

29th June 2026

To,

M/s Disha Whitehill Properties LLP,
Ground Floor,76,
Pembroke Laypout, Panathur,
Bengaluru-560103,

Hereunder referred to as 'the Client'

Kind Attn: Mr. Anji Reddy

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

1. SURVEY NO 304:

Report On Title

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I. SCHEDULE

ALL THAT PIECE AND PARCEL of the land bearing Survey No. 304, measuring an extent of 30 guntas and 01 gunta of A kharab, situated at Kadugodi village, Bidarahalli hobli, Bengaluru east taluk, Bengaluru, and bounded on:

East by	Land in Survey No. 305;
West by	Land in Survey No. 307;
North by	Land in Survey No. 6;
South by	Land belongs to Mr. Munisingh.

(Boundaries are ascertained as per Absolute Sale Deed registered on 17.01.2023, Registered as Document No. BDH-1-07907/2022-23).

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II. COPIES OF DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Description of the documents furnished for scrutiny
1.	Index of land, issued by the office of Tahsildar, Bangalore east taluk
2.	Record of Rights bearing No. 469
3.	Notarized Family Tree of late. Abbaiah Reddy, declared by Mr. k.C. Sreenivasa Reddy s/o late. Chinna Reddy
4.	Sale Deed dated 10.01.1959 registered on 15.01.1959 as document No. 3497/1958-59 in book-1, recorded in Volume No. 902, in pages 210 to 212, at the office of the Sub-Registrar, Hoskote
5.	Petition Copy in case bearing OS No. 342/2003, before the Court of the Civil Judge (Senior Division) Bangalore Rural District
6.	Judgement dated 01.12.2009 in case bearing OS No. 342/2003, before the court of II Addl. Civil Judge (Senior Division), Bangalore Rural District
7.	Death Certificate of late. A. Nanjunda Reddy s/o Abbaiah Reddy dated 23.01.2013, issued by the office of Chief Registrar of Birth and Death
8.	Compromise Petition in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Senior Division), Bangalore Rural District
9.	IA application order dated 29.11.2016 by the court of II Addl. Senior Civil Judge, Bangalore Rural District
10.	Death Certificate of late. P.A. Kanthamma w/o A Nanjunda Reddy dated 10.04.2017, issued by the office of Chief Registrar of Birth and Death
11.	Genealogical Tree of late. A Nanjunda Reddy, dated 16.03.2018 and attested by Tahsildar, Bangalore east taluk on 19.03.2018 bearing No. RD0038113084095
12.	Order dated 03.08.2017 in case bearing RA (BE) 128/2017-19, by the court of Assistant Commissioner
13.	Mutation Register Extract bearing No. H12/2017-18, issued by the office of Tahsildar, Bangalore east taluk



14.	Mutation Register Extract bearing No. H19/2017-18, issued by the office of Tahsildar, Bangalore east taluk
15.	Memorandum of Compromise Petition under Order XXIII Rule 3 of the Code of the Civil Procedure in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Senior Division), Bangalore Rural District
16.	Order dated 05.01.2021 and Compromise Decree dated 22.03.2022 in case bearing F.D.P. No. 8/2010 by the court of II Addl. Senior Civil Judge, Bangalore Rural District
17.	Agreement to Sell registered on 24.08.2021 as document No. MDP-1-02849/2021-22 of book-1, recorded in CD No. MDPD905, at the office of the Sub-Registrar, Mahadevapura
18.	Absolute Sale Deed dated 17.01.2023, registered as document No. BDH-1-07907/2022-23 of book-1, recorded in CD No. BDHD1215, at the office of the Sub-Registrar, Bidarahalli
19.	Mutation Register Extract bearing No. H34/2022-23, issued by the office of Tahsildar, Bangalore east taluk
20.	Mutation Register Extract bearing No. T3/2023-24, issued by the office of Tahsildar, Bangalore east taluk
21.	Record of Tenancy and Crops for the period 1968-69 to 1970-71, issued by the office of Tahsildar, Bangalore east taluk
22.	Record of Tenancy and Crops for the period 1974-75 to 1976-77, issued by the office of Tahsildar, Bangalore east taluk
23.	Record of Tenancy and Crops for the period 1993-94 to 1995-96, issued by the office of Tahsildar, Bangalore east taluk
24.	Record of Tenancy and Crops for the period 1998-99 to 2001-02, issued by the office of Tahsildar, Bangalore east taluk
25.	Record of Tenancy and Crops for the period 2001-02 to 2016-17, issued by the office of Tahsildar, Bangalore east taluk
26.	Record of Tenancy and Crops for the period 2017-18 to 2022-23, issued by the



	office of Tahsildar, Bangalore east taluk
27.	Record of Tenancy and Crops for the period 2017-18 to 2022-23, issued by the office of Tahsildar, Bangalore east taluk
28.	Record of Tenancy and Crops for the period 2023-24 to 2024-25, issued by the office of Tahsildar, Bangalore east taluk
29.	Moola Survey Tippanni, issued by the Department of Land Records
30.	Hadbust Sketch issued by the Department of Land Records
31.	Moola Pakka Book, issued by the Department of Land Records
32.	Village Map of Kadugodi Village issued by Department of Land Records
33.	Endorsement dated 08.01.2025 bearing TQ/TC/6062/2023-24 issued by the Superintendent of Land Records, Bangalore East Taluk
34.	Endorsement dated 06.01.2025 bearing No. PTCL/BE/CR/916/2024-25 issued by the Assistant Commissioner, Bangalore North Subdivision, Bangalore
35.	Nil tenancy Certificate dated 08.01.2025 bearing No. RD1218114026198 issued by the office of Tahsildar, Bangalore East Taluk
36.	Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority
37.	Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25, issued by the Bangalore Development Authority
38.	Encumbrance Certificate for the period 01.04.1940 to 31.07.1986, issued by the office of Sub-registrar, Hoskote
39.	Encumbrance Certificate for the period 01.08.1986 to 31.05.1989 and 01.06.1989 to 31.03.2004, issued by the office of Sub-registrar, Hoskote
40.	Encumbrance Certificate for the period 01.08.1986 to 31.05.1989 and 01.06.1989 to 31.03.2004, issued by the office of Sub-registrar, Bommenahalli & K.R. Puram respectively



41.	Encumbrance Certificate for the period 17.01.2023 to 17.01.2023 (one day EC), issued by the office of Sub-registrar, Bidarahalli
42.	Encumbrance Certificate for the period 01.04.2004 to 08.01.2025, issued by the office of Sub-registrar, Bidarahalli

III. TRACING OF TITLE

1. Originally, the land bearing Survey No. 304, measuring 31 guntas including 01 gunta of A kharab, situated at Kadugodi village, Bidarahalli Hobli, Hoskote Taluk (now Bangalore east taluk) was owned and possessed by one Mr. T V Krishna lyengar s/o B.G. Krishna lyengar as observed from the Index of land, issued by the office of Tahsildar, Bangalore east taluk, recorded vide RR No. 469. Accordingly, the Record of Rights bearing No. 469 specifies that Mr. T V Krishna lyengar s/o B.G. Krishna lyengar has acquired the said land from his ancestors.

Note: We have not been provided with Partition Deed dated 13.05.1958, document No. SF-10-173, as gathered from the EC for the period 01.04.1940 to 31.07.1986 (applied).

2. That Mr. T V Krishna lyengar s/o B.G. Krishna lyengar, being the absolute owner, has conveyed land measuring 30 guntas (excluding 01 gunta of kharab) in Survey No. 304 of Kadugodi village, Bidarahalli Hobli, Hoskote Taluk (**Hereinafter referred to as Schedule Property**), in favor of Ms. Erragamma d/o Venkataramanappa for the valuable consideration, by virtue of Sale Deed dated 10.01.1959 registered on 15.01.1959 as document No. 3497/1958-59 in book-1, recorded in Volume No. 902, in pages 210 to 212, at the office of the Sub-Registrar, Hoskote.
3. It is ascertained from the Notarized Family Tree of late. Abbaiah Reddy, declared by Mr. k.C. Sreenivasa Reddy s/o late. Chinna Reddy., that Abbaiah Reddy (demised) was married to Mrs. Erragamma (demised) and they having 4 children namely:
 - I. Doddananjunda Reddy (demised) married to Mrs. Gowamma (demised) their children namely., (i) K.N. Jayarama Reddy (82 years), (ii) K.N. Ashwathnarayana Reddy (80 years), (iii) K.N. Chandra Reddy (demised), (iv) K.N. Mohan Reddy (demised), (v) K.N. Sathish Reddy (60 years) and (vi) K.N. Vijaya Reddy (55 years).



II. Nanjunda Reddy (demised) married to Mrs. Shanthamma (demised) their children namely., (i) N. Usha (65 years), (ii) N. Udaya Prasad (63 years), (iii) N. Umadevi (61 years), (iv) N. Ramadevi (60 years) and (v) N. Savitha (58 years).

III. Chinna Reddy (demised) married to Mrs. Shakunthala (80 years) their children namely., (i) Dakshayani. C (demised), (ii) K.C. Sudha (58 years), (iii) C. Savitha (55 years) and (iv) K.C. Sreenivasa Reddy (48 years).

IV. Venkatamma (demised)

Note: We have been given to understand by the client that Venkatamma was demised unmarried.

4. Later, being the legal heirs of late. Erragamma w/o late. Abbaiah Reddy., (1) Mr. Nanjunda Reddy s/o Abbaiah Reddy, (2) Mr. P A Krishna Reddy, (3) Mr. P A Gopal, (4) Mr. P A Srinivas, (5) Mr. P A Venkatesh, (6) Mr. P A Padmanabha Reddy and (7) Mr. P A Prabhu (Sl. Nos. 2 to 7 being the sons of late. P. N. Appana Reddy) [hereinafter referred as Plaintiffs] have filed a suit for Partition in case bearing OS No. 342/2003, before the Court of the Civil Judge (Senior. Division) Bangalore Rural District., under order 7 rule 1 of the Code of Civil Procedure., in respect of family properties which included the land in Survey No. 304 measuring 31 guntas including 01 gunta of kharab was part of the suit listed as Item No. 10 of Schedule A Properties., against (1) Mr. Doddananjunda Reddy s/o Abbaiah Reddy, 2) Mr. A Chinna Reddy s/o Abbaiah Reddy, (2a) Mrs. P A Shkunthala, (2b) Mr. K C Sreenivas Reddy, (2c) Mrs. K C Drakshayani, (2d) Mrs. K C Sudha and (2e) Mrs. K C Vanitha (2a to 2e being the children of A Chinna Reddy) [hereinafter referred as Defendants]. Further, upon the appreciation of the said petition and on hearing the arguments the Hon'ble court of II Addl. Civil Judge (Senior Division), Bangalore Rural District passed a Judgement on 01.12.2009 stating that the Plaintiff No.1 is entitled to 1/3rd share in all the suit schedule properties.

Note: It is ascertained from the plaint copy in Case No. OS 342/2003, before the Court of the Civil Judge (Senior Division), Bangalore Rural District, that Erragamma and Abbaiah Reddy were predeceased, and that their death certificates are not available.

5. Then, A. Nanjunda Reddy s/o Abbaiah Reddy was demised on 02.10.2012, as captured from the Death Certificate dated 23.01.2013, issued by the office of Chief Registrar of Birth and Death.



6. Further, it is observed from the Compromise Petition in case bearing F.D.P. No. 8/2010 in connection with O.S. No. 342/2003, that A. Nanjunda Reddy s/o Abbaiah Reddy (Plaintiff No. 1) and (1) A. Doddananjunda Reddy s/o Abbaiah Reddy, (2) A Chinna Reddy s/o late Abbaiah Reddy (Defendants Nos. 1 and 2) since demised, their respective legal heirs were brought on record and thereby initiated proceedings before the court of II Addl. Senior Civil Judge, Bangalore Rural District, Bangalore praying the Hon'ble court be pleased to pass the final decree and their particulars are as detailed herein:

V. **For A Nanjunda Reddy :** (1a) P A Kanthamma w/o Late Nanjunda Reddy, (1b) N Udaya Prasad s/o late A Nanjunda Reddy, (1c) N Savitha d/o late A. Nanjunda Reddy, (1d) N Usha d/o late A Nanjunda Reddy, (1e) N Rama Devi d/o late A Nanjunda Reddy, (1f) N Uma Devi d/o late Nanjunda Reddy hereinafter referred as LR's of A Nanjunda Reddy.

VI. **For A Doddananjunda Reddy :** (2a) K N Jayarama Reddy s/o late Dodda Nanjunda Reddy, (2b) K N Ashwathanarayana Reddy s/o late Dodda Nanjunda Reddy, (2c) Mrs. Vinoda s/o late Dodda Nanjunda Reddy, (2d) C Sonia s/o late Dodda Nanjunda Reddy, (2e) C Shilpa Reddy s/o late Dodda Nanjunda Reddy, (2f) Jayalakshamma s/o late Dodda Nanjunda Reddy, (2g) M Tejaswini s/o late Dodda Nanjunda Reddy, (2h) M Siddhartha s/o late Dodda Nanjunda Reddy, (2i) K N Sathish Reddy s/o late Dodda Nanjunda Reddy, (2j) K N Vijaya Reddy s/o late Dodda Nanjunda Reddy hereinafter referred as LR's of Dodda Nanjunda Reddy.

VII. **For A Chinna Reddy:** (3a) P A Shakuntala d/o late Chinna Reddy, (3b) K C Srinivas Reddy s/o late A Chinna Reddy, (3c) K C Drakshayini d/o late A Chinna Reddy, (3d) K C Sudha d/o late A Chinna Reddy and (3e) K C Vanitha d/o late A Chinna Reddy hereinafter referred as LR's of Chinna Reddy.

Note: The Death Certificate of late. A Doddananjunda Reddy and late. A Chinna Reddy are not available, however the demise of late. A Doddananjunda Reddy and late. A Chinna Reddy are recorded in the Compromise Petition in case bearing F.D.P. No. 8/2010 as detailed above.

7. In the meanwhile, Petitioner No.1 (a), (c) to (f) filed an IA application under section 151 of Civil Procedure Code to recall the order dated 18.10.2014. Accordingly, the court of II Addl. Senior Civil Judge, Bangalore Rural District passed an Order dated 29.11.2016. Further, the said order dated 29.11.2016 discloses that the reason for recall application is that, 1 (b) viz. Udaya Prasad s/o late A Nanjunda had taken GPA to represent the LR's of A Nanjunda Reddy in OS No. 342/2003 however, the said Udaya Prasad compromised and had filed



joint memo without the knowledge of Petitioner No.1 (a), (c) to (f) and they then have filed this application to recall the order dated 18.10.2014 and thus the II Addl. Senior Civil Judge, Bangalore Rural District allowed the application of Petitioner No.1 (a), (c) to (f) in the said matter and order dated 18.10.2014 was recalled.

8. Then, P.A. Kanthamma w/o A Nanjunda Reddy was demised on 25.02.2017 as captured from the Death Certificate dated 10.04.2017, issued by the office of Chief Registrar of Birth and Death.
9. We have ascertained from the Genealogical Tree of late. A Nanjunda Reddy, dated 16.03.2018 and attested by Tahsildar, Bangalore east taluk on 19.03.2018 bearing No. RD0038113084095., provides that A Nanjunda Reddy s/o Abbaiah Reddy (demised) was married to P.A. Kanthamma (demised) and they having children namely (1) N. Usha (57 years), (2) N Udaya Prasad (56 years), (3) N Ramadevi (53 years), (4) N Umadevi (53 years) and (5) N Savitha (51 years).
10. Thereafter, one Mr. K C Sreenivas Reddy, son of late. A. Chinna Reddy has filed an Appeal in case bearing RA (BE) 128/2017-19, before the court of Assistant Commissioner, Bangalore North Taluk, under section 136(2) of the Karnataka Land Revenue Act, for change in katha with respect to the land in Survey No. 304 of Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk. Pursuant, to the same, the Assistant Commissioner, Bangalore North Taluk passed an order on 03.08.2017, directing the Tahsildar to record the name of Erragamma as per Sale Deed dated 10.01.1959 (referred supra) and thereby allowed the appeal.
11. Pursuant to the above order dated 03.08.2017, the name of erstwhile owner Mr. T.V. Krishna Iyengar was removed and the katha was changed to the name of Mrs. Erragamma by virtue of Mutation Register Extract bearing No. H12/2017-18, issued by the office of Tahsildar, Bangalore east taluk.
12. Therefore, since Erragamma was demised the katha was transferred in the name of Mr. K C Sreenivas Reddy, s/o late. A. Chinna Reddy with respect to land bearing Survey No. 304 measuring an extent of 30 guntas (excluding 01 guntas of kharab) by virtue of Mutation Register Extract bearing No. H19/2017-18, issued by the office of Tahsildar, Bangalore east taluk.



13. Thereafter, the LR's of A Nanjunda Reddy, Dodda Nanjunda Reddy and A Chinna Reddy (LR's as mentioned in the para-No. 4) filed a Memorandum of Compromise Petition under Order XXIII Rule 3 of the Code of the Civil Procedure in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Senior Division), Bangalore Rural District., vide the petition, the properties described were allotted in the following manner:

1. **Schedule A Properties** was allotted to the share of (1c) Ms. N Savitha d/o late. A Nanjunda Reddy, (1d). Ms. N Usha d/o late. A Nanjunda Reddy, (1e) Ms. N Rama Devi d/o late. A Nanjunda Reddy, and (1f) Ms. N Uma Devi d/o late. A Nanjunda Reddy.
2. **Schedule B Properties** was allotted to Udaya Prasad s/o Nanjunda Reddy.
3. **Schedule C Properties** was allotted to LR's of Dodda Nanjunda Reddy.
4. **Schedule D Properties** was allotted to LR's of A Chinna Reddy.

The Schedule Property comprising of 30 Guntas in Survey No. 304 of Kadugodi Village was allotted to LR's of A Chinna Reddy under Schedule D Properties.

Further, in view of the said compromise petition filed by the parties, II Addl. Senior Civil Judge, Bangalore Rural District passed an order on 05.01.2021 directing the office to draw final decree, and accordingly, the Compromise Decree has been drawn on 22.03.2022.

Note: we have not been provided with registered Final Decree in case bearing F.D.P. No. 8/2010.

Note: It has been ascertained from the plaint copy in FDP No. 8 of 2010, before the Court of the Civil Judge (Senior Division) at Bangalore, that during the pendency of the said proceedings, K.C. Drakshayani, daughter of the late A. Chinna Reddy, passed away unmarried, leaving behind her legal heirs, namely: (i) P.A. Shakunthala, (ii) K.C. Sreenivasa Reddy, (iii) K.C. Sudha, and (iv) K.C. Vanitha— all children of the late Chinna Reddy., and the said fact has been duly recorded in the court proceedings.

14. Later, with intention to sell the land measuring 30 guntas in Survey No. 304 of Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk., (1) Mrs. P A Shakuntala d/o late. Chinna Reddy, (2) Mr. K C Srinivas Reddy s/o late. A Chinna Reddy, (3) Mrs. K C Sudha d/o late. A Chinna Reddy and (4) Mrs. K C Vanitha d/o late. A Chinna Reddy, have all jointly entered into an Agreement to Sell with Mr. Kuber Singh s/o late. K V Hanuman Singh, and the said agreement was registered on 24.08.2021 as document No. MDP-1-02849/2021-22 of book-1, recorded in CD No. MDPD905, at the office of the Sub-Registrar, Mahadevapura.



15. Subsequently, (1) Mrs. P A Shakuntala d/o late. Chinna Reddy, (2) Mr. K C Srinivas Reddy s/o late. A Chinna Reddy, (3) Mrs. K C Sudha d/o late. A Chinna Reddy and (4) Mrs. K C Vanitha d/o late. A Chinna Reddy along with children of Mr. K C Srinivas Reddy namely., (5) Ms. Shravani d/o Sreenivas Reddy and (6) Master. Gagan Reddi, (Sl. Nos. 5 & 6 being minors represented by their natural guardian and father Sreenivas Reddy) conveyed the land besaring Survey No. 304 measuring an extent of 30 guntas (excluding 01 gunta of kharab) for the valuable consideration, in favor of Mr. Kuber Singh s/o late. K V Hanuman Singh by virtue of Absolute Sale Deed dated 17.01.2023, registered as document No. BDH-1-07907/2022-23 of book-1, recorded in CD No. BDHD1215, at the office of the Sub-Registrar, Bidarahalli, and the said transaction is recorded in Mutation Register Extract bearing No. H34/2022-23, issued by the office of Tahsildar, Bangalore east taluk by which the name of Mr. Kuber Singh is mutated as the owner of the said land.
16. Mutation Register Extract bearing No. T3/2023-24, issued by the office of Tahsildar, Bangalore east taluk, reflects that the name of Mr. Kuber Singh recorded against the land in Survey No. 304 vide an Order dated 13.06.2023 bearing No. RRTDis/229/2023 passed by the Tahsildar, Bangalore East Taluk.

Revenue Documents / Record of Tenancy and Crops :

17. On perusal of Record of Tenancy and Crops for the period 1968-69 to 1970-71, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. T V Krishna Iyengar s/o B G Krishna Iyengar as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.
18. On perusal of Record of Tenancy and Crops for the period 1974-75 to 1976-77, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. T V Krishna Iyengar s/o B G Krishna Iyengar as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.
19. On perusal of Record of Tenancy and Crops for the period 1993-94 to 1995-96, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. T V Krishna Iyengar s/o B G Krishna Iyengar as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.
20. On perusal of Record of Tenancy and Crop for the period 1998-99 to 2001-02, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. T V Krishna Iyengar s/o B G Krishna Iyengar as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.



21. On perusal of Record of Tenancy and Crops for the period 2001-02 to 2016-17, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. T V Krishna Iyengar s/o B G Krishna Iyengar as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.
22. On perusal of Record of Tenancy and Crops for the period 2017-18 to 2022-23, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. T V Krishna Iyengar s/o B G Krishna Iyengar as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.
23. On perusal of Record of Tenancy and Crops for the period 2017-18 to 2022-23, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. K C Srinivas Reddy s/o late. A Chinna Reddy as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.
24. On perusal of Record of Tenancy and Crops for the period 2023-24 to 2024-25, issued by the office of Tahsildar, Bangalore east taluk, that the name of Mr. Kuber Singh s/o late. K V Hanuman Singh as the owner with respect to land bearing Survey No. 304 measuring an extent of 31 guntas including 01 gunta of A kharab.

Survey Documents:

25. Moola Survey Tippanni, issued by the Department of Land Records, in respect of land bearing Survey No. 304 discloses the Karda as Mukkala Reddy son of Veerbhadraiah and the said document reflects the shape and dimension of the land.
26. Hadbust Sketch issued by the Department of Land Records reflects the topographical shape and boundaries of the land bearing Survey No. 304.
27. Moola Pakka Book, issued by the Department of Land Records, in respect of land bearing Survey No. 304 discloses the karda as Mr. B. G. Krishna Iyengar.
28. Village Map of Kadugodi Village issued by Department of Land Records reflects the existence of Land bearing Survey No.304.



Endorsements:

29. Endorsement dated 08.01.2025 bearing TQ/TC/6062/2023-24 issued by the Superintendent of Land Records, Bangalore East Taluk discloses the non-availability of Akarband for land in Survey No. 304 of Kadugodi Village.
30. Endorsement dated 06.01.2025 bearing No. PTCL/BE/CR/916/2024-25 issued by the Assistant Commissioner, Bangalore North Subdivision, Bangalore discloses no proceedings being initiated under the provisions of the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prevention of Transfer of Certain Lands) Act, 1978 in respect to land in Survey No. 304 of Kadugodi Village.
31. Nil tenancy Certificate dated 08.01.2025 bearing No. RD1218114026198 issued by the office of Tahsildar, Bangalore East Taluk in respect to land in Survey No. 304 measuring 30 guntas of Kadugodi Village is furnished, which reflects that there are no tenancy claims filed with respect to said land before the said authority.
32. The Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority ("BDA"), indicates that upon an application made by N. Usha and others requesting the authority to exclude the land bearing Survey No. 304 measuring 15 guntas out of 30 guntas, along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 5 Guntas of karab land) ("Said Land") from the Residential (Mixed) Sensitive Zone in the approved Master Plan RMP-2015, the BDA vide its demand letter, informed the applicants to pay the necessary fee of Rs. 20,900/- to the Sensitive Zones Sub-Committee of the Authority. Following the payment of the fee and the submission of the challan, the BDA, via its Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25, made its decision to exclude Said Land subject to the following conditions that;
 - i. The Said Land must reserve the canals as indicated in the village and survey map.
 - ii. Tertiary canal buffers must be reserved in accordance with the approved Master Plan RMP-2015 for the canals and for those near the fishponds.
 - iii. The approved plan for the canals adjacent to the Said Land must be reserved as per the village plan and survey map.
 - iv. A primary canal buffer must be reserved as per RMP-2015.
 - v. The Said Land must be developed collectively as per the submitted certificate.
 - vi. No untreated wastewater shall be discharged from the proposed developments on the Said Land.
 - vii. To provide a system of smooth flow of rainwater falling on the Said Land.



Subject to these conditions, the approval has been granted to exclude Survey No. 304 measuring 15 guntas out of 30 guntas, along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 05 Guntas of karab land) from the approved Master Plan RMP-2015 Residential (Mixed) Sensitive Zone.

We have furnished Encumbrance Certificates detailed as below: -

33. Encumbrance Certificate for the period 01.04.1940 to 31.07.1986, issued by the office of Sub-registrar, Hoskote, with respect to land bearing Survey No. 304 measuring 30 guntas, reflects the entry as follows:

Sl. No.	Transactions	Document No	Remarks
1.	Sale Deed	Dated 13.05.1958, registered document No. SF-10-173	Nil

34. Encumbrance Certificate for the period 01.08.1986 to 31.05.1989 and 01.06.1989 to 31.03.2004, issued by the office of Sub-registrar, Bommenahalli & K.R. Puram respectively, with respect to land bearing Survey No. 304 measuring 30 guntas, does not reflect any registered encumbrances.

35. Encumbrance Certificate for the period 17.01.2023 to 17.01.2023 (one day EC), issued by the office of Sub-registrar, Bidarahalli, with respect to land bearing Survey No. 304 measuring 30 guntas, reflects the entry as follows:

Sl. No.	Transactions	Document No	Remarks
1.	Sale Deed	Dated 17.01.2023 document No. BDH-1- 07907/2022-23	Nil

36. Encumbrance Certificate for the period 01.04.2004 to 08.01.2025, issued by the office of Sub-registrar, Bidarahalli, with respect to land bearing Survey No. 304 measuring 30 guntas, reflects the entry as follows:

Sl. No.	Transactions	Document No	Remarks
1.	Agreement to Sell	Dated 24.08.2021 document No. MDP-1- 02849/2021-22	Nil



IV. OPINION & RECOMMENDATIONS

Upon review and scrutiny of the documents, we opine that **Mr. Kuber Singh s/o late. K V Hanuman Singh** is the absolute owner of the land bearing **Survey No. 304** measuring an extent of **30 guntas** including **01 gunta of A kharab**, **Situated at Kadugodi village, Bidarahalli hobli, Bengaluru east taluk, Bengaluru.**, and has valid, clear and marketable title over the same.

However, the same is subject to the following documents / clarification;

1. Partition Deed dated 13.05.1958, document No. SF-10-173, as gathered from the EC for the period 01.04.1940 to 31.07.1986.
2. Registered Final Decree in case bearing F.D.P. No. 8/2010.
3. Latest Property Tax paid receipt with respect to Survey No. 304.
4. Conversion Order for the change of land from Agricultural to non-agricultural before using it for Non-Agricultural purpose.
5. Endorsement from Land Acquisition Officer, Karnataka Industrial Area Development Board / National Highway Authority etc. regarding pendency of acquisition proceedings or any proposed acquisition of the property.

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2. SURVEY NO 305:

Report On Title

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I. SCHEDULE

ALL THAT PIECE AND PARCEL of the land bearing Survey No. 305, measuring an extent of 01 acre 11 guntas including 02 guntas of A kharab, situated at Kadugodi village, Bidarahalli hobli, Bengaluru east taluk, Bengaluru, and bounded on:

East by	Portion of the Land bearing Survey No. 245 and 306
West by	Portion of the Land bearing Survey No. 304 & 291
North by	Portion of the Land bearing Survey No.06
South by	Portion of the Land bearing Survey No. 237 & 306

(Boundaries are ascertained from the Absolute Sale Deed dated 09.05.2025, document No. MDP-1-00477/2025-26)

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Description of the documents furnished for scrutiny
43.	Record of Rights bearing No.470
44.	Index of Land, issued by the office of Tahsildar, Hoskote taluk
45.	Mortgage Deed dated 29.12.1962 registered as document No. 3105/62-63 of book-1, recorded in volume No. 998 in pages 262 to 269, at the office of the Sub-Registrar, Hoskote
46.	Notarized Family Tree of late. Abbaiah Reddy, declared by Mr. k.C. Sreenivasa Reddy s/o late. Chinna Reddy
47.	Petition copy in case bearing OS No. 342/2003, before the Court of the Civil Judge (Senior Division) Bangalore Rural District
48.	Death Certificate of late. A Nanjunda Reddy s/o Abbaiah Reddy dated 23.01.2013, issued by the office of Chief Registrar of Birth and Death
49.	Judgement dated 01.12.2009 in case bearing OS No. 342/2003, by the Court of the Civil Judge (Senior Division) Bangalore Rural District
50.	Compromise Petition in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Senior Division), Bangalore Rural District
51.	IA Order dated 29.11.2016 by the court of II Addl. Senior Civil Judge, Bangalore Rural District
52.	Mutation Register Extract bearing No. H2/2017-18, issued by the office of Tahsildar, Bangalore east taluk
53.	Death Certificate of P.A. Kanthamma w/o A Nanjunda Reddy dated 10.04.2017, issued by the office of Chief Registrar of Birth and Death
54.	Genealogical Tree of late. A Nanjunda Reddy, dated 16.03.2018 and attested by Tahsildar, Bangalore East taluk on 19.03.2018 bearing No. RD0038113084095
55.	Memorandum of Compromise Petition under Order XXIII Rule 3 of the Code of the Civil Procedure and Compromise Decree dated 22.03.2022 in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Senior Division),



	Bangalore Rural District
56.	Order dated 05.01.2021 in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Senior Division), Bangalore Rural District
57.	Final Decree in case bearing No. FDP.8/2010, in the court of II Addl. Senior Civil Judge Bengaluru Rural District, Bengaluru and registered on 30.08.2022 as document No. BDH-1-03964/2022-23 of book-1, recorded in CD No. BDH1111, at the office of the Sub-Registrar, Bidarahalli
58.	Mutation Register Extract bearing No. H10/2022-23, issued by the office of Tahsildar, Bangalore east taluk
59.	Mutation Register Extract bearing No. T41/2022-23, issued by the office of Tahsildar, Bangalore east taluk
60.	Absolute Sale Deed dated 09.05.2025, registered as document No. MDP-1-00477/2025-26 of book-1, stored in centralised database, at the office of Sub-Registrar, Shivajinar (Mahadevpura)
61.	Mutation Register Extract bearing No. H35/2024-25, issued by the office of Tahsildar, Bangalore east taluk
62.	Record of Tenancy and Crops for the period 1968-69 to 1971-1972, issued by the office of Tahsildar, Hoskote taluk
63.	Record of Tenancy and Crops for the period 1993-94 to 1996-97, issued by the office of Tahsildar, Hoskote taluk
64.	Record of Tenancy and Crops for the period 1998-99 to 2017-18, issued by the office of Tahsildar, Bangalore east taluk
65.	Record of Tenancy and Crops for the period 2018-19 to 2021-22, issued by the office of Tahsildar, Bangalore east taluk
66.	Record of Tenancy and Crops for the period 2022-23 to 2024-25, issued by the office of Tahsildar, Bangalore east taluk
67.	Record of Tenancy and Crops for the period 2024-25, issued by the office of Tahsildar, Bangalore east taluk



68.	Moola Survey Tippanni issued by the Department of Land Records
69.	Hadbust Sketch issued by the Department of Land Records
70.	Village Map of Kadugodi Village issued by Department of Land Records
71.	Endorsement dated 24.01.2025 bearing TQ/TC/4747/2023-24 and dated 06.03.2023 bearing No. TQ/TC/6156/2022-23 issued by the Superintendent of Land Records, Bangalore East Taluk
72.	Endorsement dated 22.11.2023 issued by the Tahsildar, Bangalore East Taluk
73.	Endorsement dated 06.01.2025 bearing No. PTCL/BE/CR/917/2024-25 issued by the Assistant Commissioner, Bangalore North Subdivision, Bangalore
74.	Nil tenancy Certificate dated 08.01.2025 bearing No. RD1218114026198 issued by the Tahsildar, Bangalore East Taluk
75.	Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority
76.	Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25, issued by the Bangalore Development Authority
77.	Encumbrance Certificate for the period 01.04.1930 to 31.07.1986, issued by the office of Sub-registrar, Hoskote
78.	Encumbrance Certificate for the period 01.08.1986 to 31.05.1989, issued by the office of Sub-registrar, Bommenahalli
79.	Encumbrance Certificate for the period 01.06.1989 to 31.03.2004, issued by the office of Sub-registrar, K.R. Puram
80.	Encumbrance Certificate for the period 01.04.2004 to 08.01.2025, issued by the office of Sub-registrar, Bidarahalli



III. TRACING OF TITLE

37. Originally, the land bearing Survey No. 305, measuring an extent of 01 acre 11 guntas including 02 guntas of A kharab, situated at Kadugodi village, Bidarahalli hobli, Hoskote taluk (now Bangalore east taluk), Bangalore district., was owned and possessed by one Mrs. Erragamma d/o Venkataramana, by way of Sale dated 22.03.1929 as captured from the Record of Rights bearing No.470, and the same is recorded in Index of Land, issued by the office of Tahsildar, Hoskote taluk.
38. That, (1) Mrs. Erragamma d/o Venkataramana, along with (2) Mr. Abbaiah Reddy, (3) Mr. Nanjunda Reddy s/o Abbaiah Reddy, (4) Mr. Jayaram Reddy, (5) Mr. Muni Reddy, (6) Mr. Aswatha Reddy, (7) Mrs. Chandra Reddy and another, executed a mortgage deed on 29.12.1962 in favour of Co-operative Society Limited vide a registered document No. 3105/62-63 of book-1, recorded in volume No. 998 in pages 262 to 269, at the office of the Sub-Registrar, Hoskote in respect to land measuring 21 Guntas and 29 Guntas in Survey No. 305.

Note: The mortgage deed in question was executed on 29.12.1962 in favour of a Co-operative Society Limited. We have been given to understand by the client that, as of date, there are no available records or references indicating the discharge or release of the said mortgage, nor are they able to trace the existence or operational status of the mortgagee bank or society. Therefore, in view of the above and considering that the mortgage was created more than 30 years ago, the claim is now barred by limitation under the Limitation Act, 1963.

39. It is ascertained from the Notarized Family Tree of late. Abbaiah Reddy, declared by Mr. k.C. Sreenivasa Reddy s/o late. Chinna Reddy., that Abbaiah Reddy (demised) was married to Mrs. Erragamma (demised) and they having 4 children namely:

VIII. Doddananjunda Reddy (demised) married to Mrs. Gowramma (demised) their children namely., (i) K.N. Jayarama Reddy (82 years), (ii) K.N. Ashwathnarayana Reddy (80 years), (iii) K.N. Chandra Reddy (demised), (iv) K.N. Mohan Reddy (demised), (v) K.N. Sathish Reddy (60 years) and (vi) K.N. Vijaya Reddy (55 years).

IX. Nanjunda Reddy (demised) married to Mrs. Shanthamma (demised) their children namely., (i) N. Usha (65 years), (ii) N. Udaya Prasad (63 years), (iii) N. Umadevi (61 years), (iv) N. Ramadevi (60 years) and (v) N. Savitha (58 years).



X. Chinna Reddy (demised) married to Mrs. Shakunthala (80 years) their children namely., (i) Dakshayani. C (demised), (ii) K.C. Sudha (58 years), (iii) C. Savitha (55 years) and (iv) K.C. Sreenivasa Reddy (48 years).

XI. Venkatamma (demised)

Note: We have been given to understand by the client that Venkatamma was demised unmarried.

40. Later, being the legal heirs of late. Erragamma w/o late. Abbaiah Reddy., (1) Mr. Nanjunda Reddy s/o Abbaiah Reddy, (2) Mr. P A Krishna Reddy, (3) Mr. P A Gopal, (4) Mr. P A Srinivas, (5) Mr. P A Venkatesh, (6) Mr. P A Padmanabha Reddy, (7) Mr. P A Prabhu (Sl. Nos. 2 to 7 being the sons of late. P N Appana Reddy) [hereinafter referred as Plaintiffs] have filed a suit for Partition in case bearing OS No. 342/2003, before the Court of the Civil Judge (Senior Division) Bangalore Rural District., under order 7 rule 1 of the Code of Civil Procedure., in respect of family properties (which included the land in Survey No. 304 totally measuring 21 guntas plus 29 guntas, was part of the suit listed as Item No. 2 of Schedule A Properties) against (1) Mr. Doddananjunda Reddy s/o late. Abbaiah Reddy, (2) Mr. A Chinna Reddy s/o late. Abbaiah Reddy, (2a) Mrs. P A Shakuntala, (2b) Mr. K C Sreenivas Reddy, (2c) Ms. K C Drakshayani, (2d) Mrs. K C Sudha, (2e) Mrs. K C Vanitha (2a to 2e being the children of A Chinna Reddy) [hereinafter referred as Defendants]. Further, upon the appreciation of the said petition and on hearing the arguments the Hon'ble court of II Addl. Civil Judge (Senior Division), Bangalore Rural District passed a Judgement on 01.12.2009 stating that the Plaintiff No.1 is entitled to 1/3rd share in all the suit schedule properties.

Note: It is ascertained from the plaint copy in Case No. OS 342/2003, before the Court of the Civil Judge (Senior Division), Bangalore Rural District, that Erragamma and Abbaiah Reddy were predeceased, and that their death certificates are not available.

41. Then, A. Nanjunda Reddy s/o Abbaiah Reddy was demised on 02.10.2012, as captured from the Death Certificate dated 23.01.2013, issued by the office of Chief Registrar of Birth and Death.
42. Further, it is observed from the Compromise Petition in case bearing F.D.P. No. 8/2010 in connection with O.S. No. 342/2003, that A. Nanjunda Reddy s/o Abbaiah Reddy (Plaintiff No. 1) and (1) A. Doddananjunda Reddy s/o Abbaiah Reddy, (2) A Chinna Reddy s/o late Abbaiah Reddy (Defendants Nos. 1 and 2) since demised, their respective legal heirs were brought on record and thereby initiated proceedings before the court of II Addl. Senior



Civil Judge, Bangalore Rural District, Bangalore praying the Hon'ble court be pleased to pass the final decree and their particulars are as detailed herein:

- XII. **For A Nanjunda Reddy :** (1a) P A Kanthamma w/o Late Nanjunda Reddy, (1b) N Udaya Prasad s/o late A Nanjunda Reddy, (1c) N Savitha d/o late A. Nanjunda Reddy, (1d) N Usha d/o late A Nanjunda Reddy, (1e) N Rama Devi d/o late A Nanjunda Reddy, (1f) N Uma Devi d/o late Nanjunda Reddy hereinafter referred as LR's of A Nanjunda Reddy.
- XIII. **For A Doddananjunda Reddy :** (2a) K N Jayarama Reddy s/o late Dodda Nanjunda Reddy, (2b) K N Ashwathanarayana Reddy s/o late Dodda Nanjunda Reddy, (2c) Mrs. Vinoda s/o late Dodda Nanjunda Reddy, (2d) C Sonia s/o late Dodda Nanjunda Reddy, (2e) C Shilpa Reddy s/o late Dodda Nanjunda Reddy, (2f) Jayalakshamma s/o late Dodda Nanjunda Reddy, (2g) M Tejaswini s/o late Dodda Nanjunda Reddy, (2h) M Siddartha s/o late Dodda Nanjunda Reddy, (2i) K N Sathish Reddy s/o late Dodda Nanjunda Reddy, (2j) K N Vijaya Reddy s/o late Dodda Nanjunda Reddy hereinafter referred as LR's of Dodda Nanjunda Reddy.
- XIV. **For A Chinna Reddy:** (3a) P A Shakuntala d/o late Chinna Reddy, (3b) K C Srinivas Reddy s/o late A Chinna Reddy, (3c) K C Drakshayini d/o late A Chinna Reddy, (3d) K C Sudha d/o late A Chinna Reddy and (3e) K C Vanitha d/o late A Chinna Reddy hereinafter referred as LR's of Chinna Reddy.

Note: The Death Certificate of late. A Doddananjunda Reddy and late. A Chinna Reddy are not available, however the demise of late. A Doddananjunda Reddy and late. A Chinna Reddy are recorded in the Compromise Petition in case bearing F.D.P. No. 8/2010 as detailed above.

43. In the meanwhile, Petitioner No.1 (a), (c) to (f) filed an IA application under section 151 of Civil Procedure Code to recall the order dated 18.10.2014. Accordingly, the court of II Addl. Senior Civil Judge, Bangalore Rural District passed an Order dated 29.11.2016. Further, the said order dated 29.11.2016 discloses that the reason for recall application is that, 1 (b) viz. Udaya Prasad s/o late A Nanjunda had taken GPA to represent the LR's of A Nanjunda Reddy in OS No. 342/2003 however, the said Udaya Prasad compromised and had filed joint memo without the knowledge of Petitioner No.1 (a), (c) to (f) and they then have filed this application to recall the order dated 18.10.2014 and thus the II Addl. Senior Civil Judge, Bangalore Rural District allowed the application of Petitioner No.1 (a), (c) to (f) in the said matter and order dated 18.10.2014 was recalled.



44. Thereafter, during the pendency of the abovementioned suit, (1) Mr. Udaya Prasad s/o Nanjunda Reddy and (2) Mr. K C Sreenivas Reddy s/o Chinna Reddy made an application to Tahsildar, Bangalore east taluk to transfer the khatha in their names pursuant to the demise of Erragamma. Accordingly, land measuring 01 acre 09 guntas in Survey No. 305 was mutated in the names of (1) Mr. Udaya Prasad s/o Nanjunda Reddy and (2) Mr. K C Sreenivas Reddy s/o Chinna Reddy by virtue of Mutation Register Extract bearing No. H2/2017-18, issued by the office of Tahsildar, Bangalore east taluk.
45. Then, P.A. Kanthamma w/o A Nanjunda Reddy was demised on 25.02.2017 as captured from the Death Certificate dated 10.04.2017, issued by the office of Chief Registrar of Birth and Death.
46. We have ascertained from the Genealogical Tree of late. A Nanjunda Reddy, dated 16.03.2018 and attested by Tahsildar, Bangalore east taluk on 19.03.2018 bearing No. RD0038113084095., provides that A Nanjunda Reddy s/o Abbaiah Reddy (demised) was married to P.A. Kanthamma (demised) and they having children namely (1) N. Usha (57 years), (2) N Udaya Prasad (56 years), (3) N Ramadevi (53 years), (4) N Umadevi (53 years) and (5) N Savitha (51 years).
47. Thereafter, the LRs of A Nanjunda Reddy, Dodda Nanjunda Reddy and A Chinna Reddy (LRs as mentioned in the para-No. 5) filed a Memorandum of Compromise Petition under Order XXIII Rule 3 of the Code of the Civil Procedure in case bearing F.D.P. No. 8/2010 before the court of II Addl. Civil Judge (Sr Dvn), Bangalore Rural District., vide the petition, the properties described were allotted in the following manner:
5. **Schedule A Properties** was allotted to the share of (1c) Ms. N Savitha d/o late. A Nanjunda Reddy, (1d). Ms. N Usha d/o late. A Nanjunda Reddy, (1e) Ms. N Rama Devi d/o late. A Nanjunda Reddy, and (1f) Ms. N Uma Devi d/o late. A Nanjunda Reddy.
 6. **Schedule B Properties** was allotted to Udaya Prasad s/o Nanjunda Reddy.
 7. **Schedule C Properties** was allotted to LRs of Dodda Nanjunda Reddy.
 8. **Schedule D Properties** was allotted to LRs of A Chinna Reddy.

Accordingly, the land bearing Survey No. 305, measuring an extent of 01 acre 10 guntas of Kadugodi Village along with other property was allotted to LRs of A Nanjunda Reddy viz., (1c) Ms. N Savitha d/o late. A Nanjunda Reddy, (1d). Ms. N Usha d/o late. A Nanjunda Reddy, (1e) Ms. N Rama Devi d/o late. A Nanjunda Reddy, and (1f) Ms. N Uma Devi d/o late. A Nanjunda Reddy, under Schedule A Properties.



Further, in view of the said compromise petition filed by the parties, II Addl. Senior Civil Judge, Bangalore Rural District passed an order on 05.01.2021 directing the office to draw final decree, and accordingly, the Compromise Decree has been drawn on 22.03.2022.

48. Pursuant to the above order, the LR's of late. A Nanjunda Reddy, late. A Dodda Nanjunda Reddy and late. A Chinna Reddy, jointly executed a Final Decree for partition in case bearing No. FDP.8/2010, in the court of II Addl. Senior Civil Judge Bengaluru Rural District, Bengaluru, under order 20 Rule 18 r/w section 54 of Civil Procedure Code and the same being registered on 30.08.2022 as document No. BDH-1-03964/2022-23 of book-1, stored in CD No. BDH1111, at the office of Sub-Registrar, Bidarahalli. In terms of the said partition, Mrs. N Savitha, Mrs. N Usha, Mrs. N Rama Devi and Mrs. N Uma devi daughters of late. A Nanjunda Reddy were jointly allotted Schedule A Properties which comprises the land measuring an extent of 01 acre 10 guntas in Survey No. 305, situated at Kadugudi Village, Bidarahalli Hobli, Bangalore east taluk.
49. Subsequently, the katha with respect to land measuring an extent of 01 acre 09 guntas (excluding 02 guntas of A kharab) in Survey No. 305 was transferred from (1) Mr. Udaya Prasad s/o Nanjunda Reddy and (2) Mr. K C Sreenivas Reddy s/o Chinna Reddy, to the names of (1) Mrs. N Savitha, (2) Mrs. N Usha, (3) Mrs. N Rama Devi and (4) Mrs. N Uma devi daughters of late. A Nanjunda Reddy as per the above said partition dated 30.08.2022, by virtue of Mutation Register Extract bearing No. H10/2022-23, issued by the office of Tahsildar, Bangalore east taluk.
50. Further, vide Tahsildar order dated 25.11.2022 bearing No. RRT/D/866/2022-23, the names of (1) Mr. Udaya Prasad s/o Nanjunda Reddy and (2) Mr. K C Sreenivas Reddy s/o Chinna Reddy were removed and the names of (1) Mrs. N Savitha, (2) Mrs. N Usha, (3) Mrs. N Rama Devi and (4) Mrs. N Uma devi daughters of late. A Nanjunda Reddy was mutated as joint owners with respect to land measuring an extent of 01 acre 11 guntas including 02 guntas of A kharab by virtue of Mutation Register Extract bearing No. T41/2022-23, issued by the office of Tahsildar, Bangalore east taluk.

Note: Latest Property Tax paid receipt with respect to Survey No. 305 to be furnished.

51. That (1) Mrs. N Savitha, (2) Mrs. N Usha, (3) Mrs. N Rama Devi and (4) Mrs. N Uma devi daughters of late. A Nanjunda Reddy, all being the joint owners have conveyed the land bearing Survey No. 305, measuring an extent of 01 acre 11 guntas including 02 guntas of A kharab land., for the valuable consideration in favour of Mr. Javeed Haroon s/o Mr. Syed Ali, by virtue of Absolute Sale Deed dated 09.05.2025, registered as document No. MDP-1-00477/2025-26 of book-1, stored in centralised database, at the office of Sub-Registrar,



Shivajinar (Mahadevpura). And the same is recorded in Mutation Register Extract bearing No. H35/2024-25, issued by the office of Tahsildar, Bangalore east taluk.

Revenue Documents / Record of Tenancy and Crops:

52. On perusal of Record of Tenancy and Crops for the period 1968-69 to 1971-1972, issued by the office of Tahsildar, Hoskote taluk, that reflects the name of Ms. Erragamma d/o Venkataramana is recorded as owner in possession of land measuring 01 acre 11 guntas including 02 guntas of A kharab in land bearing Survey No. 305.
53. On perusal of Record of Tenancy and Crops for the period 1993-94 to 1996-97, issued by the office of Tahsildar, Hoskote taluk, that reflects the name of Ms. Erragamma d/o Venkataramana is recorded as owner in possession of land measuring 01 acre 11 guntas including 02 guntas of A kharab in land bearing Survey No. 305.
54. On perusal of Record of Tenancy and Crops for the period 1998-99 to 2017-18, issued by the office of Tahsildar, Bangalore east taluk, that reflects the name of Ms. Erragamma d/o Venkataramana is recorded as owner in possession of land measuring 01 acre 11 guntas including 02 guntas of A kharab in land bearing Survey No. 305.
55. On perusal of Record of Tenancy and Crops for the period 2018-19 to 2021-22, issued by the office of Tahsildar, Bangalore east taluk, that reflects the names of (i) Mr. Udaya Prasad s/o late. Nanjunda Reddy and (ii) Mr. Sreenivas Reddy s/o late. Chinna Reddy, are recorded as joint owners in possession of land measuring 01 acre 11 guntas including 02 guntas of A kharab in land bearing Survey No. 305.
56. On perusal of Record of Tenancy and Crops for the period 2022-23 to 2024-25, issued by the office of Tahsildar, Bangalore east taluk, that reflects the names of (i) Mrs. N Savitha d/o late. Nanjunda Reddy, (ii) Mrs. N Usha w/o V. Somashekar, (iii) Mrs. N Ramadevi w/o M. Chandrashekar and (iv) Mrs. N Umadevi w/o R Jayakumar, are recorded as joint owners in possession of land measuring 01 acre 11 guntas including 02 guntas of A kharab in land bearing Survey No. 305.
57. On perusal of Record of Tenancy and Crops for the period 2024-25, issued by the office of Tahsildar, Bangalore east taluk, that reflects the name of Mr. Javeed Haroon s/o Mr. Syed Ali, is recorded as owner in possession of land measuring 01 acre 11 guntas including 02 guntas of A kharab in land bearing Survey No. 305.



Survey Documents:

58. Moola Survey Tippanni issued by the Department of Land Records in respect to land in Survey No. 305 discloses the Kardar as Venkatarmanaiah and the said document reflects the shape and dimension of the land and the same aligns with Village Map.
59. Hadbust Sketch issued by the Department of Land Records reflects the topographical shape and boundaries of the land bearing Survey No. 305.
60. Village Map of Kadugodi Village issued by Department of Land Records reflects the existence of Land bearing Survey No.305.

Endorsements:

61. Endorsement dated 24.01.2025 bearing TQ/TC/4747/2023-24 and dated 06.03.2023 bearing No. TQ/TC/6156/2022-23 issued by the Superintendent of Land Records, Bangalore East Taluk discloses the non-availability of Akarband for land in Survey No. 305 of Kadugodi Village.
62. Endorsement dated 22.11.2023 issued by the Tahsildar, Bangalore East Taluk discloses the non-availability of R.T.C extracts for the period 1981 to 1991 and 1991-92 of land in Survey No. 395 of Kadugudi Village in his office.
63. Endorsement dated 06.01.2025 bearing No. PTCL/BE/CR/917/2024-25 issued by the Assistant Commissioner, Bangalore North Subdivision, Bangalore discloses no proceedings being initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect to land in Survey No. 305 of Kadugodi Village.
64. Nil tenancy Certificate dated 08.01.2025 bearing No. RD1218114026198 issued by the Tahsildar, Bangalore East Taluk in respect to land in Survey No. 305 measuring 01 acre 09 guntas (excluding 02 guntas of A kharab) of Kadugodi Village is furnished, which reflects that there are no tenancy claims filed with respect to said land before the said authority.
65. The Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority ("BDA"), indicates that upon an application made by N. Usha and others requesting the authority to exclude the land bearing Survey No. 305 measuring 29 guntas out of 01 acre 09 guntas, along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 5 Guntas of karab land) ("Said Land") from the



Residential (Mixed) Sensitive Zone in the approved Master Plan RMP-2015, the BDA vide its demand letter, informed the applicants to pay the necessary fee of Rs. 20,900/- to the Sensitive Zones Sub-Committee of the Authority. Following the payment of the fee and the submission of the challan, the BDA, via its Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25, made its decision to exclude Said Land subject to the following conditions that;

- i. The Said Land must reserve the canals as indicated in the village and survey map.
- ii. Tertiary canal buffers must be reserved in accordance with the approved Master Plan RMP-2015 for the canals and for those near the fishponds.
- iii. The approved plan for the canals adjacent to the Said Land must be reserved as per the village plan and survey map.
- iv. A primary canal buffer must be reserved as per RMP-2015.
- v. The Said Land must be developed collectively as per the submitted certificate.
- vi. No untreated wastewater shall be discharged from the proposed developments on the Said Land.
- vii. To provide a system of smooth flow of rainwater falling on the Said Land.

Subject to these conditions, the approval has been granted to exclude Survey No. 305 measuring 29 guntas out of 01 acre 09 guntas, along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 05 Guntas of karab land) from the approved Master Plan RMP-2015 Residential (Mixed) Sensitive Zone.

We have furnished Encumbrance Certificates detailed as below: -

66. Encumbrance Certificate for the period 01.04.1930 to 31.07.1986, issued by the office of Sub-registrar, Hoskote, with respect to land bearing Survey No. 305, reflects the entry as follows:

Sl. No.	Transactions	Document No	Remarks
2.	Mortgage Deed	Dated 29.12.1962, registered document No. 3105/62-63	Nil

67. Encumbrance Certificate for the period 01.08.1986 to 31.05.1989, issued by the office of Sub-registrar, Bommenahalli, with respect to land bearing Survey No. 305, does not reflect any registered encumbrances.



68. Encumbrance Certificate for the period 01.06.1989 to 31.03.2004, issued by the office of Sub-registrar, K.R. Puram, with respect to land bearing Survey No. 305, does not reflect any registered encumbrances.
69. Encumbrance Certificate for the period 01.04.2004 to 08.01.2025, issued by the office of Sub-registrar, Bidarahalli, with respect to land bearing Survey No. 305, measuring 01 acre 11 guntas, does not reflect any registered encumbrances.
70. Encumbrance Certificate for the period 08.01.2025 to 18.02.2025, issued by the office of Sub-registrar, Bidarahalli, with respect to land bearing Survey No. 305, measuring 01 acre 11 guntas, does not reflect any registered encumbrances.

IV. OPINION & RECOMMENDATIONS

Upon review and scrutiny of the documents, we opine that **Mr. Javeed Haroon s/o Mr. Syed Ali** is the absolute owner having valid, clear and marketable title over the land bearing **Survey No. 305**, measuring an extent of **01 acre 11 guntas including 02 guntas of A kharab**, Situated at Kadugodi village, Bidarahalli hobli, Bengaluru east taluk, Bengaluru., and has valid, clear and marketable title over the same.

However, the same is subject to the following documents / clarification;

1. Latest Property Tax paid receipt with respect to Survey No. 305.
2. Conversion Order for the change of land use from Agricultural to non-agricultural before using it for Non-Agricultural purpose.
3. Endorsement from Land Acquisition Officer, Karnataka Industrial Area Development Board / National Highway Authority etc. regarding pendency of acquisition proceedings or any proposed acquisition of the property.

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3. SURVEY NO. 6/1:

Report On Title

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I. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of the unconverted land bearing Survey No.6/1, measuring 1 Acre situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded on:

East by	Naravala;
West by	Land belonging to Mallamma;
North by	Land in Survey No.7 belonging to K.S Ramaiah; and
South by	Land belonging to Mallamma.

(Boundaries are derived from the Sale Deed dated 09/05/2025, registered as Document No. MDP-1-00475/2025-26, of Book-1 stored electronically in the centralized database maintained by the office of Sub Registrar, Mahadevapura).

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II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Description of the documents furnished for scrutiny
1.	Record of Rights bearing RR No. (not legible)
2.	Sale deed dated 14.01.1959 registered as Document No.3516/1958-59 of Book-I stored in Volume No.925 at pages 97 to 98 in the Office of the Sub-Registrar Hoskote
3.	Record of Tenancy and Crops (RTCs) for the period 1974-75 to 1981-82 issued by the office of the Tahsildar, Hoskote Taluk
4.	Sale deed dated 23.07.1983 registered as Document No.1046/1983-94 of Book-I stored in Volume No. 1664 at pages 209 to 211 in the Office of the Sub-Registrar Hoskote.
5.	RTCs for the period 1983-84 to 1984-85; and from 1993-94 to 1997-98 issued by the office of the Tahsildar, Hoskote Taluk
6.	RTCs for the period 2001-02 to 2015-16 issued by the office of the Tahsildar, Hoskote Taluk
7.	Will dated 19.07.2014 registered as Document No.VRT-3-00027/2014-15 of Book-III stored in CD No. VRTD226 in the Office of the Sub-Registrar Shivajinagar (Varthur).
8.	Death Certificate of P.A Kanthamma w/o.late Nanjundareddy issued by the Chief Registrar of Birth and Death
9.	Mutation Register bearing MR No.H40/2017-18 issued by the Office of the Village Accountant, Kadugodi
10.	Order passed by Assistant Tahsildar, Bangalore North Taluk vide its order bearing No.R.A(BE)307/2015-16
11.	Mutation Register bearing MR No.H30/2016-17 issued by the Office of the Village Accountant, Kadugodi



12.	RTCs for the period 2016 to 2017 issued by the office of the Tahsildar, Hoskote Taluk
13.	RTCs for the period 2017-18 to 2021-22 issued by the office of the Tahsildar, Hoskote Taluk
14.	Mutation Register bearing MR No.T1/2022-23 issued by the Office of the Village Accountant, Kadugodi
15.	Hissa Mojini (Form No.5) issued by the Department of Survey and Land Records, Bangalore East Taluk
16.	RTCs for the period 2022 to 2023 issued by the office of the Tahsildar, Hoskote Taluk
17.	Family tree of A.Nanjundareddy attested by the Revenue Department in No.RD0038113084095
18.	Affidavit sworn by K.C Srinivasa Reddy s/o.Late Chinnareddy
19.	Litigation Documents pertaining to O.S No.120/2018 filed before the 1 st Additional Senior Civil Judge, Bengaluru
20.	Appeal before the Court of the Assistant Commissioner, Bengaluru North Sub-Division at Bengaluru in RA(BE)116/2022
21.	Mutation Register bearing MR No.T43/2023-24 issued by the Office of the Village Accountant, Kadugodi
22.	Gift deed dated 22.01.2024 registered as Document No.KRI-1-16604/2023-24 of Book-I stored electronically in the centralized database maintained by the Office of the Sub-Registrar K.R Puram
23.	Mutation Register bearing MR No.H31/2023-24 issued by the Office of the Village Accountant, Kadugodi
24.	RTCs for the period 2023-24 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk
25.	Endorsement (<i>undated</i>) issued by the Office of the Tahsildar, Hoskote
26.	Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:912/2024-25 issued



	by the Office of the Tahsildar Bangalore North Taluk
27.	Nil Tenancy Endorsement dated 08.01.2025 bearing No. RD1218114026198 issued by the Office of the Tahsildar Bangalore East Taluk
28.	Endorsement dated 24.02.2025 in No.R.K/C.R/1955/2024-25 issued by the Office of the Tahsildar, Bangalore East Taluk
29.	Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority and Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25
30.	Absolute Sale Deed dated 09.05.2025 registered as Document No.MDP-1-00475/2025-26 of Book-1 stored electronically in the centralized database maintained by the Office of the SRO-Mahadevapura
31.	RTCs for the period 2024 to 2025 issued by the office of the Tahsildar, Hoskote Taluk
32.	Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records, Hoskote
33.	Atlas Nakalu issued by the Department of Survey and Land Records, Hoskote
34.	Hudbust sketch issued by the Office of the Tahsildar, Bangalore East Taluk
35.	Encumbrance Certificate for the period from 15.01.1959 to 31.07.1986 issued by the office of Sub-Registrar, Hoskote
36.	Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 issued by the office of Sub-Registrar, Bommanahalli (Jayanagar)
37.	Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 issued by the office of Sub-Registrar, Shivajinagar (K.R Puram)
38.	Encumbrance Certificate for the period from 01.04.2004 to 08.05.2017 issued by the office of Sub-Registrar, Shivajinagar (K.R Puram)
39.	Encumbrance Certificate for the period from 01.04.2017 to 02.07.2024 issued by the office of Sub-Registrar, Bidarahalli
40.	Encumbrance Certificate for the period from 01.04.2022 to 08.01.2025 issued



	by the office of Sub-Registrar, Bidarahalli
41.	Encumbrance Certificate for the period from 01.04.2023 to 21.02.2025 issued by the office of Sub-Registrar, Shivajinagar (K.R Puram)

III. TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. On a review of the Record of Rights bearing RR No. (not legible) we note that T.V Krishna Iyengar is the initial owner with respect to land bearing Survey No.6, of Kadugodi Village.
2. The said T.V Krishna Iyengar s/o.B.G Krishna Iyengar conveyed land bearing Survey No.6 measuring 01 Acre in favour of Munireddy s/o.Muneppa vide a sale deed dated 14.01.1959 registered as Document No.3516/1958-59 of Book-I stored in Volume No.925 on pages 97 to 98 in the Office of the Sub-Registrar Hoskote.

Note: Kindly provide (a) the Death Certificate of Munireddy issued by the concerned authority. (2) Inheritance certificate that bears out the transfer of ownership from Munireddy to Mallamma.

3. The Record of Tenancy and Crops (RTCs) for the period 1974-75 to 1981-82 issued by the office of the Tahsildar, Hoskote Taluk, records the name T.V Krishna Iyengar as the owner in possession of land bearing Survey No.6 measuring 03 Acres 13 Guntas (including 02 Guntas of karab land).

Note: Although T.V Krishna Iyengar transacted the said property, the RTC records his name as the katheddar, which was later rectified vide an order passed by the Assistant Commissioner as detailed below.

Note: We are given to understand that Munireddy has been demised, and the katha of the said property has been devolved in the name of his wife Mallamma. However, we have not been provided with the document bearing out the devolution of ownership from Munireddy to Mallamma in this regard.



4. Thereafter, vide a sale deed dated 23.07.1983, the said Mallamma w/o. Munireddy conveyed land bearing Survey No.6 measuring 01 Acre in favour of P.A Kanthamma w/o. Nanjundareddy and the same has been registered as Document No.1046/1983-94 of Book-I stored in Volume No. 1664 at pages 209 to 211 in the Office of the Sub-Registrar Hoskote.
5. The RTCs for the period 1983-84 to 1984-85; and from 1993-94 to 1997-98 issued by the office of the Tahsildar, Hoskote Taluk, records the names of (a) T.V Krishna Iyengar, (b) Chikkamarappa, and (c) Kanthamma are recorded as the joint owners with respect to land bearing Survey No.6 measuring 03 Acres 13 Guntas (including 02 Guntas of karab land).

Note: The aforesaid RTCs reflect, the mutation register bearing MR No.25/1983-84 however, the endorsement has been provided stating that the said MR is not available.

6. The RTCs for the period 2001-02 to 2015-16 issued by the office of the Tahsildar, Hoskote Taluk, record the following as the owners in possession of Survey No.6 measuring 03 Acres 13 Guntas (including 02 Guntas of karab land).

Sl No.	Owners/Kathedars	Extent	<i>Note: The said RTCs were later rectified vide an order passed by the Assistant Commissioner in R.A(BE)307/2015-16 (as detailed below)</i>
1.	T.V Krishna Iyengar	00 Acre/Guntas	
2.	Chikkamarappa	20 Guntas	
3.	Kanthamma	01 Acre	

7. Later, the Will dated 19.07.2014 was executed by P.A Kanthamma w/o.late A.Nanjunda Reddy that, she bequeathed Survey No.6 measuring 01 Acre along with other property in favour of her daughter N.Savitha. The said Will specifies that, if in case Savitha pre-deceased the properties shall be devolved equally to her son Udayaprasad and daughters Umadevi, Usha and Ramadevi. The said Will is registered as Document No.VRT-3-00027/2014-15 of Book-III stored in CD No. VRTD226 in the Office of the Sub-Registrar Shivajinagar (Varthur).
8. The Death Certificate issued by the Chief Registrar of Birth and Death bears out that P.A Kanthamma w/o.late Nanjundareddy was demised on 25.02.2017 as per the records maintained by the said authority.



9. Thereafter, the said Kanthamma w/o.late Nanjundareddy demised and based on the Will bearing Document No.BRT-3-00027/2014-15 the katha of Survey No.6 measuring 01 Acre was transferred and mutated in the name of her daughter N.Savitha vide a mutation register bearing MR No.H40/2017-18 issued by the Office of the Village Accountant, Kadugodi.
10. The said P.A Kanthamma w/o.late Nanjundareddy (represented by her son Udaya Prasad) made an application before the Assistant Tahsildar for transferring the katha of Survey No.6 measuring 01 Acre in her name. Pursuant to this the katha of the said property was transferred to P.A Kanthamma vide an order passed by Assistant Tahsildar, Bangalore North Taluk vide its order bearing No.RA(BE)307/2015-16.
11. The Mutation Register bearing MR No.H30/2016-17 issued by the Office of the Village Accountant, Kadugodi that, in terms of the Order passed by Assistant Commissioner in RA(BE)307/2015-16 the names of T.V Krishna lyengar, Chikkamarappa and Kanthamma was removed and the name of Iragamma was recorded as the owner with respect to an extent measuring 02 Acres 11 Guntas and **the name of Kanthamma w/o.late Nanjundareddy was recorded as the owner with respect to an extent measuring 01 Acre in land in Survey No.6 (totally measuring 3 Acres 13 Guntas including 02 Guntas of karab).**
12. The RTCs for the period 2016 to 2017 issued by the office of the Tahsildar, Hoskote Taluk, record the name of (a) Iragamma as the owner with respect to an extent measuring 2 Acres 11 Guntas and the name of (b) Kanthamma is recorded as the owner with respect to an extent measuring 1 Acre in land bearing Survey No.6 (totally measuring 03 Acres 13 Guntas including 02 Guntas of karab land).
13. The RTCs for the period 2017-18 to 2021-22 issued by the office of the Tahsildar, Hoskote Taluk, record the name of (a) Kanthamma w/o.late Nanjundareddy as the owner with respect to an extent measuring 01 Acre and the name of (b) Udaya Prasad s/o.late Nanjundareddy and (c) K.C Srinivas Reddy s/o.late Chinnareddy are recorded as the owner with respect to an extent measuring 2 Acres 11 Guntas in land bearing Survey No.6 (totally measuring 03 Acres 13 Guntas including 02 Guntas of karab land).
14. The Mutation Register bearing MR No.T1/2022-23 issued by the Office of the Village Accountant, Kadugodi records bifurcation, that in terms of the phodi order the land in Survey No.6 measuring 03 Acres 13 Guntas was bifurcated into two (2) portions as **Survey**



No.6/1 measuring 01 Acre and Survey No.6/2 measuring 2 Acres 13 Guntas. Further the katha of Survey No.6/1 measuring 01 Acre was mutated in the name of Kanthamma and the katha of Survey No.6/2 measuring 02 Acres 13 Guntas was mutated in the joint names of Udaya Prasad and K.C Srinivas Reddy.

15. Hissa Mojini (Form No.5) issued by the Department of Survey and Land Records, Bangalore East Taluk that, Survey No.6 was bifurcated into two (2) portions as **Survey No.6/1 measuring 01 Acre** and Survey No.6/2 measuring 2 Acres 13 Guntas including 02 Guntas of karab land. Further **Survey No.6/1 bear out the name of Kanthamma** and Survey No.6/2 bear out the name of Udaya Prasad s/o.late Nanjundareddy and K.C Srinivasa Reddy s/o.late Chennareddy.
16. The RTCs for the period 2022 to 2023 issued by the office of the Tahsildar, Hoskote Taluk, records the name of Kanthamma w/o. late Nanjundareddy as the owner in possession of land bearing Survey No.6/1 measuring 01 Acre (without karab land).
17. The family tree of A.Nanjundareddy attested by the Revenue Department in No.RD0038113084095 records that, A Nanjunda Reddy s/o Abbaiah Reddy (demised) and his wife P.A. Kanthamma (demised) has five children namely (1) N. Usha, (2) N Udaya Prasad, (3) N Ramadevi, (4) N Umadevi and (5) N Savitha.
18. The affidavit sworn by K.C Srinivasa Reddy s/o.Late Chinnareddy records the family tree of Abbaiah Reddy, that the said Abbaiah Reddy was married to Iragamma and they had four children namely (a) Dodda Nanjundaiah, (b) Nanjundareddy, (c) Chinnareddy, and (d) Venkatamma.
 - a. The said Dodda Nanjundaiah (demised) was married to Gowramma (demised) and they had six children namely K.N Jayaramareddy, K.N Ashwathanarayanareddy, K.N Chandrareddy (demised), K.N Mohanareddy (demised), K.N Satish Reddy, K.N Vijayareddy.
 - b. The said Nanjundareddy (demised) was married to Shanthamma (demised) and they had five children namely N.Usha, N.Udaya Prasad, N.Umadevi, N.Ramadevi, and N.Savitha.
 - c. The said Chinnareddy (demised) was married to Shankuntala and they had four children namely Dhakshayani (demised), K.C Sudha, C.Savitha and K.C Srinivasareddy.
 - d. The said Venkatamma (demised).



19. Thereafter, N.Udaya Prasad s/o.late A.Nanjunda Reddy filed a suit before the 1st Additional Senior Civil Judge, Bengaluru in O.S No.120/2018 against his sisters namely N.Usha, N.Ramadevi, N.Umadevi and N.Savitha (all daughters of late A.Nanjunda Reddy and Kanthamma), claiming 1/5th share in Survey No.6/1 measuring 1 Acre and other joint family properties. The said suit was decreed on 07.01.2022 based on a compromise petition filed by the parties and by virtue of the compromise, N. Udaya Prasad accepted the Will that had been executed in favor of N. Savitha and further declared that he has no claim over the said property.
20. Subsequently, N.Savitha d/o.late A.Nanjunda Reddy made an appeal before the Court of the Assistant Commissioner, Bengaluru North Sub-Division at Bengaluru in RA(BE)116/2022 seeking to remove the name of Kanthamma in the RTCs and to include her name in the revenue records, the said appeal was allowed and the Assistant Commissioner directed to effect the mutation and transfer the katha from name of Kanthamma into the name of N.Savitha in respect of the Property in Survey No.6 (New No.6/1) measuring 1 Acre situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk.
21. The Mutation Register bearing MR No.T43/2023-24 issued by the Office of the Village Accountant, Kadugodi that, in terms of the Order passed by the Assistant Commissioner in RA(BE)116/2022 the katha of Survey No.6/1 measuring 01 Acre was transferred and mutated in the name of Savitha d/o. Nanjundareddy.
22. Later, on 22.01.2024 N. Savitha d/o.late A.Nanjunda Reddy gifted Survey No.6/1 (Survey No.6) measuring 01 Acre in favour of N.Usha w/o.V.Somashekar, N.Ramadevi w/o.M. Chandrashekar, N.Uma Devi w/o.R.Jayakumar and the said gift deed has been registered as Document No.KRI-1-16604/2023-24 of Book-I stored electronically in the centralized database maintained by the Office of the Sub-Registrar K.R Puram.
23. The Mutation Register bearing MR No.H31/2023-24 issued by the Office of the Village Accountant, Kadugodi that, in terms of the gift deed bearing Document No.KRI-1-16604/2023-24 the katha of Survey No.6/1 measuring 01 Acre was transferred and mutated in the name of N.Uma Devi, N.Ramadevi and N.Usha.
24. The RTCs for the period 2023-24 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk, records the names of (a) N.Uma Devi d/o.late A.Nanjunda Reddy, (b) N.Ramadevi d/o.late A.Nanjunda Reddy, and (c) N.Usha d/o.late A.Nanjunda Reddy as the owner in possession of land bearing Survey No.6/1 measuring 01 Acre (without karab land).



25. Endorsement (*undated*) issued by the Office of the Tahsildar, Hoskote that the RTCs for the period from 1968 to 1973 and from 1986 to 1992, Index of Land and Mutation Register MR No.25/1983-84 with respect to Survey No.6 is not available in the records maintained by the said authority.
26. Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:912/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk provides that there are no proceedings filed or initiated under the provisions of Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978, with respect to land bearing Survey No.6/1.
27. Nil Tenancy Endorsement dated 08.01.2025 bearing No. RD1218114026198 issued by the Office of the Tahsildar Bangalore East Taluk that there are no tenancy claims filed or pending under Form No.7 of the Karnataka Land Reforms Act, with respect to land bearing Survey No.6/1 measuring 01 Acre.
28. Endorsement dated 24.02.2025 in No.R.K/C.R/1955/2024-25 issued by the Office of the Tahsildar, Bangalore East Taluk provides that the RTC extracts for the period from 1980 to 1993 and from 1997 to 2001 in respect to Survey No.6 are not available in the records maintained by the said authority.
29. The Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority ("BDA"), indicates that upon an application made by N. Usha and others requesting the authority to exclude the land bearing Survey No. 6/1 measuring 1 acre, along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 5 Guntas of karab land) ("Said Land") from the Residential (Mixed) Sensitive Zone in the approved Master Plan RMP-2015, the BDA vide its demand letter, informed the applicants to pay the necessary fee of Rs. 20,900/- to the Sensitive Zones Sub-Committee of the Authority. Following the payment of the fee and the submission of the challan, the BDA, via its Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25, made its decision to exclude Said Land subject to the following conditions that;
 - a) The Said Land must reserve the canals as indicated in the village and survey map.
 - b) Tertiary canal buffers must be reserved in accordance with the approved Master Plan RMP-2015 for the canals and for those near the fishponds.



- c) The approved plan for the canals adjacent to the Said Land must be reserved as per the village plan and survey map.
- d) A primary canal buffer must be reserved as per RMP-2015.
- e) The Said Land must be developed collectively as per the submitted certificate.
- f) No untreated wastewater shall be discharged from the proposed developments on the Said Land.
- g) To provide a system of smooth flow of rainwater falling on the Said Land.

Subject to these conditions, the approval has been granted to exclude Survey No. 6/1 measuring 1 acre, along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 05 Guntas of karab land) from the approved Master Plan RMP-2015 Residential (Mixed) Sensitive Zone.

- 30. Absolute Sale Deed dated 09.05.2025 executed by N.Usha d/o.late Nanjunda Reddy, N.Ramadevi d/o.late Nanjunda Reddy, N.Uma Devi d/o.late Nanjunda Reddy as 'Vendors' along with N.Savitha d/o.late Nanjunda Reddy as 'Confirming Party' conveying land bearing Survey No.6/1 measuring 01 Acre in favour of Ansar Pasha s/o.Ameer Jan and the same has been registered as Document No.MDP-1-00475/2025-26 of Book-1 stored electronically in the centralized database maintained by the Office of the SRO-Mahadevapura.
- 31. The RTCs for the period 2024 to 2025 issued by the office of the Tahsildar, Hoskote Taluk, records the name of Ansar Pasha s/o.Ameer Jan as the owner in possession of land bearing Survey No.6/1 measuring 01 Acre (without karab land) vide MR No.H36/2024-25.
- 32. Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records, Hoskote provides that the land bearing Survey No.6/1 measures 01 Acre without karab land.
- 33. Atlas Nakalu issued by the Department of Survey and Land Records, Hoskote that bear out the typographical sketch of Survey No.6 and its bifurcation of Survey No.6/1 and Survey No.6/2.
- 34. Hudbust sketch issued by the Office of the Tahsildar, Bangalore East Taluk in respect of Survey No.6/1.



35. Encumbrance Certificate for the period from 15.01.1959 to 31.07.1986 issued by the office of Sub-Registrar, Hoskote with respect to Larger Survey No.6 measuring 01 Acre apart from the transactions as stated below, there are no charges registered with respect to the said property during the said period.
- a. Sale Deed dated 15.01.1959 registered as Document No.3516/1958-59.
 - b. Sale Deed dated 23.07.1983 registered as Document No.1046/1983-84.
36. Encumbrance Certificate for the period from 01.08.1986 to 31.05.1989 issued by the office of Sub-Registrar, Bommanahalli (Jayanagar) with respect to Survey No.6 (New No.6/1) measuring 01 Acre that there are no charges registered with respect to the said property during the said period.
37. Encumbrance Certificate for the period from 01.06.1989 to 31.03.2004 issued by the office of Sub-Registrar, Shivajinagar (K.R Puram) with respect to Survey No.6 measuring 01 Acre that there are no charges registered with respect to the said property during the said period.
38. Encumbrance Certificate for the period from 01.04.2004 to 08.05.2017 issued by the office of Sub-Registrar, Shivajinagar (K.R Puram) with respect to Survey No.6 measuring 01 Acre that there are no charges registered with respect to the said property during the said period.
39. Encumbrance Certificate for the period from 01.04.2017 to 02.07.2024 issued by the office of Sub-Registrar, Bidarahalli with respect to Survey No.6 measuring 01 Acre apart from the transactions as stated below, there are no charges registered with respect to the said property during the said period.
- Gift Deed dated 22.01.2024 registered as Document No.KRI-1-16604/2023-24.
40. Encumbrance Certificate for the period from 01.04.2022 to 08.01.2025 issued by the office of Sub-Registrar, Bidarahalli with respect to Survey No.6/1 (Survey No.6) measuring 01 Acre apart from the transactions as stated below, there are no charges registered with respect to the said property during the said period.
- Gift Deed dated 22.01.2024 registered as Document No.KRI-1-16604/2023-24.



41. Encumbrance Certificate for the period from 01.04.2023 to 21.02.2025 issued by the office of Sub-Registrar, Shivajinagar (K.R Puram) with respect to Survey No.6/1 measuring 01 Acre that there are no charges registered with respect to the said property during the said period.

IV. OPINION

Upon review and scrutiny of the documents furnished to us, **we are of the opinion that; Mr. Ansar Pasha s/o. Ameer Jan** are the joint owners and have marketable title over Survey No.6/1 measuring 1 Acre (without karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk.

Our opinion is also subject to the production of the following documents and observations/ recommendations:

1. Death Certificate of Munireddy issued by the concerned authority. **Note:** SI No.3 is required, in absence of the death certificate of Munireddy.
2. Inheritance certificate that bears out the transfer of ownership from Munireddy to Mallamma. **Note:** Munireddy acquired title to 1 Acre in Survey No.6 in the year 1959, subsequently his wife Mallamma executed sale deed in the year 1983. We do not have any devolution documents to show how Mallamma is entitled to sell the property. We assume that the property has been inherited from Munireddy hence the connecting/ devolution document in this regard is necessary to perfect the title.
3. Tax Receipt.
4. Mutation Register Extract bearing MR No.H36/2024-25.
5. Official Memorandum- Conversion Order under Section 95 of the Karnataka Land Revenue Act, 1964.
6. Nil acquisition.

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4. SURVEY NO. 6/2, 6/3 & 6/4:

Report On Title

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I. SCHEDULE PROPERTY

(1)

ALL THAT PIECE AND PARCEL of the unconverted land bearing Survey No.6/2, measuring 1 Acre 05 ½ Guntas (including 02 Guntas of karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded on:

East by	Survey No.4 & Kaluve/Water Channel;
West by	Land in Survey No.3;
North by	Land in Survey No.7; and
South by	Land in Survey No.6/4 .

(Boundaries are derived from the Sale Deed dated 17.05.2025 registered as Document No.MDP-1-00564/2025-26 of Book-I stored electronically in the centralized database maintained by the SRO- Mahadevapura)



(2)

ALL THAT PIECE AND PARCEL of the unconverted land bearing Survey No.6/3 measuring 35 ½ Guntas (without karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded on:

East by	The portion of Survey No.6 belonging to A.Chinnareddy;
West by	Land in Survey No.6, belonging to P.A Kanthamma;
North by	Land in Survey No.7; and
South by	Land in Survey No.305, belonging to A.Nanjunda Reddy.

(Boundaries are derived from the Sale Deed, registered as Document No.MDP-1-00473/2025-26 of Book-I stored electronically in the centralized database maintained by the SRO-Mahadevapura).

(3)

ALL THAT PIECE AND PARCEL of the unconverted land bearing Survey No.6/4, measuring 12 Guntas (without karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk, and bounded on:

East by	Remaining Portion of Survey No.6/4 (Block No.1);
West by	Survey No.6/3;
North by	Remaining Portion of Survey No.6/4 (Block No.1); and
South by	Survey No.6/4 and Survey No.305.

(Boundaries are derived from the Sale Deed dated 31.01.2024, registered as Document No. BDH-1-07941/2023-24, in the office of Senior Sub Registrar, Bidarahalli).

II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Description of the documents furnished for scrutiny
1.	Record of Rights bearing RR No. (not legible)
2.	Sale deed dated 10.01.1959 registered as Document No.3497/1958-59 of Book-I stored in Volume No.922 at pages 210 to 212 in the Office of the Sub-Registrar Hoskote
3.	Record of Tenancy and Crops (RTCs) for the period 1974-75 to 1981-82 issued by the office of the Tahsildar, Hoskote Taluk
4.	RTCs for the period 1983-84 to 1984-85; and from 1993-94 to 1997-98 issued by the office of the Tahsildar, Hoskote Taluk
5.	RTCs for the period 2001-02 to 2015-16 issued by the office of the Tahsildar, Hoskote Taluk
6.	Mutation Register bearing MR No.H30/2016-17 issued by the Office of the Village Accountant, Kadugodi
7.	The RTCs for the period 2016 to 2017 issued by the office of the Tahsildar, Hoskote Taluk
8.	Mutation Register bearing MR No.H2/2017-18 issued by the Office of the Village Accountant, Bangalore East Taluk
9.	Hissa Mojini (Form No.5) issued by the Department of Survey and Land Records, Bangalore East Taluk
10.	Affidavit sworn by K.C Srinivasa Reddy s/o.Late Chinnareddy
11.	Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records, Kadugodi
12.	Atlas Nakalu issued by the Department of Survey and Land Records, Kadugodi
13.	RTCs for the period 2017-18 to 2021-22 issued by the office of the Tahsildar,



	Hoskote Taluk
14.	Mutation Register bearing MR No.T1/2022-23 issued by the Office of the Village Accountant, Kadugodi
15.	RTCs for the period 2022 to 2023 issued by the office of the Tahsildar, Hoskote Taluk
16.	Litigation Documents pertaining to O.S No.342/2003-04 filed before the II Additional Senior Civil Judge, Bangalore Rural District, at Bangalore, Decree dated 01.12.2009, FDP No.8/2010 and Partition 25.08.2022 registered as Document No.BDH-1-03964/2022-23.
17.	Mutation Register bearing MR No.T62/2022-23 issued by the Office of the Village Accountant, Bangalore East Taluk
18.	Hissa Mojini (Form No.5) issued by the Department of Survey and Land Records, Bangalore East Taluk
19.	Partition deed dated 12.06.2023 registered as Document No.BDH-1-02007/2023-24, of Book-I stored in CD No.BDHD1321 in the Office of the Sub-Registrar (Shivajinagar) Bidrahalli
20.	Mutation Register bearing MR No.H2/2023-24 issued by the Office of the Village Accountant, Kadugodi
21.	Sale deed dated 31.01.2024 registered as Document No.BDH-1-07941/2023-24 of Book-I stored electronically in the centralized database maintained by the Office of the SRO-Bidrahalli
22.	Mutation Register bearing MR No.H32/2023-24 issued by the Office of the Village Accountant, Kadugodi
23.	Release deed dated 31.01.2024, registered as Document No.BDH-1-07942/2023-24 of Book-I stored electronically in the centralized database maintained by the Office of the SRO-Bidrahalli.
24.	Mutation Register bearing MR No.H33/2023-24 issued by the Office of the Village Accountant, Kadugodi
25.	Mutation Register bearing MR No.T69/2023-24 issued by the Office of the



	Village Accountant, Kadugodi
26.	Hudbust sketch issued by the Office of the Tahsildar, Bangalore East Taluk
27.	RTCs for the period 2023-24 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk for Survey No.6/2
28.	RTCs for the period 2022-23 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk for Survey No.6/3
29.	RTCs for the period 2023-24 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk for Survey No.6/4
30.	Agreement to Sell dated 07.10.2024 registered as Document No.BDH-1-04672/2024-25 of Book-I stored electronically in the centralized database maintained by the SRO-Bidarahalli
31.	Endorsement (<i>undated</i>) issued by the Office of the Tahsildar, Hoskote
32.	Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:913/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk
33.	Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:914/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk
34.	Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:915/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk
35.	Nil Tenancy Endorsement dated 08.01.2025 bearing No. RD1218114026198 issued by the Office of the Tahsildar Bangalore East Taluk
36.	Endorsement dated 22.01.2025, bearing No.RK/CR/1443/2024-25 issued by the Office of the Tahsildar, Bangalore East Taluk
37.	Endorsement dated 24.02.2025 in No.R.K/C.R/1955/2024-25 issued by the Office of the Tahsildar, Bangalore East Taluk
38.	Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority and Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25
39.	Absolute Sale Deed dated 17.05.2025 registered as Document No.MDP-1-



	00564/2025-26 of Book-1 stored electronically in the centralized database maintained by the Office of the SRO-Mahadevapura.
40.	Mutation Register bearing MR No.H39/2024-25 issued by the Office of the Village Accountant, Bangalore East Taluk
41.	RTCs for the period 2024 to 2025 issued by the office of the Tahsildar, Hoskote Taluk
42.	Absolute Sale Deed dated 09.05.2025 registered as Document No.MDP-1-00473/2025-26 of Book-1 stored electronically in the centralized database maintained by the Office of the SRO-Mahadevapura.
43.	RTCs for the period 2024 to 2025 issued by the office of the Tahsildar, Hoskote Taluk.
44.	Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records for Survey No.6/3
45.	Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records for Survey No.6/4
46.	Encumbrance Certificate for the period from 15.01.1959 to 31.07.1986 issued by the office of Sub-Registrar, Hoskote
47.	Encumbrance Certificate for the period from 01.04.2017 to 02.07.2024 issued by the office of Sub-Registrar, Bidarahalli
48.	Encumbrance Certificate for the period from 01.04.2022 to 08.01.2025 issued by the office of Sub-Registrar, Bidarahalli
49.	Encumbrance Certificate for the period from 01.04.2021 to 18.02.2025 issued by the office of Sub-Registrar, Bidarahalli
50.	Encumbrance Certificate for the period from 02.07.2024 to 18.02.2025 issued by the office of Sub-Registrar, Bidarahalli
51.	Encumbrance Certificate for the period from 08.01.2025 to 18.02.2025 issued by the office of Sub-Registrar, Bidarahalli



III. TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. On a review of the Record of Rights bearing RR No. (not legible) we note that T.V Krishna Iyengar is the initial owner with respect to land bearing Survey No.6, of Kadugodi Village.
2. Thereafter vide a sale deed dated 10.01.1959 the said, T.V Krishna Iyengar s/o.B.G Krishna Iyengar conveyed land bearing Survey No.6 measuring 02 Acres 11 Guntas in favour of Iragamma d/o.Venkataramanappa and the same has been registered as Document No.3497/1958-59 of Book-I stored in Volume No.922 at pages 210 to 212 in the Office of the Sub-Registrar Hoskote.
3. The Record of Tenancy and Crops (RTCs) for the period 1974-75 to 1981-82 issued by the office of the Tahsildar, Hoskote Taluk records the name T.V Krishna Iyengar as the owner in possession of land bearing Survey No.6 measuring 03 Acres 13 Guntas (including 02 Guntas of karab land).

Note: Although T.V Krishna Iyengar transacted the said property, the RTC records his name as the kathedrar, which was later rectified vide an order passed by the Assistant Commissioner as detailed below.

4. The RTCs for the period 1983-84 to 1984-85; and from 1993-94 to 1997-98 issued by the office of the Tahsildar, Hoskote Taluk, records the names of (a) T.V Krishna Iyengar, (b) Chikkamarappa, and (c) Kanthamma are recorded as the joint owners with respect to land bearing Survey No.6 measuring 03 Acres 13 Guntas (including 02 Guntas of karab land).

Note: The aforesaid RTCs reflect, the mutation register extract bearing MR No.25/1983-84 however, the endorsement has been provided stating that the said MR is not available.

5. The RTCs for the period 2001-02 to 2015-16 issued by the office of the Tahsildar, Hoskote Taluk, record the following as the owners in possession of Survey No.6 measuring 03 Acres 13 Guntas (including 02 Guntas of karab land).



SL No.	OWNERS/KATHEDARS	EXTENT	<i>Note: The said RTCs were later rectified vide an order passed by the Assistant Commissioner in R.A(BE)307/2015-16 (as detailed below)</i>
4.	T.V Krishna Iyengar	00 Acre/Guntas	
5.	Chikkamarappa	20 Guntas	
6.	Kanthamma	01 Acre	

6. The Mutation Register bearing MR No.H30/2016-17 issued by the Office of the Village Accountant, Kadugodi that, in terms of the Order passed by Assistant Commissioner in RA(BE)307/2015-16 the names of T.V Krishna Iyengar, Chikkamarappa and Kanthamma was removed and **the name of Iragamma was recorded as the owner with respect to an extent measuring 02 Acres 11 Guntas** and the name of Kanthamma w/o.late Nanjundareddy was recorded as the owner with respect to an extent measuring 01 Acre in land in Survey No.6 (totally measuring 3 Acres 13 Guntas including 02 Guntas of karab).
7. The RTCs for the period 2016 to 2017 issued by the office of the Tahsildar, Hoskote Taluk, record the name of (a) Iragamma as the owner with respect to an extent measuring 2 Acres 11 Guntas and the name of (b) Kanthamma is recorded as the owner with respect to an extent measuring 1 Acre in land bearing Survey No.6 (totally measuring 03 Acres 13 Guntas including 02 Guntas of karab land).
8. The Mutation Register bearing MR No.H2/2017-18 issued by the Office of the Village Accountant, Bangalore East Taluk that, Iragamma demised thereafter, the ownership of Survey No.6 measuring 2 Acres 11 Guntas was transferred and mutated in the joint names of (a) Udaya Prasad s/o.late A.Nanjunda Reddy and (b) K.C Srinivasa Reddy s/o.late Chinna Reddy.

Note: We are given to understand from the landowners that, Iragamma is the wife of Abbaiah Reddy. Further, we had sought for the death certificate of Iragamma and we are given to understand that the same is not available hence we are relying on the contents of the MR No.H2/2017-18.

9. Hissa Mojini (Form No.5) issued by the Department of Survey and Land Records, Bangalore East Taluk that, Survey No.6 was bifurcated into two (2) portions as Survey No.6/1 measuring 01 Acre and Survey No.6/2 measuring 2 Acres 13 Guntas including 02 Guntas of karab land. Further Survey No.6/1 bears out the name of Kanthamma and **Survey No.6/2**



bears out the name of Udaya Prasad s/o.late Nanjundareddy and K.C Srinivasa Reddy s/o.late Chennareddy.

10. The affidavit sworn by K.C Srinivasa Reddy s/o.Late Chinnareddy records the family tree of Abbaiah Reddy, that the said Abbaiah Reddy was married to Iragamma and they had four children namely (a) Dodda Nanjundaiah, (b) Nanjundareddy, (c) Chinnareddy, and (d) Venkatamma.
 - a) The said Dodda Nanjundaiah (demised) was married to Gowramma (demised) and they had six children namely K.N Jayaramareddy, K.N Ashwathanarayanareddy, K.N Chandrareddy (demised), K.N Mohanareddy (demised), K.N Satish Reddy, K.N Vijayareddy.
 - b) The said Nanjundareddy (demised) was married to Shanthamma (demised) and they had five children namely N.Usha, N.Udaya Prasad, N.Umadevi, N.Ramadevi, and N.Savitha.
 - c) The said Chinnareddy (demised) was married to Shankuntala and they had four children namely Dhakshayani (demised), K.C Sudha, C.Savitha and K.C Srinivasareddy.
 - d) The said Venkatamma (demised).
11. Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records, Kadugodi provides that the land bearing Survey No.6/2 measures 02 Acres 13 Guntas including 02 Guntas of karab land.
12. Atlas Nakalu issued by the Department of Survey and Land Records, Kadugodi that bears out the typographical sketch of Survey No.6 and its bifurcation of Survey No.6/1 and Survey No.6/2.
13. The RTCs for the period 2017-18 to 2021-22 issued by the office of the Tahsildar, Hoskote Taluk, record the name of (a) Kanthamma w/o.late Nanjundareddy as the owner with respect to an extent measuring 01 Acre and the name of (b) **Udaya Prasad s/o.late Nanjundareddy** and (c) **K.C Srinivas Reddy s/o.late Chinnareddy** is recorded as the owner with respect to an extent measuring 2 Acres 11 Guntas in land bearing Survey No.6 (totally measuring 03 Acres 13 Guntas including 02 Guntas of karab land).



14. The Mutation Register bearing MR No.T1/2022-23 issued by the Office of the Village Accountant, Kadugodi records bifurcation, that in terms of the phodi order the land in Survey No.6 measuring 03 Acres 13 Guntas was bifurcated into two (2) portions as Survey No.6/1 measuring 01 Acre and Survey No.6/2 measuring 2 Acres 13 Guntas (including 02 Guntas of karab land). Further the katha of Survey No.6/1 measuring 01 Acre was mutated in the name of Kanthamma and the katha of **Survey No.6/2 measuring 02 Acres 11 Guntas was mutated in the joint names of Udaya Prasad and K.C Srinivas Reddy.**
15. The RTCs for the period 2022 to 2023 issued by the office of the Tahsildar, Hoskote Taluk, records the names of Udaya Prasad w/o.late Nanjundareddy and K.C Srinivasa Reddy s/o.late Chinnareddy as the joint owners with respect to land bearing Survey No.6/2 measuring 02 Acres 13 Guntas (including 02 Guntas of karab land).
16. Meanwhile, the family members of Iragamma (her legal heirs), children of Abbaiah Reddy and Appanna Reddy filed a suit for partition before the II Additional Senior Civil Judge, Bangalore Rural District, at Bangalore vide O.S No.342/2003-04, including Survey No.6 measuring 02 Acres 11 Guntas, The said suit came to be decreed on 01.12.2009. Thereafter, the final decree proceedings were filed before the said Court vide FDP No.8/2010. The said proceedings came to be compromised between the parties to the said proceedings and by virtue of the of the court Partition 25.08.2022 registered as Document No.BDH-1-03964/2022-23 **the land in Survey No.6/2 measuring 1 Acre 15.08 Guntas (including 02 Guntas of karab land) was allotted jointly to the share of A.Chinna Reddy s/o.late Abbaiah Reddy, P.A Shakuntala, K.C Sreenivasa Reddy, K.C Sudha and K.Vanitha.** Further, another portion in Survey No.6/2 measuring 35 ½ Guntas was allotted jointly to **the share of N.Savitha, N.Usha, N.Ramadevi and N.Uma Devi** (daughters of A.Nanjunda Reddy).

[Kindly note, the summary of the case is detailed here below after the flow of title]

17. The Mutation Register bearing MR No.T62/2022-23 issued by the Office of the Village Accountant, Bangalore East Taluk records that, in terms of the phodi order, the land in Survey No.6/2 measuring 2 Acres 13 Guntas including 02 Guntas of karab land was bifurcated into two (2) portions as **Survey no.6/2 measuring 1 Acre 15.08 Guntas (and 02 Guntas of karab land)** and Survey No.6/3 measuring 35.08 Guntas (without karab land) further, the said extract bears out the name of **Udaya Prasad and Srinivasa Reddy as the joint owners of Survey No.6/2** and the name of **N.Savitha, N.Usha, N.Rama Devi and N.Uma Devi as the joint owners of Survey No.6/3.**



18. Hissa Mojini (Form No.5) issued by the Department of Survey and Land Records, Bangalore East Taluk that, Survey No.6/2 was bifurcated into two (2) portions as Survey No.6/2 measuring 01 Acre 17 ½ Guntas (including 02 Guntas of karab land) and **Survey No.6/3 measuring 35 ½ Guntas**. Further Survey No.6/2 bears out the name of Udaya Prasad and K.C Srinivasa Reddy and **Survey No.6/3 bear out the name of N.Savitha, N.Usha, N.Rama Devi and N.Uma Devi**.
19. Later on 12.06.2023, the said N.Udaya Prasad s/o.late Nanjunda Reddy and K.C Srinivasa Reddy s/o.late Abbaiah Reddy executed a partition deed, and under the said partition N.Udaya Prasad accepted a sum of Rs.1,00,000/- and the land in Survey No.6/2 measuring 1 Acre 15.08 Guntas was allotted to the share of K.C Srinivasa Reddy. The said deed is registered as Document No.BDH-1-02007/2023-24, of Book-I stored in CD No.BDHD1321 in the Office of the Sub-Registrar (Shivajinagar) Bidrahalli.
20. The Mutation Register bearing MR No.H2/2023-24 issued by the Office of the Village Accountant, Kadugodi records that, in terms of the partition deed bearing Document No.BDH-1-02007/2023-24 the katha of Survey No.6/2 measuring 1 Acre 15.08 Guntas was transferred and mutated in the name of K.C Srinivasa Reddy s/o.late Chinnareddy.

Note: We sought for the death certificate of Chinna Reddy and given to understand that the same is not available however, we are relying on the contents of the O.S No.342/2003 which evidence the demise of Chinna Reddy.

21. Thereafter, under a sale deed dated 31.01.2024, (a) P.A Shakunthala w/o.late Chinna Reddy, (b) K.C Sudha d/o.late Chinna Reddy, (c) K.C Vanitha d/o.late Chinna Reddy, (d) K.C Srinivasa Reddy s/o.late Chinna Reddy, (e) Shravani.S d/o.K.C Srinivasa Reddy (minor), (f) Gagan Reddi.S s/o.K.C Srinivasa Reddy (minor) (both minors represented by their father and natural guardian K.C Srinivasa Reddy) jointly conveyed land bearing Survey No.6/2, measuring 12 Guntas (out of 1 Acre 15.08 Guntas) in favour of Kuber Singh s/o.late K.V Hanuman Singh and the same has been registered as Document No.BDH-1-07941/2023-24 of Book-I stored electronically in the centralized database maintained by the Office of the SRO-Bidrahalli.



22. The Mutation Register bearing MR No.H32/2023-24 issued by the Office of the Village Accountant, Kadugodi records that, in terms of the sale deed bearing Document No.BDH-1-07941/2023-24 the katha of Survey No.6/2 measuring 12 Guntas was transferred and mutated in the name of Kuber Singh s/o.late K.V Hanuman Singh.

Note: Kindly note that the children of Chinna Reddy retained 1 Acre 03 ½ Guntas in Survey No.6/2

23. Subsequently, (a) P.A Shakunthala w/o.late Chinna Reddy, (b) K.C Sudha d/o.late Chinna Reddy, (c) K.C Vanitha d/o.late Chinna Reddy released all their rights, title and interest over Survey No.6/2 measuring 1 Acre 3.08 Guntas (out of 01 Acre 15.08 Guntas) in favor of their brother K.C Srinivas Reddy s/o.late Chinna Reddy vide a release deed dated 31.01.2024, registered as Document No.BDH-1-07942/2023-24 of Book-I stored electronically in the centralized database maintained by the Office of the SRO-Bidrahalli.
24. The Mutation Register bearing MR No.H33/2023-24 issued by the Office of the Village Accountant, Kadugodi records that, in terms of the release deed bearing Document No.BDH-1-07942/2023-24 the katha of Survey No.6/2 measuring 1 Acre 03.08 Guntas was transferred and mutated in the name of K.C Srinivas Reddy s/o.late Chinna Reddy.
25. The Mutation Register bearing MR No.T69/2023-24 issued by the Office of the Village Accountant, Kadugodi records that, in terms of the phodi order the land in Survey No.6/2 measuring 1 Acre 17.08 Guntas (including 02 Guntas of karab land) was bifurcated into two (2) portions as Survey No.6/2 measuring 1 Acre 05.08 Guntas (including 02 Guntas of karab land) and Survey No.6/4 measuring 12 Guntas. Further, the land in **Survey No.6/2 measuring 1 Acre 05.08 Guntas was mutated in the name of K.C Srinivasa Reddy, and Survey No.6/4 measuring 12 Guntas was mutated in the name of Kuber Singh.**
26. Hudbust sketch issued by the Office of the Tahsildar, Bangalore East Taluk in respect of Survey No.6/2 and Survey No.6/4.
27. The RTCs for the period 2023-24 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk, records the name of K.C Srinivasa Reddy s/o.late Chinnareddy as the owner with respect to land bearing **Survey No.6/2 measuring 01 Acres 05.08 Guntas (including 02 Guntas of karab land).**



28. The RTCs for the period 2022-23 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk, records the names of N.Savitha, N.Usha, N.Rama Devi and N.Uma Devi as the joint owners with respect to land bearing **Survey No.6/3 measuring 35 ½ Guntas (without karab land)**.
29. The RTCs for the period 2023-24 to 2024-25 issued by the office of the Tahsildar, Hoskote Taluk, records the name of Kuber Singh s/o.Hanuman Singh as the owner with respect to land bearing **Survey No.6/4 measuring 12 Guntas (without karab land)**.
30. Thereafter, K.C Srinivas Reddy along with his minor children namely Shravani.S and Gagan Reddy.S (both minors represented by their father and natural guardian K.C Srinivas Reddy) executed an agreement to sell dated 07.10.2024 registered as Document No.BDH-1-04672/2024-25 of Book-I stored electronically in the centralized database maintained by the SRO-Bidarahalli agreeing to convey land bearing Survey No.6/2 measuring 1 Acre 03 ½ Guntas and 02 Guntas of karab land in favour of Lokesh Reddy.V s/o.Venkataswamy Reddy and Mohammed Rasul s/o.Mohammed Kasim Sab for a valuable consideration of 7 crores. Further, we note that under the said agreement an advance of 3.75 crores has been paid by the proposed purchasers to the vendor.
31. Endorsement (*undated*) issued by the Office of the Tahsildar, Hoskote that the RTCs for the period from 1968 to 1973 and from 1986 to 1992, Index of Land and Mutation Register MR No.25/1983-84 with respect to Larger Survey No.6 is not available in the records maintained by the said authority.
32. Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:913/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk provides that there are no proceedings filed or initiated under the provisions of Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978, with respect to land bearing Survey No.6/2 as on date.
33. Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:914/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk provides that there are no proceedings filed or initiated under the provisions of Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978, with respect to land bearing Survey No.6/3 as on date.



34. Endorsement dated 06.01.2025, bearing No. PTCL/BE/CR:915/2024-25 issued by the Office of the Tahsildar Bangalore North Taluk provides that there are no proceedings filed or initiated under the provisions of Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978, with respect to land bearing Survey No.6/4 as on date.
35. Nil Tenancy Endorsement dated 08.01.2025 bearing No. RD1218114026198 issued by the Office of the Tahsildar Bangalore East Taluk that there are no tenancy claims filed or pending under Form No.7 of the Karnataka Land Reforms Act, with respect to land bearing Survey No.6/2 measuring 01 Acre 3.08 Guntas, Survey No.6/3 measuring 35 ½ Guntas and Survey No.6/4 measuring 12 Guntas.
36. Endorsement dated 22.01.2025, bearing No.RK/CR/1443/2024-25 issued by the Office of the Tahsildar, Bangalore East Taluk records that, index of land with respect to Larger Survey No.6 is not available in the records maintained by the said authority.
37. Endorsement dated 24.02.2025 in No.R.K/C.R/1955/2024-25 issued by the Office of the Tahsildar, Bangalore East Taluk provides that the RTC extracts for the period from 1980 to 1993 and from 1997 to 2001 in respect to Survey No.6 are not available in the records maintained by the said authority.
38. The Demand Letter dated 22.01.2025, bearing No. BDA/NYS/MIS-2785/2024-25, issued by the Bangalore Development Authority ("BDA"), indicates that upon an application made by N. Usha and others requesting the authority to exclude the land bearing Survey No.6/2 measuring 01 Acre 3.08 Guntas, Survey No.6/3 measuring 35 ½ Guntas, Survey No.6/4 measuring 12 Guntas, and along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 5 Guntas of karab land) ("Said Land") from the Residential (Mixed) Sensitive Zone in the approved Master Plan RMP-2015, the BDA vide its demand letter, informed the applicants to pay the necessary fee of Rs. 20,900/- to the Sensitive Zones Sub-Committee of the Authority. Following the payment of the fee and the submission of the challan, the BDA, via its Release Order dated 10.02.2025, bearing No. BDA/NYS/MIS-2876/2960/2024-25, made its decision to exclude Said Land subject to the following conditions that;
- a) The Said Land must reserve the canals as indicated in the village and survey map.
 - b) Tertiary canal buffers must be reserved in accordance with the approved Master Plan RMP-2015 for the canals and for those near the fishponds.



- c) The approved plan for the canals adjacent to the Said Land must be reserved as per the village plan and survey map.
- d) A primary canal buffer must be reserved as per RMP-2015.
- e) The Said Land must be developed collectively as per the submitted certificate.
- f) No untreated wastewater shall be discharged from the proposed developments on the Said Land.
- g) To provide a system of smooth flow of rainwater falling on the Said Land.

Subject to these conditions, the approval has been granted to exclude Survey No.6/2 measuring 01 Acre 3.08 Guntas, Survey No.6/3 measuring 35 ½ Guntas, Survey No.6/4 measuring 12 Guntas, and along with certain other land parcels totally measuring 04 Acres 15 Guntas (excluding 5 Guntas of karab land) from the approved Master Plan RMP-2015 Residential (Mixed) Sensitive Zone.

- 39. Absolute Sale Deed dated 17.05.2025 executed by K.C Srinivasa Reddy s/o.late A.Chinnareddy, Shravani.S d/o.Srinivas Reddy K.C and Gagan Reddy s/o.Srinivas Reddy (minor represented by father and natural guardian K.C Srinivasa Reddy s/o.late A.Chinnareddy as 'Vendors' and Mohammed Rasul s/o.Mohammed Khasim Sab as 'Confirming Party' conveying land bearing Survey No.6/2 measuring 01 Acre 03 ½ Guntas (and 02 Guntas of karab land) in favour of Lokesh Reddy.V s/o.Venkataswamy Reddy and Aslam Pasha s/o.Anwar Sab and the same has been registered as Document No.MDP-1-00564/2025-26 of Book-1 stored electronically in the centralized database maintained by the Office of the SRO-Mahadevapura.
- 40. The Mutation Register bearing MR No.H39/2024-25 issued by the Office of the Village Accountant, Bangalore East Taluk that, in terms of the sale deed bearing Document No.MDP-1-00564/2025-26 the katha of Survey No.6/2 measuring 1 Acre 03.08 Guntas was transferred and mutated in the name of Lokesh Reddy.V and Aslam Pasha.
- 41. The RTCs for the period 2024 to 2025 issued by the office of the Tahsildar, Hoskote Taluk, records the name of Lokesh Reddy.V and Aslam Pasha as the owner in possession of land bearing Survey No.6/2 measuring 01 Acre 03 ½ Guntas vide MR No.H39/2024-25.



42. Absolute Sale Deed dated 09.05.2025 executed by N.Savitha d/o.late Nanjunda Reddy, N.Usha d/o.late Nanjunda Reddy, N.Ramadevi d/o.late Nanjunda Reddy, and N.Uma Devi d/o.late Nanjunda Reddy as 'Vendors' conveying land bearing Survey No.6/3 measuring 35 ½ Guntas in favour of Javeed Haroon s/o.Syed Ali and the same has been registered as Document No.MDP-1-00473/2025-26 of Book-1 stored electronically in the centralized database maintained by the Office of the SRO-Mahadevapura.
43. The RTCs for the period 2024 to 2025 issued by the office of the Tahsildar, Hoskote Taluk, records the name of Javeed Haroon s/o.Syed Ali as the owner in possession of land bearing Survey No.6/3 measuring 35 ½ Guntas vide MR No.H37/2024-25.
44. Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records provides that the land bearing Survey No.6/3 measures 35 ½ Guntas (without karab land).
45. Karnataka Revision Settlement Akarbandh issued by the Office of the Department of Survey & Land Records provides that the land bearing Survey No.6/4 measures 12 Guntas (without karab land).
46. Encumbrance Certificate for the period from 15.01.1959 to 31.07.1986 issued by the office of Sub-Registrar, Hoskote with respect to Larger Survey No.6 measuring 02 Acres 11 Guntas apart from the transactions as stated below, there are no charges registered with respect to the said property during the said period.
- Sale Deed dated 15.01.1959 registered as Document No.3497/1958-59.
47. Encumbrance Certificate for the period from 01.04.2017 to 02.07.2024 issued by the office of Sub-Registrar, Bidarahalli with respect to Survey No.6/3 measuring 35 ½ Guntas apart from the transactions as stated below, there are no charges registered with respect to the said property during the said period.
- Partition Deed dated 25.08.2022 registered as Document No.BDH-1-03964/2022-23.
48. Encumbrance Certificate for the period from 01.04.2022 to 08.01.2025 issued by the office of Sub-Registrar, Bidarahalli with respect to Survey No.6/2 measuring 1 Acre 05.08 Guntas (including 02 Guntas of karab land) and Survey No.6/4 measuring 12 Guntas apart from the



transactions as stated below, there are no charges registered with respect to the said property during the said period.

- Agreement dated 05.10.2024 registered as Document No.BDH-1-04672/2024-25.122
- Sale Deed dated 17.01.2024 registered as Document No.BHD-1-07941/2023-24.
- Release Deed dated 17.01.2024 registered as Document No.BDH-1-07942/2023-24.
- Partition Deed dated 12.06.2023 registered as Document No.BDH-1-02007/2023-24.
- Partition Deed dated 25.08.2022 registered as Document No.BDH-1-03964/2022-23.

Note: Kindly provide an encumbrance certificate issued for the period from 01.08.1986 to 31.03.2022 with respect to Survey Nos.6/2 and 6/4.

49. Encumbrance Certificate for the period from 01.04.2021 to 18.02.2025 issued by the office of Sub-Registrar, Bidrahalli with respect to Survey No.6/2 measuring 01 Acre 17 Guntas that there are no charges registered with respect to the said property during the said period.
50. Encumbrance Certificate for the period from 02.07.2024 to 18.02.2025 issued by the office of Sub-Registrar, Bidrahalli with respect to Survey No.6/3 measuring 35 Guntas that there are no charges registered with respect to the said property during the said period.
51. Encumbrance Certificate for the period from 08.01.2025 to 18.02.2025 issued by the office of Sub-Registrar, Bidrahalli with respect to Survey No.6/4 measuring 12 Guntas that there are no charges registered with respect to the said property during the said period.

SUMMARY OF THE LITIGATION:

We note from O.S No.342/2003 that, Abbaiah Reddy had three sons namely A.Nanjunda Reddy , Dodda Nanjundareddy, A.Chinna Reddy, further their family tree discloses as follows;

- I. **A.Nanjunda Reddy** : 1a) P A Kanthamma w/o Late Nanjunda Reddy, 1b) N Udaya Prasad s/o late A Nanjunda Reddy, 1c) N Savitha d/o late A. Nanjunda Reddy, 1d) N Usha d/o late A Nanjunda Reddy, 1e) N Rama Devi d/o late A Nanjunda Reddy, 1f) N Uma Devi d/o late Nanjunda Reddy hereinafter referred as LR's of A Nanjunda Reddy.



- II. **Doddananjunda Reddy** : 2a) K N Jayarama Reddy s/o late Dodda Nanjunda Reddy, 2b) K N Ashwathanarayana Reddy s/o late Dodda Nanjunda Reddy, 2c) Mrs. Vinoda s/o late Dodda Nanjunda Reddy, 2d) C Sonia s/o late Dodda Nanjunda Reddy, 2e) C Shilpa Reddy s/o late Dodda Nanjunda Reddy, 2f) Jayalakshmma s/o late Dodda Nanjunda Reddy, 2g) M Tejaswini s/o late Dodda Nanjunda Reddy, 2h) M Siddartha s/o late Dodda Nanjunda Reddy, 2i) K N Sathish Reddy s/o late Dodda Nanjunda Reddy, 2j) K N Vijaya Reddy s/o late Dodda Nanjunda Reddy hereinafter referred as LR's of Dodda Nanjunda Reddy.
- III. **A.Chinna Reddy**: 3a) P A Shakuntala d/o late Chinna Reddy, 3b) K C Srinivas Reddy s/o late A Chinna Reddy, 3c) K C Drakshayini d/o late A Chinna Reddy, 3d) K C Sudha d/o late A Chinna Reddy and 3e) K C Vanitha d/o late A Chinna Reddy hereinafter referred as LR's of Chinna Reddy.

Filing of the Original Suit (OS No. 342/2003): The plaintiffs, led by (1) Mr. Nanjunda Reddy s/o Abbaiah Reddy, (2) Mr. P A Krishna Reddy, (3) Mr. P A Gopal, (4) Mr. P A Srinivas, (5) Mr. P A Venkatesh, (6) Mr. P A Padmanabha Reddy and (7) Mr. P A Prabhu (Sl. Nos. 2 to 7 being the sons of late. P. N. Appana Reddy), filed a partition suit before the Court of the Civil Judge (Sr. Dvn) Bangalore Rural District against Dodda Nanjundareddy and A.Chinna Reddy, seeking 1/4th share in the joint family properties including Survey No.6 measuring 2 Acres 11 Guntas.

Judgment Issued: On December 1, 2009, the Civil Judge ruled that Plaintiff No. 1 (A.Nanjunda Reddy) was entitled to a one-third share in all the suit schedule properties.

Filing of the Compromise Petition (FDP No. 8/2010): Meanwhile, certain parties to the suit were demised thereafter, their legal heirs were brought onto the record, and a compromise was sought among the parties (refer family tree mentioned above).

Application for Recall of Order: The said A.Nanjunda Reddy's son Udaya Prasad (who was representing the legal heirs of A.Nanjunda Reddy as their General Power of Attorney), applied to recall an earlier order made on October 18, 2014. Claiming that the parties of the suit had made compromises without knowledge of A.Nanjunda Reddy before his demise. This application was accepted by the court on November 29, 2016.

Memorandum of Compromise: Following the application, a new Memorandum of Compromise was filed under Order XXIII Rule 3 of the Code of Civil Procedure. This document outlined how the properties would be divided among the legal heirs as follows:



- i. Schedule A: Allotted to the daughters of A.Nanjunda Reddy namely N.Savitha, N.Usha, N.Rama Devi and N.Uma Devi – included Survey No.6 measuring 35 ½ Guntas (out of 02 Acres 11 Guntas).
- ii. Schedule B: Allotted to Udaya Prasad s/o Nanjunda Reddy.
- iii. Schedule C: Allotted to the legal heirs of Dodda Nanjunda Reddy.
- iv. Schedule D: Allotted to the legal heirs of A Chinna Reddy- included Survey No.6 measuring 1 Acre 15 ½ Guntas (out of 02 Acres 11 Guntas)

Final Decree: The court, in light of the compromise petition and the agreement among the parties, the said Court issued an order on January 5, 2021, for the final decree and the allotment of the aforesaid portions in Survey No.6 were registered through a Court Partition Deed dated 25.08.2022 registered as Document No.BDH-1-03964/2022-23.

IV. OPINION

Upon review and scrutiny of the documents furnished to us, **we are of the opinion that;**

- (a) **Mr. Lokesh Reddy.V s/o.Venkataswamy Reddy and Mr.Aslam Pasha s/o.Anwar Sab** is the joint owners and has marketable title over Survey No.6/2 measuring 1 Acre 05.08 Guntas (including 02 Guntas of karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk.
- (b) **Mr.Javeed Haroon s/o.Syed Ali** is the and has marketable title over Survey No.6/3 measuring 35 ½ Guntas (without karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk.
- (c) **Mr.Kuber Singh s/o.late K.V Hanuman Singh** is the absolute owner and has marketable title over Survey No.6/4 measuring 12 Guntas (without karab land), situated at Kadugodi Village, Bidarahalli Hobli, Bangalore East Taluk.

Our opinion is also subject to the production of the following documents and observations/ recommendations:

1. Encumbrance certificate issued for the period from 01.08.1986 to 31.03.2022 with respect to Survey No.6/2 measuring 1 Acre 17 ½ Guntas and Survey No.6/4 measuring 12 Guntas.
2. Tax Receipt.
3. Mutation Register Extract bearing MR No.H37/2024-25.

4. Official Memorandum- Conversion Order under Section 95 of the Karnataka Land Revenue Act, 1964.
5. Nil acquisition.

V. OUR UNDERSTANDING

We understand that **M/s. Disha Whitehill Properties LLP**, a Partnership Firm (the "Client") intends to know the marketable title of the Schedule Property and instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (Report) prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE SCOPE OF WORK AND METHODOLOGY ADOPTED

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

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

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by **M/s. Disha Whitehill Properties LLP**, (hereinafter collectively referred to as 'Documents').
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. Apart from the litigation mentioned in the Report, as litigation search in Karnataka is not possible no litigation searches has been undertaken with respect to the Schedule Property.



4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

This opinion is subjected below disclaimers and riders:

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the



cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1958-59. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.
6. The copies of the documents furnished to us being genuine and confirm to the originals of the same;
7. The fact that no independent search of any proceeding/s, claims or litigation has been conducted by us;
8. The fact that no site survey or physical inspection of the Schedule Property have been undertaken by us for the purposes of verifying the description, title and schedule of the Schedule Property.
9. The fact that no Public Notice notifying the public at large about the intended loan transaction, mortgage of the Schedule Property and inviting objection for the intended mortgage of the Schedule Property from the persons having right, title, interest in the Schedule Property is issued.
10. In absence of required documents and clarifications, we have reasonably presumed by making corroboratory study of the available documents in tracing title of the Schedule Property.



VIII. CONTACT DETAILS

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

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For Fox Mandal & Associates



Advocate & Senior Partner

