Photocopy

29.	14/11/1995	Family Tree of Gangamma wife of Late Chikkahuchappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
30.	14/11/1996	Patta Receipt issued by the Village Accountant in Form No.11 for the period 1995-96 in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
31.	26/05/1997	Tax paid receipt for the year 1996-97 in respect of the property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
32.	22/08/1997	Notice bearing No.ALN/SR/593:96/97 issued by the Tahsildar in favour of Gangamma, wife of Chikkahuchappa permitting her to sell the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
33.	25/08/1997	Sale Deed executed by Gangamma, wife of Chikkahuchappa in favour of C. Bheemraj in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.967/97-98, Book 1, Volume 1705, Pages 239-242.	Original
34.	05/02/1998	Mutation Register Extract bearing MR No.42/97-98 issued by the Village Accountant.	Certified Copy
35.	25/08/1997	Challan bearing No.22 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Gangamma.	Photocopy
36.	26/08/1997	Official Endorsement bearing No. ALND/SR/593:96-97 issued by the Tahsildar in favour of Gangamma, wife of Chikkahuchappa and Muniyappa, son of Shidlagatta Muniyappa in respect of the portions of Survey No.122 owned by them, situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Photocopy
37.	31/05/2023	Deed of Confirmation executed by Muniyappa son of Late Chikkahuchappa and Late Gangamma and Others in favour of RPPL in respect of property bearing survey no.122 measuring 2 acres (now bearing survey no.266) registered as	Original

		Document No.DNH-1-02210-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.	
38.	27/09/2023	Deed of Confirmation executed by Shivanna son of Chikkahuchappa and others in favour of RPPL. in respect of "Property 2" registered as Document No. DNH-1-07908-2023-24, Book 1 in the Office of the Sub-registrar, Devanahalli.	Original
39.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkamuniyappa, son of Thimmarayappa.	Original
40.	31/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.261.	Photocopy
41.	26/05/1996	Family tree of Chikkamuniyappa, son of Thimmarayappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
42.	23/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.	Original
43.	26/05/1997	Tax paid receipt for the year 1996-97 in respect of the property bearing Survey No.122.	Original
44.	11/11/1997	Challan depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Chikkamuniyappa.	Photocopy
45.	13/11/1997	Sale Deed executed by Chikkamuniyappa in favour of C. Bheemraj in respect of the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1376/97-98, Book 1, Volume 1711, Pages 121-125 dated 18/12/1998.	Original
46.	10/03/2015	Copy of the Order in proceedings bearing Adalat CR /14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified copy
47.	27/12/2022	Deed of Confirmation executed by Chikka Muniyappa and Others in favour of RPPL in respect of property bearing survey no.122 (now bearing new survey no.261) measuring	Original

		2 acres registered as Document No.DNH-1-12101-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli.	
48.	23/03/2023	Order Sheet in case bearing Writ Petition No.22950/2021 filed by Chikka Muniyappa against the State of Karnataka in the High Court of Karnataka at Bengaluru.	Certified Copy
49.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/s. Theme Ambience Infrastructures Private Limited pertaining to Survey No. 261 (Property 3) registered as document no. DNH-1-15949-2022-23 in the office of Sub- Registrar of Devanahalli	Photocopy
50.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S Theme Ambience Infrastructure Private Limited pertaining to Survey No. 261 (Property 3) registered as document no. DNH-1-04135-2023-24 in the office of Sub-Registrar of Devanahalli	Photocopy
51.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Muninarayanappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Photocopy
52.	31/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.262 depicting Muninarayanappa, son of Kaiyappa as the owner of the property.	Photocopy
53.	04/09/1995	Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89 depicting the name of Muninarayanappa, son of Kaiyappa as the recipient of 2 acres in Survey No.122.	Certified Copy
54.	11/09/1995	Land Cultivation Letter issued by the Village Accountant, Bidalooru Village, in respect of land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
55.	11/09/1995	Tax paid receipt for the year 1995-96 in respect of property bearing Survey No.122.	Original

56.	23/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, measuring 2 acres.	Original
57.	13/10/1996	Family tree of Muninarayanappa issued by the Village Accountant, Bidalooru Village.	Original
58.	11/11/1997	Challan bearing No.34 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Muninarayanappa.	Photocopy
59.	14/11/1997	Sale Deed executed by Muninarayanappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1400/97-98, Book 1, Volume 1711, Pages 121-125.	Original
60.	05/02/1999	Mutation Register Extract bearing MR No.39/97-98 dated 05/02/1998 issued by the Village Accountant Devanahalli	Certified Copy
61.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR /14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
62.	11/05/2023	Deed of Confirmation executed by Muninarayanappa and Others in favour of RPPL in respect of property bearing survey no.122 (now bearing new survey no.262) measuring 2 acres registered as Document DNH-1-01636-2023-24, Book 1 at the Office of the Sub-registrar, Devanahalli.	Original
63.	17/04/2023	Order Sheet in case bearing Writ Petition No.17870/2021 filed by Muninarayanappa against the State of Karnataka in the High Court of Karnataka at Bengaluru.	Certified Copy
64.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 262 (Property 4) registered as document no. DNH-1-15958-2022-23 in office of Sub-Registrar of Devanahalli	Photocopy
65.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S Theme Ambience Constructions Private Limited pertaining to Survey No. 262 (Property 4) registered as document no. DNH-1-04133-2023-24 in the office of Sub-Registrar of Devanahalli.	Photocopy

66.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 25/06/1985 by the Office of the Tahsildar in favour of Mariyappa, son of Venkatappa.	Photocopy
67.	30/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.258.	Photocopy
68.	23/02/1995	Copy of the Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89.	Original
69.	24/02/1995	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
70.	30/06/1995	Endorsement No. LRF CR: 515: 95/96 issued by the Tahsildar pertaining to land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
71.	23/06/1996	Land Cultivation Letter pertaining to land bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
72.	28/05/1997	Tax paid receipt for the year 1996-97 in respect of property bearing Survey No.122 situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
73.	11/11/1997	Challan bearing No.33 depicting the payment of Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Mariyappa.	Photocopy
74.	14/11/1997	Sale Deed executed by Mariyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1379/97-98, Book 1, Volume 1711, Pages 101-105 on 16/12/1998.	Original
75.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR421/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
76.	04/09/2023	Family Tree Affidavit sworn by Muniyamma.	Original

77.	27/09/2023	Deed of Confirmation executed by Kempamma in favour of RPPL in respect of Property 5 registered as Document No. DNH-1-07910-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.	Original
78.	15/03/2023	Agreement to Sell dated 15/03/2023 executed by C. Bheemraj in favour of M/S. Theme Ambience Resorts and Hotels Private Limited pertaining to Survey No. 258 (Property 5) registered as document number DNH-1-15964-2022-23 in the office of Sub- Registrar of Devanahalli.	Photocopy
79.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Resorts and Hotels Private Limited pertaining to Survey No. 258 (Property 5) registered as document no. DNH-1-04131-2023-24 in the office of Sub-Registrar of Devanahalli.	Photocopy
80.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Kalappa, son of Jalappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
81.	29/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.256.	Photocopy
82.	18/10/1995	Endorsement bearing No. LRF(CA)411/95-96 issued by the Tahsildar in favour of Chikkamuniyappa, son of Kallappa.	Original
83.	24/06/1996	Notice issued by the Village Accountant in favour of Jalappa son of Kalappa calling upon him to furnish certain documents pertaining to the property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
84.	21/08/1996	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122, measuring 2 acres.	Original
85.	11/11/1997	Challan bearing No.36 depicting the payment of Rs.37,500 (Rupees Thirty Seven Thousand Five Hundred only) by Muniyappa, son of Late Kalappa	Photocopy

86.	11/11/1997	Challan bearing No.37 depicting the payment of Rs.37,500 (Rupees Thirty Seven Thousand Five Hundred only) by Chikkamuniyappa, son of Late Kallappa	Photocopy
87.	11/11/1997	Challan bearing No.35 depicting the payment of Rs. 75,000 (Rupees Seventy Five Thousand only) by Jallappa, Son of Late Kalappa.	Photocopy
88.	14/11/1997	Sale Deed executed by Jalappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 1 acre situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.1398/97-98, Book 1, Volume 1712, Pages 166-169.	Original
89.	05/02/1998	Mutation Register Extract bearing MR No.38/97-98 issued by the Village Accountant, Devanahalli.	Certified copy
90.	14/11/1997	Sale Deed executed by Muniyappa and Chikkamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 1 acre situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.1399/97-98, Book 1, Volume 1713, Pages 111-114.	Original
91.	05/02/1998	Mutation Register Extract bearing MR No.37/97-98 issued by the Village Accountant depicting the sale by Muniyappa and Chikkamuniyappa	Certified copy
92.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR428/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
93.	27/12/2022	Deed of Confirmation executed by Jallappa and others in favour of RPPL in respect of property bearing survey no.122 measuring 2 acres (now bearing new survey no.256) registered as Document No.DNH-1-12115-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli.	Original
94.	31/05/2023	Deed of Confirmation executed by Muniyappa and others in favour of RPPL in respect of property bearing survey no.122 measuring 2 acres (now bearing new Survey No.256) registered as Document No.DNH-1-02229-2023-24, Book 1 at the Office of the Sub-registrar, Devanahalli.	Original

95.	06/06/2023	Order Sheet in case bearing WP No.21825/2021 filed in the High Court of Karnataka.	Certified Copy
96.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 256 (Property 6) registered as document no. DNH-1-15974-2022-23 in the office of Sub-Registrar, Devanahalli	Photocopy
97.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Constructions Private Limited pertaining to Survey No. 256 (Property 6) registered as document no. DNH-1-04126-2023-24 in the office of Sub-Registrar, Devanahalli.	Photocopy
98.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 by the Office of the Tahsildar in favour of Palluramma, wife of Gangappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
99.	31/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.263.	Photocopy
100.	31/01/1996	Land Cultivation Letter issued by the Village Accountant, Bidalooru Village.	Original
101.	25/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.	Original
102.	24/05/1997	Tax paid receipt for the year 1996-97 in respect of property bearing Survey No.122.	Original
103.	24/05/1997	Family tree issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
104.	28/08/1997	Sale Deed executed by Palluramma in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.996/97-98, Book 1, Volume 1707, Pages 84-87.	Original
105.	01/09/1997	Challan bearing No.19 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Palluramma issued by	Photocopy

		the Deputy Commissioner and the permission dated 18/08/1997	
106.	05/02/1998	Mutation Register Extract bearing MR No.43/97-98 issued by the Village Accountant, Devanahalli	Certified Copy
107.	03/09/1997	Official Endorsement bearing No. LND/SR/593:96/97 issued by the Tahsildar in favour of Palluramma in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Photocopy
108.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR420/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
109.	27/12/2022	Deed of Confirmation executed by Gangamma, the daughter of Late Gangappa and Others in favour of RPPL in respect of property bearing survey no.122 measuring 2 acres (now bearing new survey no.263) registered as Document No. DNH-1-12102-2022-23, Book 1 at the Office of the Sub-registrar, Devanahalli.	Original
110.	13/06/2022	Order Sheet passed by the High Court of Karnataka in Writ Petition No.14894/2021.	Certified Copy
111.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 263 ((Property 7) registered as document no. DNH-1-15947-2022-23 in the office of Sub- Registrar, Devanahalli.	Photocopy
112.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 263 (Property 7) bearing document no. DNH-1-04125-2023-24 in office of Sub- Registrar, Devanahalli	Photocopy
113.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkanna pertaining to property bearing Survey No.122 measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
114.	28/06/1985	Notice issued by Tahsildar depicting the allotment of property bearing Survey No.122, measuring 2 acres situated	Original

		in Bidalooru village, Kasaba Hobli, Devanahalli Taluk land in favour of Chikkanna, son of Thimmarayappa.	
115.	01/01/1988	Survey Sketch in respect of Survey No.122 and New Survey No.264.	Photocopy
116.	18/05/1995	Family tree of Chikkanna issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
117.	25/08/1997	Challan bearing No.6 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Muninarasamma.	Photocopy
118.	28/08/1997	Sale Deed executed by Muninarasamma wife of Late Chikkanna and her minor children Vijayalakshmi and Thimmaraju in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.998/97-98, Book 1, Volume 1711, Pages 20-23.	Original
119.	05/02/1998	Mutation Register Extract bearing MR No.40/97-98 issued by the Village Accountant, Devanahalli.	Certified Copy
120.	03/09/1997	Official Endorsement bearing No. LND/SR/593:96/97 issued by the Tahsildar in favour of Muninarasamma in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
121.	10/03/2015	Copy of the Order in the proceedings bearing Adalat CR423/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
122.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Survey No. 264 (Property 8) registered as document no. DNH-1-15982-2022-23 in the office of Sub-Registrar, Devanahalli	Photocopy
123.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Roi Projects Private Limited pertaining to Survey No. 264 (Property 8) bearing document no. DNH-1-04123-2023-24 in the office of the Sub-Registrar, Devanahalli.	Photocopy
124.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy	Original

		Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Gaviyappa, son of Thimmarayappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	
125.	28/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.254.	Photocopy
126.	24/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.	Original
127.	25/06/1996	Tax paid receipt for the year 1995-96 in respect of property bearing Survey No.122.	Original
128.	22/08/1997	Notice bearing No. ALN/SR/593:96/97 issued by the Tahsildar in favour of Gaviyappa son of Thimmarayappa.	Original
129.	01/09/1997	Challan bearing No.20 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Gaviyappa.	Photocopy
130.	28/08/1997	Sale Deed executed by Gaviyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk and registered as Document No.995/97-98, Book 1, Volume 1709, Pages 167-170.	Original
131.	05/02/1998	Mutation Register Extract bearing MR No.41/97-98 issued by the Village Accountant.	Certified Copy
132.	03/09/1997	Official Endorsement bearing No. ALN/SR/593:96/97 issued by the Tahsildar in favour of Gaviyappa in respect of Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
133.	10/03/2015	Order in the proceedings bearing Adalat CR427/14-15 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
134.	20/10/2023	Deed of Confirmation executed by Rakkamma in favour of RPPL in respect of Property 9 registered as Document No. DNH-1-09494-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.	Original
135.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 254 (Property 9) registered as	Photocopy

		document no. DNH-1-15980-2022-23 in the office of Sub-Registrar, Devanahalli	
136.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 254 (Property 9) registered as document no. DNH-1-04128-2023-24 in the office of Sub-Registrar, Devanahalli.	Photocopy
137.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Doddamuniyappa, son of Junjappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
138.	28/06/1985	Notice issued by the Tahsildar.	Original
139.	29/12/1987	Survey sketch in respect of Survey No.122 and New Survey No.255.	Photocopy
140.	13/10/1995	Family tree of Doddamuniyappa issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
141.	22/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96.	Original
142.	24/05/1997	Tax paid receipt for the year 1996-97 in respect of property bearing Survey No.122.	Original
143.	11/11/1997	Challan bearing No.32 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Doddamuniyappa	Photocopy
144.	13/11/1997	Sale Deed executed by Doddamuniyappa in favour of C. Bheemraj in respect of property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk, registered as Document No.1378/97-98, Book 1, Volume 1713, Pages 97-100 dated 02/12/1998.	Original
145.	05/02/1998	Mutation Register Extract bearing MR No. 35/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli.	Certified Copy

146.	11/05/2023	Deed of Confirmation executed by Thimmarayappa and Others in favour of RPPL in respect of property bearing Survey No.255 registered as Document No. DNH-1-01621-2023-24, Book 1, at the Office of the Sub-registrar, Devanahalli.	Original
147.	09/07/2018	Copy of the Order in proceedings bearing Adalat CR19/18-19 issued by the Bengaluru Rural District, Jurisdictional Revenue Adalat, Devanahalli.	Certified Copy
148.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructures Private Limited pertaining to Survey No. 255 (Property 10) registered as document no. DNH-1-15950-2022-23 in the office of the Sub- Registrar, Devanahalli.	Photocopy
149.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Ambience Infrastructure Private Limited pertaining to Survey No. 255 (Property 10) registered as document no. DNH-1-04129-2023-24 in the office of the Sub- Registrar, Devanahalli	Photocopy
150.	05/12/1985	Saguvalli Cheeti (Form 8) granted as per proceedings under LND.RUC.SR 79/81-82 dated 05/06/1985 by the Deputy Commissioner, Doddaballapur Sub-division and LND SR (1) 80/78-79 dated 28/06/1985 by the Office of the Tahsildar in favour of Chikkapayya, son of Poojappa pertaining to property bearing Survey No.122, measuring 2 acres situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
151.	30/12/1987	Survey Sketch in respect of Survey No.122 and New Survey No.260.	Photocopy
152.	29/09/1995	Saguvalli Cheeti Register Extract issued by the Tahsildar for the period 1980 to 1988-89.	Original
153.	17/10/1995	Family tree of Chikkapayya issued by the Village Accountant of Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Original
154.	24/06/1996	Patta Receipt issued by the Village Accountant for the period 1995-96 in respect of property bearing Survey No.122.	Original
155.	01/09/1997	Challan bearing No.31 depicting the payment of Rs.1,50,000 (Rupees one lakh fifty thousand) by Chikkapayya.	Photocopy

156.	13/11/1997	Sale Deed executed by Poojappa son of Chikkapayya in favour of Bheemaraj in respect of the property bearing Survey No.122 measuring 2 acres and registered as Document No.1377/97-98 in the office of the Sub-Registrar, Devanahalli, Bangalore.	Original
157.	27/12/2022	Deed of Confirmation executed by Narasamma and others in favour of RPPL in respect of Survey No.260 registered as Document No. DNH-1-12117-2022-23, Book 1, at the Office of the Sub-registrar, Devanahalli.	Original
158.	07/06/2023	Copy of the Order Sheet in case bearing OS No.82/2014 filed before the Additional Senior Civil Judge and JMFC, Devanahalli.	Certified Copy
159.	15/03/2023	Agreement to Sell executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 260 (Property 11) registered as document no. DNH-1-15948-2022-23 in office of Sub- Registrar of Devanahalli.	Photocopy
160.	15/03/2023	Cancellation Deed executed by C. Bheemraj in favour of M/S. Theme Bio Green LLP pertaining to Survey No. 260 (Property 11) registered as document no. DNH-1-04134-2023-24 in the office of the Sub- Registrar, Devanahalli	Photocopy
161.	Date Not Clear	Official Memorandum bearing No. LNTSR80/78-79 issued by the Office of the Tahsildar, Devanahalli Taluk.	Photocopy
162.	22/05/1998	Intimation bearing No.ALN.SR.96/97-98 issued by the Deputy Commissioner, Doddaballapur Sub-Division, calling for the payment of conversion fine for the conversion of the property bearing Survey No.122.	Original
163.	10/07/1998	Official Memorandum bearing No. ALN.SR(De)96: 97-98 issued by the Deputy Commissioner in respect of the property bearing Survey No.122, depicting the conversion of 12 acres for residential purposes and 11 acres and 26 guntas for commercial purpose.	Original
164.	25/06/1999	Sale Deed executed by C. Bheemraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 10) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as	Original

		Document No.510 in Book I, Volume 1808 at Pages 16-21, on 12/10/1999.	
165.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of property bearing Survey No.122 measuring 2 acres (Property 11) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.506 in Book I, Volume 1806 at Pages 86-91, on 08/10/1999.	Original
166.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 7) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.519 in Book I, Volume 1808 at Pages 22-27 on 15/10/1999.	Original
167.	25/06/1999	Sale Deed executed by C. Bheemaraj, in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 9) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.518 in Book I, Volume 1806 at Pages 91-96 on 11/10/1999.	Original
168.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 2 acres (Property 5) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.508 in Book I, Volume 1805 at Pages 98-104 on 11/10/1999.	Original
169.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL, represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 6 acres (Property 3, Property 4 and Property 6) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural	Original

		District, registered as Document No.517 in Book I, Volume 1805 at Pages 104-113 on 14/10/1999.	
170.	25/06/1999	Sale Deed executed by C. Bheemaraj in favour of RPPL represented by its director Mr. Ravi Malhotra in respect of the property bearing Survey No.122 measuring 6 acres (Property 1, Property 2 and Property 8) situated at Bidaloor village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.504 in Book I, Volume 1808 at Pages 7-15 on 12/10/1999.	Original
171.	17/05/2025	Joint Development Agreement executed by RPPL in favour of Legacy Global Projects Private Limited ("LGPPL") in respect of property bearing Nos. 260, 258, 255, 254, 263 and 256 and registered as Document No.DNH-1-02795-2025-26, in the office of the Sub Registrar, Devanahalli.	Original
172.	17/05/2025	General Power of Attorney executed by RPPL in favour of LGPPL in respect of property bearing Survey Nos. 260, 258, 255, 254, 263, 256, 261, 262, 266, 264 and 265, registered as Document No.DNH-1-00204-2025-26, in the office of the Sub Registrar, Devanahalli.	Original
173.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj, son of Chandramati Mudaliyar bearing No.524/A (Survey No.122) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
174.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by C. Bheemraj bearing No.529/A (Survey No.122 totally measuring 11 acres and 26 guntas) measuring 5,07,474 sq. Feet or 47,144 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
175.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by RPPL bearing No.526/A (Survey No.122) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
176.	Date not clear	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by RPPL bearing No.525/A	Original

			(Survey No.122) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	
177.	Date clear	not	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by RPPL bearing No.530/A (Survey No.122) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
178.	Date clear	not	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by RPPL bearing No.527/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
179.	Date clear	not	House/Land Tax Assessment list for the year 2007-08 in respect of the property owned by RPPL bearing No.528/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
180.	Date clear	not	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.530/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
181.	Date clear	not	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.529/A (Survey No.122 totally measuring 11 acres and 26 guntas) measuring 5,07,474 sq. Feet or 47,144 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
182.	Date clear	not	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.527/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original
183.	Date clear	not	House/Land Tax Assessment list for the year 2020-21 in respect of the property owned by RPPL bearing No.528/A (Survey No.122 measuring 2 acres) measuring 87,120 sq. Feet or 8,093 Sq. Mts. situated in Devanahalli Taluk, Bengaluru District.	Original

184.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of the property bearing No.524/A, depicting payment of taxes by RPPL.	Original
185.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.525/A depicting payment of taxes by RPPL.	Original
186.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of the property bearing No.526/A depicting payment of taxes by RPPL.	Original
187.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.527/A depicting payment of taxes by RPPL.	Original
188.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.528/A depicting payment of taxes by RPPL.	Original
189.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.529/A depicting payment of taxes by RPPL.	Original
190.	16/03/2021	Tax paid receipt for the period 2008-09 to 2020-21 in respect of property bearing No.530/A depicting payment of taxes by RPPL.	Original
191.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.526/A depicting payment of taxes by RPPL.	Original
192.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.527/A depicting payment of taxes by RPPL.	Original
193.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.528/A depicting payment of taxes by RPPL.	Original
194.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.529/A depicting payment of taxes by RPPL.	Original
195.	18/02/2025	Tax paid receipt for the period 2023-24 in respect of property bearing No.530/A depicting payment of taxes by RPPL.	Original
196.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 992:99-00 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Karnataka Stamp Act, 1957 (the "Stamp Act").	Certified Copy

197.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 993:99-00 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.	Certified Copy
198.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 990:99-00 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.	Certified Copy
199.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 991:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.	Certified Copy
200.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 989:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.	Certified Copy
201.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 995:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.	Certified Copy
202.	31/10/2007	Order in Case No. DUS: 45-A: DVL: 996:99-2000 issued by the Office of the District Registrar, Bengaluru in the matter of undervaluation of sale proceedings under Section 45A of the Stamp Act.	Certified Copy
203.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty for closure of Case No. DUS: 45-A: DVL: 996:99-2000.	Certified Copy
204.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 993:99-2000.	Certified Copy
205.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 995:99-2000.	Certified Copy
206.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 989:99-2000.	Certified Copy

207.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 990:99-2000.	Certified Copy
208.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 991:99-2000.	Certified Copy
209.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 992:99-2000.	Certified Copy
210.	03/01/2008	Order issued by the Department for Investigation of Undervaluation of Stamp Duty pertaining to Case No. DUS: 45-A: DVL: 994:99-2000.	Certified Copy
211.	22/11/2004	Akarbandh Extract issued by the Assistant Director of Land Records, Devanahalli Taluk, in respect of the properties bearing Survey Nos.252, 253, 254, 255, 256, 258, 260, 261, 262, 263, 264, 265, each measuring 81 Ares situated in Bidalooru village, Kasaba Hobli, Devanahalli Taluk.	Certified Copy
212.	14/02/2025	Letter issued by the Office of the Deputy Commissioner bearing No.ALN(D.K) SR/57/2024-25 in favour of the Secretary, STRR Authority, Bangalore.	Original
213.	Date Not Clear	Village map of Bidalooru	Photocopy
214.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No.122 measuring 2 acres (now bearing Survey No. 265).	Certified Copy
215.	Date not clear	RTC Extract for the period 1997-98 to 2001-02 in respect of property bearing Survey No 122 measuring 2 acres (now bearing Survey No. 265).	Certified Copy
216.	26/05/2022	RTC Extract for the period 2002-03 to 2006-07 in respect of property bearing Survey No. 265.	Certified Copy
217.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of property bearing Survey No. 265.	Certified Copy
218.	16/12/2021	RTC Extracts for the periods 2015-16 to 2020-21 in respect of property Survey No. 265.	Certified Copy
219.	23/03/2021	RTC extract issued for the period 2021-22 in respect of property bearing Survey No. 265.	Certified Copy

220.	20/09/2023	RTC extract issued for the period 2022-23 in respect of Survey No. 265.	Certified Copy
221.	20/09/2023	RTC extract issued for the period 2023-24 in respect of Survey No. 265.	Certified Copy
222.	17/04/2025	RTC extract issued for the period 2024-25 in respect of Survey No.265.	Certified Copy
223.	Date not clear	RTC Extract for the period 1989-90 to 1993-94 in respect of property bearing Survey No. 266)	Certified Copy
224.	14/11/1995	RTC Extract for the period 1994-95 in respect of property bearing Survey No. 266)	Certified Copy
225.	24/06/1996	RTC Extract for the period 1995-96 in respect of property bearing Survey No.122 measuring 2 acres Survey No. 266)	Certified Copy
226.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of property bearing Survey No.122 measuring 2 acres (now bearing Survey No. 266)	Certified Copy
227.	20/01/1995	RTC Extract for the period 1993-94 in respect of property bearing Survey No. 122 (now bearing new Survey No. 261) measuring 2 acres.	Certified Copy
228.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No. 122 (now bearing new Survey No .261) measuring 2 acres.	Certified Copy
229.	05/02/1998	RTC Extract issued for the period 1997-98 to 2001-02 in respect of property bearing Survey No. 122 (now bearing new Survey No.261) measuring 2 acres.	Certified Copy
230.	24/05/2022	RTC Extract issued for the period 2001-02 to 2006-07 in respect of property bearing Survey No .122 (now bearing new Survey No. 261) measuring 2 acres.	Certified Copy
231.	16/12/2021	RTC Extracts issued for the periods 2007-08 to 2014-15, in respect of property bearing Survey No.122 (now bearing new Survey No. 261) measuring 2 acres.	Certified Copy
232.	16/12/2021	RTC Extracts issued for the periods 2015-16 to 2021-22 in respect of property bearing Survey No. 122 (now bearing new Survey No. 261) measuring 2 acres.	Certified Copy
233.	20/09/2023	RTC extract issued for the period 2022-23 in respect of Survey No. 261.	Certified Copy

234.	20/09/2023		RTC extract issued for the period 2023-24 in respect of Survey No. 261.	Certified Copy
235.	17/04/2025		RTC extract issued for the period 2024-25 in respect of Survey No. 261.	Certified Copy
236.	Date not clear		RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No.122 (now bearing new Survey No.262) measuring 2 acres.	Certified Copy
237.	Date not clear		RTC Extract for the period 1997-98 to 2000-01 in respect of property bearing Survey No.122 (now bearing new Survey No.262) measuring 2 acres.	Certified Copy
238.	24/05/2022		RTC Extracts for the periods 2001-02 to 2006-07 in respect of property bearing Survey No.122 (now bearing new Survey No.262) measuring 2 acres.	Certified Copy
239.	16/12/2021		RTC Extracts for the periods 2007-08 to 2014-15 in respect of property bearing Survey No.122 (now bearing new Survey No.262) measuring 2 acres.	Certified Copy
240.	16/12/2021		RTC Extracts for the periods 2015-16 to 2021-22 in respect of property bearing Survey No.122 (now bearing new Survey No.262) measuring 2 acres.	Certified Copy
241.	13/12/2021		RTC Extract issued for the period 2021-22 in respect of property bearing Survey No.122 (now bearing new Survey No.262) measuring 2 acres.	Certified Copy
242.	20/09/2023		RTC Extract issued for the period 2022-23 in respect of Survey No.262.	Certified Copy
243.	20/09/2023		RTC Extract issued for the period 2023-24 in respect of Survey No.262.	Certified Copy
244.	17/04/2025		RTC Extract issued for the period 2024-25 in respect of Survey No.262.	Certified Copy
245.	Date not clear		RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.258).	Certified Copy
246.	Date not clear		RTC Extract for the period 1997-98 to 2000-01 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.258).	Certified Copy

247.	24/05/2022	RTC Extracts for the periods 2001-02 to 2006-07 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.258).	Certified Copy
248.	16/12/2021	RTC Extracts issued for the periods 2007-08 to 2014-15, in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No. 258).	Certified Copy
249.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.258).	Certified Copy
250.	20/09/2023	RTC Extract for the period 2022-23 in respect of Survey No.258.	Certified Copy
251.	20/09/2023	RTC Extract for the period 2023-24 in respect of Survey No.258.	Certified Copy
252.	17/04/2025	RTC Extract for the period 2024-25 in respect of Survey No.258.	Certified Copy
253.	Date not clear	RTC Extract for the period 1990-91 to 1993-94 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.256).	Certified Copy
254.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No. 122 measuring 2 acres (now bearing new Survey No. 256).	Certified Copy
255.	Date not clear	RTC Extract for the period 1997-98 to 2001-02 in respect of property bearing Survey No. 122 measuring 2 acres (now bearing new Survey No. 256).	Certified Copy
256.	24/05/2022	RTC Extract for the period 2002-03 to 2006-07 in respect of property bearing Survey No. 122 measuring 2 acres (now bearing new Survey No. 256).	Certified Copy
257.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of property bearing Survey No. 122 measuring 2 acres (now bearing new Survey No. 256).	Certified Copy
258.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of property bearing Survey No. 122 measuring 2 acres (now bearing new Survey No. 256).	Certified Copy
259.	20/09/2023	RTC Extract for the period 2022-23 in respect of Survey No. 256.	Certified Copy

260.	20/09/2023	RTC Extract for the period 2023-24 in respect of Survey No. 256.	Certified Copy
261.	17/04/2025	RTC Extract for the period 2024-25 in respect of Survey No. 256.	Certified Copy
262.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No. 122 measuring 2 acres (now bearing new Surveyo.263).	Certified Copy
263.	05/02/1998	RTC Extract for the period 1997-98 to 2000-01 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Surveyo.263).	Certified Copy
264.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Surveyo.263).	Certified Copy
265.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.263).	Certified Copy
266.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.263).	Certified Copy
267.	20/09/2023	RTC Extract for the period 2022-23 in respect of Survey No.263.	Certified Copy
268.	20/09/2023	RTC Extract for the period 2023-24 in respect of Survey No.263.	Certified Copy
269.	17/04/2025	RTC Extract for the period 2024-25 in respect of Survey No.263.	Certified Copy
270.	18/05/1995	RTC Extract for the period 1994-95 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy
271.	14/08/1996	RTC Extract for the period 1995-96 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy
272.	30/08/1997	RTC Extract for the period 1996-97 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy

273.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02, in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy
274.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy
275.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy
276.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .264).	Certified Copy
277.	20/09/2023	RTC Extract for the period 2022-23 in respect of Survey No. 264.	Certified Copy
278.	20/09/2023	RTC Extract for the period 2023-24 in respect of Survey No. 264.	Certified Copy
279.	17/04/2025	RTC Extract for the period 2024-25 in respect of Survey No. 264.	Certified Copy
280.	Date not clear	RTC Extract for the period 1994-95-1996-97 in respect of property bearing Survey No .122 measuring 2 acres now bearing new Survey No.254.	Certified Copy
281.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of property bearing Survey No .122 measuring 2 acres now bearing new Survey No .254.	Certified Copy
282.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of property bearing Survey No.122 measuring 2 acres now bearing new Survey No. 254.	Certified Copy
283.	16/12/2021	RTC Extracts for the periods 2007-08 to 2014-15 in respect of property bearing Survey No.122 measuring 2 acres now bearing new Survey No. 254.	Certified Copy
284.	16/12/2021	RTC Extracts for the periods 2015-16 to 2021-22 in respect of property bearing Survey No.122 measuring 2 acres now bearing new Survey No. 254.	Certified Copy
285.	20/09/2023	RTC Extract for the periods 2022-23 in respect of Survey No. 254.	Certified Copy

286.	20/09/2023	RTC Extract for the periods 2023-24 in respect of Survey No .254.	Certified Copy
287.	17/04/2025	RTC Extract for the periods 2024-25 in respect of Survey No .254.	Certified Copy
288.	22/03/1994	RTC Extract for the period 1993-94 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No .255).	Certified Copy
289.	Date not clear	RTC Extract for the period 1994-95 to 1996-97 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .255).	Certified Copy
290.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of property bearing Survey No .122 measuring 2 acres (now bearing new Survey No .255).	Certified Copy
291.	25/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of property bearing Survey No. .122 measuring 2 acres (now bearing new Survey No. 255).	Certified Copy
292.	16/12/2021	RTC Extracts for the periods 2007-08 to 2018-19 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.255).	Certified Copy
293.	16/12/2021	RTC Extracts for the periods 2019-20 to 2021-22 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.255).	Certified Copy
294.	20/09/2023	RTC Extracts for the period 2022-23 in respect of Survey No.255.	Certified Copy
295.	20/09/2023	RTC Extracts for the period 2023-24 in respect of Survey No.255.	Certified Copy
296.	17/04/2025	RTC Extract for the period 2024-25 in respect of Survey No.255.	Certified Copy
297.	Date not clear	RTC Extract issued by the Village Accountant for the period 1994-95 to 1996-97 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.260).	Certified Copy
298.	05/02/1998	RTC Extract for the period 1997-98 to 2001-02 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.260).	Certified Copy

299.	24/05/2022	RTC Extract for the period 2001-02 to 2006-07 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.260).	Certified Copy
300.	16/12/2021	RTC Extracts for the periods 2007-08 to 2018-19 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.260).	Certified Copy
301.	16/12/2021	RTC Extracts for the periods 2019-20 to 2021-22 in respect of property bearing Survey No.122 measuring 2 acres (now bearing new Survey No.260).	Certified Copy
302.	20/09/2023	RTC Extract for the period 2022-23 in respect of Survey No.260.	Certified Copy
303.	20/09/2023	RTC Extract for the period 2023-24 in respect of Survey No.260.	Certified Copy
304.	17/04/2025	RTC Extract for the period 2024-25 in respect of Survey No.260.	Certified Copy
305.	02/04/1996	Mutation Register Extract bearing No.21/94-95 (Form 11) depicting the grant of property bearing survey no.122 measuring 2 acres (now bearing survey no.265) under Saguvalli Cheeti on 28/06/1985 in favour of Muniyappa in terms of proceedings under LND SR (1) 80/78-79.	Certified Copy
306.	20/04/2015	Mutation Register Extract bearing MR No.H41/2014-15 depicting C. Bheemraj as the original owner of Survey No.265 measuring 2 acres in terms of MR No.39/97-98 and as the present owner in terms of Adalat CR418/14-15 dated 10/03/2015.	Certified Copy
307.	14/11/1995	Mutation Register Extract bearing No.5/90-91 (Form 11), depicting the transfer of Khata from Chikkahuchappa to his wife Gangamma in terms of order bearing IHR No.73/90-91 issued by the Tahsildar.	Certified Copy
308.	16/07/1994	Mutation Register Extract bearing No.17/93-94 (Form 11) (RTCP No.506) depicting the grant of Saguvalli Cheeti on 05/12/1985 in favour of Chikkamuniyappa in terms of proceedings under LND SR (1) 80/78-79.	Certified Copy
309.	05/02/1998	Mutation Register Extract bearing MR No.46/97-98 dated 05/02/1998 issued by the Village Accountant	Certified Copy

310.	20/04/2015	Mutation Register Extract bearing MR No.H40/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.261 measuring 2 acres in terms of MR No.38/97-98 pursuant to a sale and C. Bheemraj as the present owner of property bearing Survey No.261 measuring 2 acres by way of rectification in the Pahani in terms of Adalat CR419/14-15 dated 10/03/2015.	Certified Copy
311.	25/08/1995	Mutation Register Extract bearing No.20/94-95 (Form 11) depicting the grant of property bearing survey no.122 (now bearing new survey no.262) measuring 2 acres under Saguvalli Cheeti on 05/12/1985 in favour of Muninarayanappa in terms of proceedings under LND SR (1) 80/78-79.	Certified Copy
312.	20/04/2015	Mutation Register Extract bearing MR No.H35/2014-15 depicting C. Bheemraj as the original owner of property bearing Survey No.262 measuring 2 acres in terms of MR No.35/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR424/14-15 dated 10/03/2015.	Certified Copy
313.	01/03/1995	Mutation Register Extract bearing MR No.22/94-95 (Form 11) depicting the grant of property bearing survey no.122 measuring 2 acres (now bearing new survey no.258) under Saguvalli Cheeti in favour of Mariyappa in terms of proceedings under LND SR 80/78-79 dated 28/05/1985.	Certified Copy
314.	05/02/1998	Mutation Register Extract bearing MR No.36/97-98 dated 05/02/1998 issued by the Village Accountant, Devanahalli.	Certified Copy
315.	20/04/2015	Mutation Register Extract bearing MR No.H38/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.258 measuring 2 acres in terms of MR No.42/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR421/14-15 dated 10/03/2015.	Certified Copy
316.	20/04/2015	Mutation Register Extract bearing MR No.H61/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.256 measuring 2 acres in terms of MR No.40/97-98 pursuant to a sale and as the present owner by	Certified Copy

		way of rectification in the Pahani in terms of Adalat CR428/14-15 dated 10/03/2015.	
317.	02/03/1996	Mutation Register Extract bearing No.40/94-95 (Form 12) depicting the grant of property bearing survey no.122 measuring 2 acres (now bearing new survey no.263) under Saguvalli Cheeti in favour of Palluramma in terms of proceedings under LND SR (1) 80/78-79.	Certified Copy
318.	20/04/2015	Mutation Register Extract bearing MR No.H39/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.263 measuring 2 acres in terms of MR No.46/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR420/14-15 dated 10/03/2015.	Certified Copy
319.	18/05/1995	Mutation Register Extract bearing MR No.48/94-95 (Form 11) depicting the grant of property bearing survey no.122 measuring 2 acres (now bearing new survey no.264) under Saguvalli Cheeti in terms of Order No. LND SR(1)80/78-79 dated 05/12/1985 in favour of Chikkanna.	Certified Copy
320.	Date not Clear	IHR No. 91/96-97 pertaining to Property 8.	Certified Copy
321.	19/08/1996	Mutation Register Extract bearing No.57/96-97 (Form 11) depicting the change of Khata to the name of Muninarasamma in terms of IHR No.91/96-97, pursuant to the death of her husband, Chikkanna.	Certified Copy
322.	20/04/2015	Mutation Register Extract bearing MR No.H36/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.264 measuring 1 acre and 21 guntas and 19 guntas of Kharab land in terms of MR No.45/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR423/14-15 dated 10/03/2015.	Certified Copy
323.	06/03/1996	Mutation Register Extract bearing No.25/94-95 (Form 11) depicting the grant of property bearing survey no.122 measuring 2 acres now bearing new survey no.254 under Saguvalli Cheeti on 05/12/1985 in favour of Gaviyappa in terms of proceedings under LND SR (1) 80/78-79.	Certified Copy

324.	20/04/2015	Mutation Register Extract bearing MR No.H62/2014-15 depicting C. Bheemraj as the original owner of the property bearing Survey No.254 measuring 2 acres in terms of MR No.34/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat CR427/14-15 dated 10/03/2015.	Certified Copy
325.	02/04/1996	Mutation Register Extract bearing No.3/93-94 (Form 11) depicting the grant of Saguvalli Cheeti in terms of Order No.LND SR (1)80/78-79 dated 28/06/1985 in favour of Doddamuniyappa.	Certified Copy
326.	09/07/2018	Mutation Register Extract bearing MR No.H9/2018-19 depicting C. Bheemraj as the original owner of the property bearing Survey No.255 measuring 2 acres in terms of MR No.43/97-98 pursuant to a sale and C. Bheemraj as the present owner by way of rectification in the Pahani in terms of Adalat KCR19/18-19 dated 09/07/2018.	Certified Copy
327.	Date not clear	Mutation Register Extract bearing MR No.34/97-98 dated 05/02/1998 issued by the Village Accountant.	Certified Copy
328.	09/07/2018	Mutation Register Extract bearing MR No.H10/2018-19 depicting C. Bheemraj as the original owner of the property bearing Survey No.260 measuring 2 acres in terms of MR No.44/97-98 pursuant to a sale and as the present owner by way of rectification in the Pahani in terms of Adalat KACR20/18-19 dated 09/07/2018.	Certified Copy
329.	Date not clear	Endorsement issued by the Tahsildar, Devanahalli Taluk, denoting that the mutation register extracts bearing MR Nos.20/91-92, 21/94-95, 29/94-95 and 32/94-95 are not available.	Original
330.	29/05/2025	Endorsement bearing No.A/Le/ /2024-25 issued by the Office of the Tahsildar, Devanahalli.	Original
331.	29/05/2025	Endorsement bearing No. A/Le/___/2024-25 issued by the Tahsildar denoting the non-availability of the Endorsement dated 22/08/1997 bearing No. LND CR 593: 96-97.	Original
332.	24/04/2025	Encumbrance certificate for the period 01/04/2025 to 26/05/2025.	Certified Copy

333.	24/04/2025	Encumbrance certificate for the period 01/04/2023 to 22/04/2025 pertaining to Survey No.254.	Certified Copy
334.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.255.	Certified Copy
335.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.256.	Certified Copy
336.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.258.	Certified Copy
337.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.260.	Certified Copy
338.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.261.	Certified Copy
339.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.262.	Certified Copy
340.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.263.	Certified Copy
341.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.264.	Certified Copy
342.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.265.	Certified Copy
343.	24/04/2025	Encumbrance certificate for the period 01/04/2022 to 22/04/2025 pertaining to Survey No.266.	Certified Copy
344.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey No.260.	Certified Copy
345.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey No.263.	Certified Copy
346.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey No.255.	Certified Copy
347.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey Nos.258.	Certified Copy

348.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey Nos.254.	Certified Copy
349.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey Nos.253, Survey No. 264 and Survey No. 265.	Certified Copy
350.	18/12/2021	Encumbrance certificate for the period 01/04/2004 to 16/12/2021 pertaining to Survey Nos.256, 261 and 262.	Certified Copy
351.	Date Not Clear	Encumbrance certificate for the period 01/04/1980 to 31/03/2004.	Certified Copy

H. DISCLAIMER

This report is issued subject to the Observations set out in Section F above. The report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the property. We recommend a physical inspection and survey of the properties denoted herein prior to the conclusion of any transaction relating to such properties. We have not conducted an empirical search to determine if any litigation/s or acquisition proceeding/s is/are pending in respect of the Schedule Property Opined accordingly.

Veena Krishnan

Veena Krishnan

Partner

VK LAW CHAMBERS