C. S. VISHWANATH & CO.,
ADVOCATES

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8, K.G. Road, Bengaluru - 560 009.

Ref

19.05.2026
Bangalore.

G

To,

M/s Sattva Resi Private Limited
Bangalore.

Sirs,

Sub:-	Legal scrutiny report regarding the title of Sri.Gangaram Baderia, Smt.Geetha Baderiya, Sri.Gagan Baderiya and Sri.Vikram Baderiya rep by their GPA holder M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal in respect of following properties ; a) converted land bearing Sy No.42, measuring 3 acres 16 guntas (converted for layout –residential purpose vide official memorandum dated 20.11.2025 bearing no.799590 issued by the office of Deputy Commissioner, Bangalore Rural District) b) converted land bearing Sy No.43/1, measuring 2 acres 22 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799591 issued by the office of Deputy Commissioner, Bangalore Rural District) c) converted land bearing Sy No 43/2, measuring 1 acre 25 guntas situated (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799592 issued by the office of Deputy Commissioner, Bangalore Rural District) d) converted land bearing Sy No.45/1, measuring 3 acres 4.50 guntas and 2 guntas 'B' kharab (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799587 issued by the office of Deputy Commissioner, Bangalore Rural District) e) converted land bearing Survey Number 45/2 measuring 1 acre 9.50 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799589 issued by the office of Deputy Commissioner, Bangalore Rural District) f) converted land bearing Sy No.46/1, measuring 3 acres and 2 guntas 'B' kharab (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799580 issued by the office of Deputy Commissioner, Bangalore Rural District)

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g) converted land bearing Sy No.46/2, measuring 1 acre 20 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799593 issued by the office of Deputy Commissioner, Bangalore Rural District) --

h) converted land bearing Sy No.46/3, measuring 1 acre 20 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799583 issued by the office of Deputy Commissioner, Bangalore Rural District)

i) converted land bearing Survey Number 47/1, measuring 4 acres 26.50 guntas and 3 guntas 'B' kharab (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799574 issued by the office of Deputy Commissioner, Bangalore Rural District)

j) converted land bearing Sy No.44/1, measuring 1 acre 5 guntas excluding 4 guntas 'B' Kharab (converted for layout-residential purpose vide official memorandum dated 13.11.2025 bearing no.802369 issued by the office of Deputy Commissioner, Bangalore Rural District)

k) converted land Sy number 44/3 measuring 1 acre 6 guntas, (converted for layout-residential purpose vide official memorandum dated 13.11.2025 bearing no.802379 issued by the office of Deputy Commissioner, Bangalore Rural District)

situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore

I DESCRIPTION OF TOTAL PROPERTY:

Item No.1 :

All that piece and parcel of converted land bearing Sy No.42, measuring 3 acres 16 guntas (converted for layout –residential purpose vide official memorandum dated 20.11.2025 bearing no.799590 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows:

On the East by	:	Land bearing Survey numbers 41 and 39
West by	:	Land bearing Survey number 45/2
North by	:	Land bearing Survey numbers 28 and 29
South by	:	Land bearing Survey numbers 43/1 and 43/2

Item no.2 :

All that piece and parcel of converted land bearing Sy No.43/1, measuring 2 acres 22 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799591 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey number 43/2
West by	:	Land bearing Survey numbers 45/2 and 45/1
North by	:	Land bearing Survey number 42
South by	:	Land bearing Survey number 44/1

Item no.3 :

All that piece and parcel of converted land bearing Sy No 43/2, measuring 1 acre 25 guntas situated (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799592 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows:

On the East by	:	Land bearing Survey numbers 39 and 38
West by	:	Land bearing Survey number 43/1
North by	:	Land bearing Survey number 42
South by	:	Land bearing Survey number 44/1

Item no.4 :

All that piece and parcel of converted land bearing Sy No.45/1, measuring 3 acres 4.50 guntas and 2 guntas 'B' kharab (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799587 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey numbers 43/1 and 44/1 to 44/3
West by	:	Land bearing Survey numbers 46/3 and 46/1
North by	:	Land bearing Survey numbers 46/3 and 45/2
South by	:	Veerapura Village boundary

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Item no.5 :

All that piece and parcel of converted land bearing Survey Number 45/2 measuring 1 acre 9.50 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799589 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey numbers 42 and 43/1
West by	:	Land bearing Survey numbers 46/2 and 46/3
North by	:	Land bearing Survey number 28
South by	:	Land bearing Survey number 45/1

Item no.6 :

All that piece and parcel of converted land bearing Sy No.46/1, measuring 3 acres and 2 guntas 'B' kharab (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799580 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey numbers 46/3 and 45/1
On the West by	:	Land bearing Survey numbers 47/9 and 47/1
On the North by	:	Land bearing Survey number 26/3
On the South by	:	Veerapura Village Boundary

Item no.7 :

All that piece and parcel of converted land bearing Sy No.46/2, measuring 1 acre 20 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799593 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows:

On the East by	:	Land bearing Survey number 45/2
West by	:	Land bearing Survey number 47/9
North by	:	Land bearing Survey number 27
South by	:	Land bearing Survey number 46/3

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Item no.8 :

All that piece and parcel of converted land bearing Sy No.46/3, measuring 1 acre 20 guntas (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799583 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey numbers 45/1 and 45/2
On the West by	:	Land bearing Survey number 47/9
On the North by	:	Land bearing Survey number 46/2
On the South by	:	Land bearing Survey number 46/1 and 45/1

Item no.9 :

All that piece and parcel of converted land bearing Survey Number 47/1, measuring 4 acres 26.50 guntas and 3 guntas 'B' kharab (converted for layout-residential purpose vide official memorandum dated 20.11.2025 bearing no.799574 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows:

On the East by	:	Land bearing Survey number 46/1
West by	:	Road
North by	:	Land bearing Survey numbers 47/2, 47/7, 47/8 and 47/9
South by	:	Veerapura Village Boundary

Item no.10

All that piece and parcel of converted land bearing Sy No.44/1, measuring 1 acre 5 guntas excluding 4 guntas 'B' Kharab (converted for layout-residential purpose vide official memorandum dated 13.11.2025 bearing no.802369 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey number 38
West by	:	Land bearing Survey number 45/1
North by	:	Land bearing Survey numbers 43/1 and 43/2
South by	:	Land bearing Survey number 44/2

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Item 11

All that piece and parcel of converted land Sy number 44/3 measuring 1 acre 6 guntas, (converted for layout-residential purpose vide official memorandum dated 13.11.2025 bearing no.802379 issued by the office of Deputy Commissioner, Bangalore Rural District) situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangalore and bounded as follows :

On the East by	:	Land bearing Survey number 38
West by	:	Land bearing Survey number 45/1
North by	:	Land bearing Survey number 44/2
South by	:	Veerapura Village Boundary

II LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO-COPIES) :

In respect of Survey No. 42

1. Copy of Index of lands.
2. Copy of Record of Rights bearing no.65, 555.
3. RTC/s for the period 1972-73 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Number 42, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
4. Copy of Mutation register bearing MR no.45/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
5. Copy of Mutation register bearing MR no.H70/2018-2019 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
6. Copy of Mutation register bearing MR no.H25/2021-2022 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.6/1959-60 in favour of Sri.Byalakere Anjinappa S/o Gopalappa.
8. Endorsement dated 02.7.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.6/1959-60 in favour of Sri.ByalakereAnjinappa S/o Gopalappa.
9. Nil Tenancy endorsement dated 15.10.2005 issued by the Tahsildar, Doddaballapura Taluk, in respect of Survey Numbers 42, 43/1, 43/2, 45, 46/1, 46/2 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
10. Sale deed dated 21.03.2006 executed by Smt.Rangamma W/o Late Anjinappa, Sri.A.Rajanna S/o Late Anjinappa, Sri.A.Bylappa S/o Late Anjinappa, Smt.Gowramma D/o Late Anjinappa, Smt.Gowramma D/o Late Akkamma, Smt.Radhamma W/o A.Rajanna, Smt.Gopamma D/o A.RajannamSmt.T.Anusuya D/o A.Rajanna, Kum.T.R.Manula D/o Sri.A.Rajanna (wrongly mentioned as T.Manjunath),



Master.Harish S/o A.Rajanna, minor being represented by his father and natural guardian Sri.A.Rajanna, Smt.Jayamma W/o A.Bylappa, Kumari.Shobha and Kumari Kusuma, both daughters of Sri.Bylappa, being minors represented by their father and natural guardian Sri.Bylappa in favour of Sri.Mawasia S/o Pannalal, registered on 23.03.2006 as doc no.7721/2005-2006, in Book-1 and stored in CD no.DBPD75 at the office of Sub-Registrar, Doddaballapura.

11. Orders dated 16.03.2009 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing LRF/SR(Do)179/2007-2008.
12. Orders dated 04.12.2015 passed by the Karnataka Appellate Tribunal, Bangalore in case bearing no.593/2013.
13. Copy of Hadbust Sketch dated 26.03.2019 in respect of Survey number 42 measuring 3 acres 16 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
14. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
15. Official memorandum dated 20.11.2025 bearing no.799590 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 42 measuring 3 acres 16 guntas situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
16. Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
17. Copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
18. Copy of Survey Prati Book.
19. Copy of Tippani.
20. Copy of settlement of akarbandh.
21. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1920 to 31.03.2004.
    b. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no.7721/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019), Joint Development Agreement dated 14.06.2025 (doc.no.3591/2025-2026).
    c. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no.7721/2005-2006) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
    d. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.42

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In respect of Sy No.43/1

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.66, 67, 675.
4. RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 43/1, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
5. Copy of Mutation register bearing IHC bearing no.301/1995-96 issued by the Shirastedar, Doddaballapura Taluk, Doddaballapura.
6. Copy of Mutation register bearing MR no.8/1996-97 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Copy of Mutation register bearing MR no.8/2003-2004 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
8. Copy of Mutation register bearing MR no.28/2004-2005 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
9. Copy of IHC bearing no.38/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
10. Copy of Mutation register bearing MR no.43/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
11. Nil Tenancy endorsement dated 15.10.2005 issued by the Tahsildar, Doddaballapura Taluk, in respect of Survey Numbers 42, 43/1, 43/2, 45, 46/1, 46/2 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
12. Sale deed dated 21.03.2006 executed by Sri.Muniraju S/o Late Pillappa, Smt.Radhamma W/o Muniraju, Sri.Anand S/o Muniraju, Smt.Asha D/o Munuraju, Smt.Gangamma W/o Late Chikkananjappa, Sri.N.Raju S/o Late Chikkananjappa, Smt.Manjamma D/o Late Chikkananjappa, Smt.Lakshmamma, D/o Late Chikkananjappa, Sri.N.Rangaswamy S/o Late Chikkananjappa, Sri.N.Manjunatha S/o Late Chikkananjappa, Sri.N.Anjanamurthy S/o ChikkaNanjappa in favour of Sri.Mawasia S/o Pannalal, registered on 29.03.2006 as doc no.07983/2005-2006, in Book-1 and stored in CD no.DBPD76 at the office of Sub-Registrar, Doddaballapura.
13. Affidavit dated 21.11.2014 executed by Sri.Mawasia S/o Pannalal (notarized).
14. Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 43/1 measuring 2 acres 22 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
15. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.



16. Official memorandum dated 20.11.2025 bearing no.799591 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 43/1 measuring 2 acres 22 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose
17. Copy of order sheet filed in O.S. no.189/2021 before the Court of Sr. Civil Judge, Doddaballapura.
18. Copy of plaint filed in O.S. no.189/2021 before the Court of Sr. Civil Judge, Doddaballapura.
19. Copy of order sheet filed in O.S. no.189/2021 before the Court of Sr. Civil Judge, Doddaballapura.
20. Order on IA No.XIX and XX dated 06.03.2026 by the Court of Senior Civil Judge & JMFC, Doddaballapura allowing
21. Appeal filed before the Hon'ble Court of LD IV Addl. District and Sessions Judge, Bengaluru Rural (Doddaballapura) in M.A. no.10024/2026.
22. Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
23. Copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
24. Copy of Karda.
25. Copy of Survey Prati Book.
26. Copy of Tippani.
27. Copy of Hissa survey Tippani.
28. Copy of Hissa Survey Pakka Book.
29. Copy of Atlas.
30. Copy of RR BalabagadaNakalu and EdabagadaNakalu.
31. Copy of settlement of akarbandh.
32. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004.
    b. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no.7983/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026).
    c. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no.7983/2005-2006), Sale deed dated 21.03.2006 (doc.no.7721/2005-2006) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
    d. Dated 12.06.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.43/1



In respect of Sy No 43/2

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.66, 67, 675.
4. RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Sy No.43/2, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
5. Copy of IHC bearing no.2/1985-86 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
6. Copy of Mutation register bearing MR no.170/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Nil Tenancy endorsement dated 15.10.2005 issued by the Tahsildar, Doddaballapura Taluk, in respect of Survey Numbers 42, 43/1, 43/2, 45, 46/1, 46/2 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
8. Sale deed dated 20.03.2006 executed by Sri.Thimmegowda S/o Munishamappa and Smt.Meenakshi D/o Thimme Gowda in favour of Sri.Mawasia S/o Pannalal, registered as doc no.07556/2005-2006, in Book-1 and stored in CD no.DBPD74 at the office of Sub-Registrar, Doddaballapura, Doddaballapura.
9. Affidavit dated 03.03.2012 executed by Sri.Mawasia S/o Pannalal (notarized).
10. Orders dated 09.04.2012 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing LRF/SR(DBP)538/2007-2008.
11. Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 43/2 measuring 1 acres 25 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
12. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
13. Official memorandum dated 20.11.2025 bearing no.799592 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 43/2 measuring 1 acre 25 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
14. Genealogical tree of the family of Late Pennalal issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
15. Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.

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16. Copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
17. Copy of Karda.
18. Copy of Survey Prati Book.
19. Copy of Tippani.
20. Copy of Hissa survey Tippani.
21. Copy of Hissa Survey Pakka Book.
22. Copy of Atlas.
23. Copy of RR Balabagada Nakalu and Edabagada Nakalu.
24. Copy of settlement of akarbandh.
25. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004.
    b. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Sale deed dated 20.03.2006 (doc.no.7556/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026).
    c. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 20.03.2006 (doc.no.7556/2005-2006) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
    a. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591) – in respect of Sy no.43/2

In respect of Sy no.45/1 & 45/2

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.69, 70, 71, 547.
4. RTC/s for the period 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, in respect of land bearing Sy Nos. 45/1 and 45/2, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
5. Copy of Mutation register bearing MR no.3/1997-98 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura
6. Copy of Mutation register bearing MR no.13/1997-98 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Copy of Mutation register bearing MR no.35/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
8. Copy of Mutation register bearing MR no.56/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
9. Mutation register bearing MR no.3/1997-98 issued by the office of RR Shirastedar, Doddaballapura.

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10. Copy of Mutation register bearing MR no.111/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
11. Copy of Mutation register bearing MR no.T17/2017-2018 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
12. Order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.105/1959-60 in favour of Smt.Venkatamma W/o Lingappa.
13. Endorsement dated 13.07.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.105/1959-60 in favour of Smt.Venkatamma W/o Lingappa.
14. Partition deed dated 05.01.1990 entered into between Sri.Chikka Hanumaiah S/o Late Lingappa of the one part and Sri.Anjinappa S/o Late Anjinappa (S/o Late Lingappa) of the other part.
15. Orders dated 21.04.1998 passed by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura in case bearing RRT/CR/700/1996-97.
16. Appeal filed before the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing RA(DB)92/2005-2006.
17. Orders dated 11.08.2006 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing RA(DB)92/2005-2006.
18. Endorsement dated 17.10.2025 bearing no.RTI/RK/CR166/2025 issued by the office of Asst. Commissioner, Doddaballapura Sub-division, Doddaballapura.
19. Nil Tenancy endorsement dated 15.10.2005 issued by the Tahsildar, Doddaballapura Taluk, in respect of Survey Numbers 42, 43/1, 43/2, 45, 46/1, 46/2 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
20. Sale deed dated 04.04.2006 executed by Smt.Mangamma W/o Late Venkataramanappa, Sri.Rangaswamaiah S/o Late Venkataramanappa, Smt.Manjamma W/o Rangaswamaiah, Smt.Radhamma D/o Rangaswamaiah, Sri.Ranganatha S/o Rangaswamaiah, Smt.Venkatarangamma D/o Rangaswamaiah, Sri.Nanjappa S/o Rangaswamaiah, Master.Govindaraju S/o Rangaswamaiah, Master, Venkatesh S/o Rangaswamaiah, both being minors represented by their father and natural guardian Sri.Rangaswamaiah, Smt.Marakka, W/o Late Anjanappa, Sri.Anjanappa S/o Late Anjanappa, Smt.Gangamma W/o Late Anjanappa, Sri.Ramu S/o Anjanappa, Master.Manjunath, S/o Anjanappa, Master.Muniraju S/o Anjinappa, both being minors represented by their father and natural guardian Sri.Anjanappa, Sri.Sreenivasa S/o Late Venkatarayappa, Sri.Venkatesha S/o Late Venkatarayappa, Sri.Thippaiah S/o Kurlappa and Sri.Venkatesha S/o Late Thippaiah in favour of Sri.Mawasia S/o Pannalal, registered on 07.04.2006 as doc no.00175/2005-2006, in Book-1 and stored in CD no.DBPD76 at the office of Sub-Registrar, Doddaballapura.
21. Sale deed dated 23.06.2006 executed by Smt.Madduramma W/o Late Chikkahanumappa, Smt.Anjinamma W/o Mylarappa, Master.Mylaralinga S/o Mylarappa, Kumari.Lakshmamma D/o Mylarappa, both minors represented by their mother and natural guardian Smt.Anjinamma, Smt.Lingamma W/o Chickmuniyappa, Master.Marappa S/o Chickmuniyappa, Master.Obalaraya S/o Chickmuniyappa , both minors represented by their mother and natural guardian Smt.Lingamma, Smt.Venkatalakshmamma W/o Madduraiah, Master.Venkatesh S/o Madduraiah,

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Kumari.Jyothi D/o Madduraiah, both minors represented by their mother and natural guardian Smt.Venkatalakshmamma, Smt.Rathnamma W/o Prakash, Master.Mahesh S/o Prakash, Kumari.Rajeshwari D/o Prakash, both minors represented by their mother and natural guardian Smt.Rathnamma, Smt.Kamakshamma D/o Late Chickhanumaiah, Smt.Ashwathamma W/o Srilakshmana, Master.Ravi S/o Lakshmanappa, Master.Mahesha S/o Lakshmana, Kumari.Sangeetha S/o Lakshmana, all minors represented by their mother and natural guardian Smt.Ashwathamma, Sri.Devaraja S/o Chickhanumaiah , Smt.Munirathnamma W/o Devaraja, Sri.Shivalinga S/o Chickhanumaiah, Sri.Thippaiah S/o Kurlappa, Sri.Venkatachalaiah S/o Thippaiah, Sri.Srinivasa S/o Venkatarayappa, Sri.Anjanappa S/o Anjanappa, Sri.Ramu S/o Anjanappa in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda, registered on 01.07.2006 as doc no.02854/2006-2007, in Book-1 and stored in CD no.DBPD85 at the office of Sub-Registrar, Doddaballapura.

22. Consent deed dated 24.07.2006 executed by Miss.Yellamma D/o Late Chickhanumappa and Smt.Maddurамma in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda, registered as doc no.3435/2006-2007, in Book-1 and stored in CD no.DBPD87 at the office of Sub-Registrar, Doddaballapura.
23. Plaint filed before the Court of Senior Civil Judge, Doddaballapura in O.S. no.503/2023
24. Order sheet filed by the Court of Senior Civil Judge, Doddaballapura in O.S. no.503/2023
25. Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 45/1 measuring 3 acres 2 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
26. Orders dated 07.03.2025 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing RA (Do)445/2020.
27. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
28. Official memorandum dated 20.11.2025 bearing no.799587 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 45/1 measuring 3 acres 4.50 guntas situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
29. Official memorandum dated 20.11.2025 bearing no.799589 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 45/2 measuring 1 acres 9.50 guntas situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose
30. Endorsement dated 06.05.2025 bearing no.RRT/TR/CR/42/25-26 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura.

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31. Genealogical tree of the family of Smt.Dodda Linga Venkatamma issued by the Village Accountant Doddaballapura Taluk, Doddaballapura.
32. Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
33. Copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
34. Copy of Karda.
35. Copy of Survey Prati Book.
36. Copy of Tippani.
37. Copy of Hissa survey Tippani.
38. Copy of Hissa Survey Pakka Book.
39. Copy of Atlas.
40. Copy of RR BalabagadaNakalu and EdabagadaNakalu.
41. Copy of settlement of akarbandh.
42. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1920 to 31.03.2004
    b. Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004.
    c. Dated 14.08.2020 for the period 01.04.1986 to 31.03.2004 depicting the entry of Mortgage dated 17.08.1989 (doc no.807).
    d. Dated 11.08.2020 for the period 01.04.2004 to 07.08.2020 depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007) and Consent deed dated 24.07.2006 (doc.no.3435/2006-2007).
    e. Dated 05.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007), Consent deed dated 24.07.2006 (doc.no.3435/2006-2007) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
    f. Dated 03.10.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007), Consent deed dated 24.07.2006 (doc.no.3435/2006-2007) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
    g. Dated 03.05.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007), Consent deed dated 24.07.2006 (doc.no.3435/2006-2007), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint development Agreement dated 14.06.2025 (doc.no.3591/2025-2026).
    h. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.45/1
    i. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.45/2

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In respect of Sy No.46/1

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.70, 71, 547.
4. RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, in respect of land bearing Survey Numbers 46/1, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
5. Copy of Mutation register bearing MR no.13/1987-88 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
6. Copy of Mutation register bearing MR no.4/1997-98 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Copy of Mutation register bearing MR no.17/2000-2001 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
8. Copy of Mutation register bearing MR no.42/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
9. Nil Tenancy endorsement dated 15.10.2005 issued by the Tahsildar, Doddaballapura Taluk, in respect of Survey Numbers 42, 43/1, 43/2, 45, 46/1, 46/2 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
10. Partition deed dated 22.12.1999 executed amongst Sri.Thimmappa S/o Late Pillappa, Sri.Narasimha, Sri.Devaraju, Sri.Shivakumar all sons of Thimmappa of the one part and Smt.Kanthamma W/o Devaraj and Kumari Bharathi (minor) D/o Devaraj and others document no.2790/1999-2000, Book-1, Volume no.2869, entered in page nos.210 to 214 at the office of Sub-Registrar, Doddaballapura.
11. Sale deed dated 21.03.2006 executed by Sri.Thimmappa S/o Late Pillappa, Smt.Ramakka W/o Thimmappa, Smt.Venkatalakshmamma W/o Late Anjiney, Smt.Subbamma D/o Thimmappa, Smt.Rathnamma D/o Thimmappa, Sri.Narasimha S/o Thimmappa, Smt.Padmamma D/o Thimmappa, Smt.Kamalamma @ Kondamma W/o Late Devaraju, Sri.Shivakumar S/o Thimmappa, Smt.Kanthamma W/o Late Devaraju, Kumari.Bharathi D/o Late Devaraj minor being represented by her mother and natural guardian Smt.Kanthamma in favour of Sri.Mawasia S/o Pannalal, registered on 28.03.2006 as doc no.07971/2005-2006, entered in Book-1 and stored in CD no.DBPD75 at the office of Sub-Registrar, Doddaballapura.
12. Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 46/1 measuring 3 acres 2 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
13. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1,

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46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

14. Official memorandum dated 20.11.2025 bearing no.799580 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 16/1 measuring 3 acres situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
15. Genealogical tree of the family of Late Pennalal issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
16. Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
17. Copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
18. Copy of Karda.
19. Copy of Survey Prati Book.
20. Copy of Tippani.
21. Copy of Hissa survey Tippani.
22. Copy of Hissa Survey Pakka Book.
23. Copy of Atlas.
24. Copy of RR Balabagada Nakalu and Edabagada Nakalu.
25. Copy of settlement of akarbandh.
26. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004.
    b. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no.7971/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026)
    c. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 Depicting the entries of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Sale deed dated 20.03.2006 (doc.no.7556/2005-2006).
    d. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/1

<u>In respect of Survey Numbers 46/2 and 46/3</u>

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.70, 71, 547, 638.
4. RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025,

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2025-2026, in respect of land bearing Survey Numbers 46/2 and 46/3, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

5. Copy of Mutation register bearing MR no.4/1997-98 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
6. Copy of Mutation register bearing MR no.55/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Copy of Mutation register bearing MR no.111/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
8. Copy of Mutation register bearing MR no.T16/2017-2018 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
9. Order passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.105/1959-60 in favour of Smt.Venkatamma W/o Lingappa
10. Endorsement dated 02.7.1959 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.105/1959-60 in favour of Smt.Venkatamma W/o Lingappa.
11. Nil Tenancy endorsement dated 15.10.2005 issued by the Tahsildar, Doddaballapura Taluk, in respect of Survey Numbers 42, 43/1, 43/2, 45, 46/1, 46/2 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
12. Sale deed dated 04.04.2006 executed by Smt.Marakka W/o Late Anjanappa, Sri.Anjanappa S/o Late Anjanappa, Smt.Gangamma W/o Late Anjanappa, Sri.Ramu S/o Anjinappa, Master.Hanumantha S/o Anjinappa, MasterMuniraju S/o Anjinappa, both minors represented by their father and natural guardian Sri.Anjinappa, Sri.Sreenivasa S/o Late Venkatarayappa, Sri.Venkatesha S/o Late Venkatarayappa, Sri.Thippaiah S/o Kurlappa and Sri.Venkatesh S/o Late Thippaiah in favour of Sri.Mawasia S/o Pannalal, registered on 07.04.2006 as doc no.00176/2006-2007, in Book-1 and stored in CD no.DBPD76 at the office of Sub-Registrar, Doddaballapura.
13. Sale deed dated 23.06.2006 executed by Smt.Madduramma W/o Late Chickhanumappa, Smt.Anjinamma W/o Mylarappa, Master.Mylaralinga S/o Mylarappa, Kumari.Lakshmamma D/o Mylarappa, both minors represented by their mother and natural guardian Smt.Anjinamma, Smt.Lingamma W/o Chickmuniyappa, Master Marappa, Master Obalaraya, both sons of Chickmuniyappa, minors represented by their mother and natural guardian Smt.Lingamma, Smt.Venkatalakshmamma W/o Madduraiah, Master.Venkatesha, Kumari.Jyothi both children of Madduraiah, both minors represented by their mother and natural guardian Smt.Venkatalakshmamma, Smt.Rathnamma W/o Prakash, Master.Mahesh, Kumari.Rajeshwari, both children of Prakash, minors represented by their mother and natural guardian Smt.Rathnamma, Smt.Kamakshamma D/o Late Chikkahanumaiah, Smt.Ashwathamma W/o Lakshmana, Master.Ravi, Master.Mahesha. Kumari.Sangeetha, all children of Lakshmana, minors represented by their mother and natural guardian Smt.Ashwathamma, Sri.Devaraja S/o Chickhanumaiah, Smt.Munirathnamma W/o Devaraja, Sri.Shivalinga S/o Chickhanumaiah, Sri.Thippaiah S/o Kurlappa, Sri.Venkatachalaiah S/o Thippaiah, Sri.Srinivasa S/o Venkatachalaiah, Sri.Venkatesha S/o Venkatarayappa, Sri.Anjanappa, Sri.Ramu S/o Anjanappa in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late

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Mangilal Marda, registered on 01.07.2006 as doc no.02854/2006-2007, in Book-1 and stored in CD no.DBPD85 at the office of Sub-Registrar, Doddaballapura.

14. Consent deed dated 24.07.2006 executed by Miss.Yellamma D/o Late Chickhanumappa and Smt.Madduramma in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda, registered as doc no.3435/2006-2007, in Book-1 and stored in CD no.DBPD87 at the office of Sub-Registrar, Doddaballapura.
15. Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 46/2 measuring 1 acre 20 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
16. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
17. Official memorandum dated 20.11.2025 bearing no.799593 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 46/2 measuring 1 acre 20 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
18. Official memorandum dated 20.11.2025 bearing no.799583 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 46/3 measuring 1 acre 20 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose
19. Genealogical tree of the family of Sri.Doddalingaiah issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
20. Genealogical tree of the family of Late Pennalal issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
21. Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
22. Copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura.
23. Copy of Karda.
24. Copy of Survey Prati Book.
25. Copy of Tippani.
26. Copy of Hissa survey Tippani.
27. Copy of Hissa Survey Pakka Book.
28. Copy of Atlas.
29. Copy of RR Balabagada Nakalu and Edabagada Nakalu.
30. Copy of settlement of akarbandh.
31. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004 – in respect of Sy.no.46/2.



b. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entry of Joint Development Agreement dated 14.06.2025 (doc.no.3591/2025-2026) - in respect of Survey number 46/2
c. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Sale deed dated 04.04.2006 (doc.no.176/2006-2007)– in respect of Survey number 46/2.
d. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entry of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) – in respect of Survey number 46/3.
e. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/2025-2026) – in respect of Survey number 46/3.
f. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/2
g. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/3

In respect of Sy No.47/1

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.678, 679, 72.
4. RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 47/1, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
5. Illegible copies of mutation registers.
6. Copy of Mutation register bearing MR no.15/2002-2003 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Copy of Mutation register bearing MR no.77/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
8. Partition deed dated 15.08.1984 executed amongst Sri.Chikkanna S/o Akkabyri Ramaiah, Sri.Rangappa S/o Chikkanna, Sri.Ramappa S/o Chkkanna S/o Akkabyri Ramaiah
9. Sale agreement dated 01.11.1985 entered into between Sri.Rangappa S/o Chikkanna, Sri.Ramappa S/o Chkkanna of the one part and Sri.Chikkanna of the other part.
10. Mortgage deed dated 20.12.2002 executed by Sri.Ramappa S/o Akkabyrachikkanna in favour of The Vysya Bank Limited, registered as doc no.2894/2002-2003, Book-1, Volume no.2500 and entered in page nos.46 to 50 at the office of Sub-Registrar, Doddaballapura.

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11. Discharge deed dated 25.08.2006 executed by The Vysya Bank Limited in favour of Sri.Ramappa S/o Akkabyri Chikkanna, and registered on 28.08.2006 doc no.04853/2006-2007, stored in CD no.DBPD92 at the office of Sub-Registrar, Doddaballapura.
12. Sale deed dated 06.10.2006 executed by Sri.Ramappa S/o Late Akka Byrachikkannam Smt.Puttamma W/o Ramappa, Smt.Radha D/o Ramappa, Smt.Jayalakshmi D/o Ramappa, Miss.Nirmala D/o Ramappa, Miss.Shashikala D/o Ramappa in favour of Sri.Mawasia S/o Pannalal represented by is General Power of Attorney Sri.Rajagopal S/o Late Mangilal Marda, registered as doc no.06443/2006-2007, entered in Book-1 and stored in CD no.DBPD96 at the office of Sub-Registrar, Doddaballapura.
13. Consenting deed dated 28.10.2006 executed by Smt.Manjamma D/o Ramappa in favour of Sri.Mawasia S/o Pannalal represented by is General Power of Attorney Sri.Rajagopal S/o Late Mangilal Marda, registered on 31.10.2006, as doc no.07339/2006-2007, in Book-1 and stored in CD no.DBPD99 at the office of Sub-Registrar, Doddaballapura.
14. Copy of Hadbust Sketch dated 26.03.2019 in respect of Survey number 47/1 measuring 4 acres 29.5 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
15. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
16. Official memorandum dated 20.11.2025 bearing no.799574 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 47/1 measuring 4 acres 26.8 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
17. Genealogical tree of the family of Sri.Ramappa issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
18. Copy of Karda.
19. Copy of Survey Prati Book.
20. Copy of Tippani.
21. Copy of Hissa survey Tippani.
22. Copy of Hissa Survey Pakka Book.
23. Copy of Atlas.
24. Copy of RR Balabagada Nakalu and Edabagada Nakalu.
25. Copy of settlement of akarbandh.
26. Encumbrance certificates :
    a. Dated 23.04.2025 for the period 01.04.1920 to 31.03.2004 depicting the entry of Mortgage deed dated 20.12.2002 (doc.no.2894/2002-2003) *wrongly mentioned as doc no.3894/2002-2003 in the E.C.*

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b. Dated 08.09.2006 for the period 01.04.1977 to 02.07.2006 depicting the entries of Mortgage deed dated 20.12.2002 (doc.no.2894/2002-2003) and Discharge deed dated 25.08.2006 (doc.no.4853/2006-2007).
c. Dated 05.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Gift deed dated 25.02.2019 doc.no.13462/2018-2019), Consent deed dated 28.10.2006 (doc.no.7339/ 2006-2007), Sale deed dated 06.10.2006 (doc.no.6443/2006-2007) and Discharge deed dated 25.08.2006 (doc.no.4853/2006-2007).
d. Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026 depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/2

In respect of Sy nos.44/1 and 44/3

1. Copy of Index of lands.
2. Copy of preliminary record.
3. Copy of Record of Rights bearing nos.70, 71, 547.
4. RTC/s for the period 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 44, 44/1, 44/3 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
5. Copy of Mutation register bearing MR no.13/1990-91 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
6. Copy of Mutation register bearing MR no.9/1995-96 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
7. Copy of Mutation register bearing MR no.2/1996-97 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
8. Copy of Mutation register bearing MR no.3/1996-97 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
9. Copy of Mutation register bearing MR no.9/2003-2004 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
10. Copy of Mutation register bearing MR no.14/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
11. Copy of Mutation register bearing MR no.H47/2018-2019 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
12. Copy of Mutation register bearing MR no.T1/2022-2023 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
13. Copy of Mutation register bearing MR no.H3/2025-2026 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
14. Sale deed dated 04.05.1966 executed by Sri.Anjinappa S/o Talawar Arasa in favour of Sri.H.Nagesh S/o Hosur Srikanthaiah, registered doc no.432/1966-67, in Book-1, Volume no.1224, entered in page nos.200-201 at the office of Sub-Registrar, Doddaballapura.

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15. Sale deed dated 01.04.1967 executed by Sri.Muniyappa S/o TalawarArasappa in favour of Sri.H.Nagesh S/o Hosur Srikanthaiah, registered as doc no.49/1967-68, in Book-1, Volume no.1258, entered in page nos.112-114 at the office of Sub-Registrar, Doddaballapura.
16. Sale deed dated 10.06.1974 executed by Sri.H.Nagesh Rao S/o Hosur Srikanthaiah in favour of Sri.Anjinappa S/o Talawar Arasappa, registered as doc no.1184/1974-75, in Book-1, Volume no.1444, entered in page nos.36-38 at the office of Sub-Registrar, Doddaballapura.
17. Sale deed dated 13.06.1974 executed by Sri.Anjinappa S/o Talawar Arasappa in favour of Sri.Thammannappa S/o Hanumaiah, registered as doc no.1247/1974-75, in Book-1, Volume no.1444, entered in page nos.79-81 at the office of Sub-Registrar, Doddaballapura.
18. Sale deed dated 15.12.1995 executed by Sri.Muniyappa S/o Late Arasa, Sri.Dodda Anjanappa S/o Muniyappa, Sri.Chikka Anjanappa S/o Muniyappa, Sri.Arasappa S/o Muniyappa, Sri.Somashekar S/o Muniyappa, Master.Nagaraj, Master.Ravi Kumar and Kumari.Nagamma, all childdern of Dodda Anjanappa being minors represented by their father and natural guardian Sri.Dodda Anjanappa in favour of Smt.Jayamma W/o Late Hanumaiah, registered as doc no.2918/1995-96, in Book-1, Volume no.2048, entered in page nos.65-71 at the office of Sub-Registrar, Doddaballapura.
19. Sale deed dated 15.12.1995 executed by Smt.Byramma W/o Late Anjini (S/o Late Gavalaiah), Master.Bylappa S/o Late Anjini, minor represented by his mother and natural guardian Smt.Byramma, Sri.Muniyappa S/o Late Gavalaiah, Smt.Shivamma W/o Muniyappa, Master.Manju, Master.Gabalappa, both sons of Muniyappa, minors represented by their father and natural guardian Sri.Muniyappa in favour of Smt.Jayamma W/o Late Hanumaiah, registered as doc no.2946/1995-96, in Book-1, Volume no.2048, entered in page nos.228-234 at the office of Sub-Registrar, Doddaballapura.
20. Partition deed dated 16.07.2003 executed amongst Sri.Thamannappa S/o Late Hanumaiah, Sri.T.Anjaneya S/o Thamannappa, Sri.T.Manjunath S/o Thamannappa and Sri.T.Rangaswamy S/o Thamannappa, registered as doc no.1749/2003-2004, in Book-1, Volume no.2555, entered in page nos.68-73 at the office of Sub-Registrar, Doddaballapura.
21. Sale deed dated 21.03.2006 executed by Sri.Anjaneya S/o Thamannappa, Smt.Gowramma W/o T Anjaneya, Kumari.A.Bhavya D/o Anjaneya, Kumari.A.Divya D/o Anjaneya , Master.A.Deepak S/o Anjaneya, minors represented by their father and natural guardian Anjaneya, Sri.T.Manjunath S/o Thammannappa, Smt.Prameela Devi W/o T.Manjunatha, Kumari.M.Chaithra D/o T.Manjunath, Master.Manoj S/o T.Manjunath, minors represented by their father and natural guardian Sri.T.Manjunath and Sri.T.Rangaswamy S/o Thammanappa in favour of Sri.Mawasia S/o Pannalal, registered on 28.03.2006 as doc no.7965/2005-2006, entered in Book-1 and stored in CD no.DBPD75 at the office of Sub-Registrar, Doddaballapura, Doddaballapura.
22. Sale deed dated 23.06.2006 executed by Smt.Jayamma W/o Late Hanumaiah, Sri.Ramesh S/o Late Hanumaiah and Sri.Ravi S/o Late Hanumaiah in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder

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Sri.Rajgopal Marda S/o Late Mangilal Marda, registered on 24.07.2006 as doc no.03438/2006-2007, entered in Book-1 and stored in CD no.DBPD87 at the office of Sub-Registrar, Doddaballapura, Doddaballapura.

23. Orders dated 26.06.2009 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing RA(Do)122/2006-2007.
24. Orders dated 30.11.2018 passed by the Deputy Commissioner & District Magistrate, Bangalore Rural District in case bearing Revn.Petn.20/2009-2010.
25. Orders dated 09.04.2012 passed by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore in case bearing LRF/SR(DBP)6/2008-2009.
26. Will and Testament dated 22.04.2019 executed by Smt.Anandibai Baderiya D/o Pannalal, registered on 23.04.2019 as doc no.10/2019-2020, and stored in CD no.BMHD886 at the office of Sub-Registrar, Bommanahalli (Jayanagar), Bangalore
27. Release deed dated 07.03.2019 executed by Sri.Mawasia S/o Pannalal in favour of Smt.Anandibai Baderiya, registered on 11.03.2019 as doc no.13956/2018-2019, in Book-1 and stored in CD no.DBPD503 at the office of Sub-Registrar, Doddaballapura
28. Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 46/1 measuring 3 acres 2 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
29. Endorsement dated 02.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
30. Endorsement dated 28.04.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
31. Endorsement dated 06.05.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of orders passed in case bearing RRT.CR(R)J.1016/1995-96 and RRT.CR(R)J.1016/1995-96.
32. Endorsement dated 04.07.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of mutation registers bearing nos.22/1989-90 in respect of Survey numbers 42, mutation registers bearing nos.7/1973-74, in respect of Survey no.44 and mutation register bearing MR no.8/1978-79 in respect of Survey number 45, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
33. Endorsement dated 18.07.2025 issued by the Special Acquisition Officer, NHAI, Kunigal confirming that land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.
34. Letter dated 08.08.2025 issued by the office of Doddaballapura Planning Authority confirming that land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura is not notified for acquisition.

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35. Supplementary agreement dated 02.09.2025 Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia all represented by their General Power of Attorney Sri.Vikram Baderiya S/o Gangaram Baderia and Sri.VikramBaderiya S/o Gangaram Baderia of the one part and M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal of the other part, registered as doc no. 7086/2025-2026,in Book-1 at the office of Sub-Registrar, Doddaballapura.
36. Irrevocable general power of attorney dated 02.09.2025 executed by Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia all represented by their General Power of Attorney Sri.Vikram Baderiya S/o Gangaram Baderia and Sri.Vikram Baderiya S/o Gangaram Baderia in favour of M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal, registered as doc no.00696/2025-2026, entered in Book-4, at the office of Sub-Registrar, Doddaballapura.
37. Copy of Paper publication dated 07.06.2025 published in Times of India.
38. Copy of Paper publication dated 07.06.2025 published in Vijaya karnataka.
39. Official memorandum dated 20.11.2025 bearing no.802379 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 44/1 measuring 1 acre 5 guntas, excluding 4 guntas kharab, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose.
40. Official memorandum dated 20.11.2025 bearing no.802369 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing Survey number 44/3 measuring1 acre 6 guntas situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District from agriculture to non-agricultural Layout residential purpose
41. Genealogical tree of the family of Late Pennalal issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
42. Copy of Karda.
43. Copy of Survey Prati Book.
44. Copy of Tippani.
45. Copy of Hissa survey Tippani.
46. Copy of Hissa Survey Pakka Book.
47. Copy of Atlas.
48. Copy of RR Balabagada Nakalu and Edabagada Nakalu.
49. Copy of settlement of akarbandh.
50. Encumbrance certificates :

a. Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004 depicting the entries of Sale deed dated 15.06.1974 (doc.no.1184), Sale deed dated 18.06.1974 (doc.no.1287/1974-75), Sale deed dated 15.12.1995 (doc.no. 2918/1995-96) and Partition deed dated 17.07.2003 (doc.no. 1749/2003-2004).



b. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007), Release deed dated 08.03.2019 (doc.no.13956/2018-2019) and Joint development agreement dated 31.08.2025 (doc.no.7086/2025-2026).
c. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006) and Release deed dated 08.03.2019 (doc.no. 13956/2018-2019).
d. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007) and Release deed dated 08.03.2019 (doc.no.13956/2018-2019).
e. Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007) and Release deed dated 08.03.2019 (doc.no.13956/2018-2019).
f. Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 (7086, 13956, 3438, 7965) depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007), Release deed dated 08.03.2019 (doc.no.13956/2018-2019) and Joint development agreement dated 31.08.2005 (doc.no.7086/2025-2026).– in respect of survey number 44/3.
g. Dated 12.03.2026 for the period 31.08.2025 to 10.03.2026 depicting the entry of JDA dated 31.08.2025 (doc no.7086) in respect of Sy no.44/3
h. Dated 12.03.2026 for the period 31.08.2025 to 10.03.2026 depicting the entry of JDA dated 31.08.2025 (doc no.7086) in respect of Sy no.44/1

Common documents :

1. Copy of Records of rights bearing nos.65, 66, 67, 68, 69, 70, 71, 72, 546, 547.
2. Copy of Mutation register bearing MR no.H70/2018-2019 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.
3. General power of attorney dated 12.05.2006 executed by Sri.Mawasia S/o Pannalal in favour of Sri.Rajgopal Marda S/o Late Mangilal Marda (notarized).
4. Orders passed by the Assistant Commissioner, Dodda ballapura Sub-Division, Bangalore in case bearing LRF/SR/Do/538/2007-2008 and 6/2008-2009.
5. Gift deed dated 25.02.2019 executed by Sri.Mawasia S/o Pannalal in favour of Smt.AnandibaiBaderiya D/o Pannalal, registered on 26.02.2019 as document no.13462/2018-2019, in Book-1 and stored in CD no.DBPD493 at the office of Sub-Registrar, Doddaballapura.
6. Last Will and Testament dated 22.04.2019 executed by Smt.Anandi bai Baderiya W/o Chimanlal Baderia, registered on 23.04.2019 as document no.10/2019-2020, entered in Book-4 and stored in CD no.BMHD886 at the office of Sub-Registrar, Bommanahalli (Jayanagar), Bangalore.

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7. Irrevocable general power of attorney dated 23.08.2023 executed by Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia in favour of Sri.Vikram Baderiya S/o Gangaram Baderia document no.468/2023-2024, entered in Book-4 at the office of Sub-Registrar, Jayanagar.
8. Copy of Paper publication dated 07.06.2025 published in Times of India.
9. Copy of Paper publication dated 07.06.2025 published in Vijaya karnataka.
10. Joint development agreement dated 14.06.2005 entered into between Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia all represented by their General Power of Attorney Sri.VikramBaderiya S/o Gangaram Baderia and Sri.Vikram Baderiya S/o Gangaram Baderia of the one part and M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal of the other part, registered on 18.06.2025 as doc no.03591/2025-2026, in Book-1 at the office of Sub-Registrar, Doddaballapura.
11. Irrevocable general power of attorney dated 14.06.2025 executed by Sri.GangaramBaderia S/o ChimanlalBaderia, Smt.GeethaBaderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia all represented by their General Power of Attorney Sri.VikramBaderiya S/o Gangaram Baderia and Sri.VikramBaderiya S/o Gangaram Baderia in favour of M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal, registered on 18.06.2025 as doc no. 00332/2025-2026, in Book-4 at the office of Sub-Registrar, Doddaballapura.
12. Nil Tenancy certificate dated 01.07.2025 issued by the Tahsildar, Doddaballapura Taluk, Doddaballapura, Bangalore Rural District in respect of Survey numbers 42/1 measuring 3 acres 16 guntas, 43/1 measuring 2 acres 22 guntas, 44/1 measuring 1 acre 5 guntas, 43/2 measuring 1 acre 25 guntas, 44/2 measuring 1 acre 6 guntas, 44/3 measuring 1 acre 6 guntas, 45/1 measuring 3 acres 4.50 guntas, 45/2 measuring 1 acre 9.50 guntas, 46/1 measuring 3 acres, 46/2 measuring 1 acre 20 guntas, 46/1 measuring 1 acre 20 guntas and 47/1 measuring 4 acres 26.50 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
13. Endorsement dated 04.07.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of mutation registers bearing nos.22/1989-90 in respect of Survey numbers 42, mutation registers bearing nos.7/1973-74, in respect of Survey no.44 ad mutation register bearing MR no.8/1978-79 in respect of Survey number 45, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
14. Endorsement dated 18.07.2025 issued by the SpecialAcquisition Officer, NHAI, Kunigal confirming that land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
15. Letter dated 08.08.2025 issued by the office of Doddaballapura Planning Authority confirming that land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura is not notified for acquisition.

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16. Endorsement dated 20.08.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of Form no.8 and INA in respect of Survey numbers 42, 43, 44, 45, 56 and 47 of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.
17. Genealogical tree of the family of Sri.Pennalal issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

III SOURCE OF TITLE :

In respect of Sy no.42

On perusal of documents produced for scrutiny, it is noticed that one Sri.Byalakere Anjinappa S/o Gopalappa was conferred Occupancy Rights in respect of land bearing Survey number 42, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura measuring 3 acres 16 guntas vide Orders dated 05.05.1959 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.6/1959-60. The Special Deputy Commissioner for Abolition of Inams, Bangalore issued an Endorsement dated 02.07.1959 confirming the occupancy rights in case bearing no.6/1959-60 unto him. The said grant was reflected in the Record of Rights bearing RR no.555 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura.

The copy of Index of Lands issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, in respect of Survey Number 42 measuring 3 acres 16 guntas confirms that Sri.Byalakere Anjinappa S/o Gopalappa was the owner of aforementioned land.

The copies of RTC/s for the period 1972-73 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 42, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura reflects the names of Sri.Byalakere Anjinappa S/o Gopalappa and others as kathedars and cultivators of the said land.

We have not been provided with the family tree of Sri.Bylakere Anjinappa to confirm his legal heirs.

Subsequently, after the death of Sri.Bylakere Anjinappa, his family members namely Smt.Rangamma W/o Late Anjinappa, Sri.A.Rajanna S/o Late Anjinappa, Sri.A.Bylappa S/o Late Anjinappa, Smt.Gowramma D/o Late Anjinappa, Smt.Gowramma D/o Late Akkamma, Smt.Radhamma W/o A.Rajanna, Smt.Gopamma D/o A.RajannamSmt.T.Anusuya D/o A.Rajanna, Kum.T.R.Manjula D/o Sri.A.Rajanna *(wrongly mentioned as D/o T.Manjunath in first page of sale deed, while correctly mentioned in*

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the registration details as against photo, sign and thumb impression of Sri.A.Rajanna) and Master.Harish S/o A.Rajanna, minor being represented by their father and natural guardian Sri.A.Rajanna, Smt.Jayamma W/o A.Bylappa, Kumari.Shobha and Kumari Kusuma, both daughters of Sri.Bylappa, being minors represented by their father and natural guardian Sri.Bylappa, for a valuable consideration, sold and conveyed the aforesaid land land bearing Sy No.42, measuring 3 acres 16 guntas in favour of Sri.Mawasia S/o Pannalal, under a Sale deed dated 21.03.2006, registered on 2303.2006 as document no.DBP-1-07721/2005-2006, at the office of Sub-Registrar, Doddaballapura. The factum of said Sale was reflected in the Mutation register bearing MR no.45/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an Endorsement dated 02.04.2025 bearing no.RL/CR/22/2025-26 confirming the non-availability of RTC/s for the period 1964-1968 in respect of Survey numbers 42, 43/1, 43/2, 44 and 45 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land in Survey number 42 measuring 3 acres 16 guntas from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799590 issued by the Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of land bearing

The copy of Hadbust Sketch dated 26.03.2019 in respect of Survey number 42 measuring 3 acres 16 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207317 is also produced.

The Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms that Survey number 42 is not having any kharab.

The copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms the name of Sri.Byalakere Anjinappa S/o Gopalappa as the Karda of land bearing Survey number 42 as mentioned supra.



The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 42 is 3 acres 16 guntas with no kharab. The village map of Thippapura Village shows the location of property in Survey number 42 in Thippapura Village and the Tippani bears out the shape of Survey number 42.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025	Depicting the entries of Sale deed dated 21.03.2006 (doc.no.7721/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019), Joint Development Agreement dated 14.06.2025 (doc.no.3591/2025-2026).
2.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	Depicting the entries of Sale deed dated 21.03.2006 (doc.no.7721/2005-2006) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
3.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.42

In respect of Sy no.43/1

Whereas land bearing Sy no.43 measuring 4 acres 7 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura was earlier owned and possessed by one Sri.Kuri Ramaiah S/o Thimmappa as evidenced from Record of Rights bearing no.66 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura. Further, the copy of Index of Lands and Preliminary records issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, in respect of Survey Number 43/1 measuring 2 acres 22 guntas confirms the name of Sri.Kuri Ramaiah as the owner of aforementioned land. However, we have not been provided with the title deed through which Sri.Kuri Ramaiah S/o Thimmappa acquired the aforementioned land.

The Copies of RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 43/1, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura reflects the

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names of Sri.KuriRamaiahS/o Thimmappa and others as kathedars and cultivators of the said land.

It is noticed that after the death of Sri.Kuri RamaiahS/o Thimmappa, the katha for the captioned survey number measuring 1 acre 11 guntas each was reflected in the names of Sri.Pillappa S/o Kuri Ramaiah and Sri.Chikkananjappa S/o Kuri Ramaiah vide Mutation register bearing MR no.8/1996-97 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura and IHC bearing no.301/1996-97.

Further, it is noticed that Sri.Pillappa S/o Kuri Ramaiah, died leaving behind his son Sri.Muniraju S/o Late Pillappa to succeed to his estate and his name was reflected as the owner and kathedar in respect of land bearing Survey number 43/1 of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapurameasuring 1 acre 11 guntas vide Mutation register bearing MR no.8/2003-2004 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura and IHC bearing no.108/2003-2004. However, we have not been provided with the copies of IHC bearing no.108/2003-2004 and the family trees of Sri.Kuri Ramaiah S/o Thimmappa and his children namely Sri.Pillappa S/o Kuri Ramaiah and Sri.Chikkananjappa S/o Kuri Ramaiah and their children.

Subsequently, Sri.Chikkananjappa S/o Kuri Ramaiah, died intestate on 19.02.2005, leaving behind his wife Smt.Gangamma and children Sri.Muniraju, Smt.Manjamma, Smt.Lakshmamma, Sri.Rangaswamy.N and Sri.Manjunatha Murthy as class-I legal heirs to succeed to his estate as noticed from the copy of IHC bearing no.38/2005-2006 issued by the office of Shirastedhar, Doddaballapura Taluk, Doddaballapura Katha in respect of Survey number 43/1 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura measuring 1 acre 11 guntas and Katha was transferred in the name of Smt.Gangamma W/o Late Chikkananjappavide Mutation register bearing MR no.28/2004-2005 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

Thereafter, the family members of Sri.Pillappa and Sri.Chikkananjappa viz., Sri.Muniraju S/o Late Pillappa, Smt.Radhamma W/o Muniraju, Sri.Anand S/o Muniraju, Smt.Asha D/o Munuraju, Smt.Gangamma W/o Late Chikkananjappa, Sri.N.Raju S/o Late Chikkananjappa, Smt.Manjamma D/o Late Chikkananjappa, Smt.Lakshmamma, D/o Late Chikkananjappa, Sri.N.Rangaswamy S/o Late Chikkananjappa, Sri.N.Manjunatha S/o Late Chikkananjappa, Sri.N.Anjanamurthy S/o Chikka Nanjappa, for a valuable consideration, sold and conveyed the aforesaid land in Sy no.43/1 measuring 2 acres 22 guntas in favour of Sri.Mawasia S/o Pannalal in terms of a Sale deed dated 21.03.2006 and registered on 29.03.2006 as doc no.07983/2005-2006, at the office of Sub-Registrar, Doddaballapura. The said Sale was depicted in the Mutation register bearing MR no.43/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

It is noticed that one Smr.Lakshmamma @ Ramakka, daughter of Late Pillappa @ Hanumanthappa filed a suit for partition before the Hon'ble Court of the Senior Civil Judge, Doddaballapura in case bearing O.S no.189/2021 against Sri.Muniraju @ Rajanna

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son of Late Pillappa @ Hanumanthappa and others for the partition of joint family properties by metes and bounds, including land bearing Survey number 43/1 measuring 1 acre 11 guntas. It is also noticed in the said suit that Late Kuri Ramaiah was married to Ramakka and they had six children namely Sri.Hanumanthappa, Sri.Pillappa @ Hanumumanthappa, Sri.Doddathimmappa, Sri.Doddananjappa, Sri.Chikkathimmappa and Sri.Chikkananjappa. It is further noticed that Sri.Pillappa @ Hanumanthapa was married to Smt.Rangamma and Smt.Lakshmamma @ Ramakka and Sri.Muniraju @ Rajanna are their children. Further it is mentioned that Smt.Rajamma and Sri.Anand and Smt.Asha are the wife and children of Sri.Muniraju @ Rajanna respectively. Further, an order was passed on 06.03.2026 by the Court of Senior Civil Judge & JMFC, Doddaballapura allowing IA No.XIX filed by Plaintiff under Order XXXIX Rule 1 and 2 of CPC and thereby restraining Defendants nos.8 (a) to (d) by an order of Temporary Injunction from closing the road or putting up any construction in the suit Schedule 'A' property road or Nakashe road till disposal of the suit. However, the said case is pending adjudication before the Hon'ble Court of the Senior Civil Judge, Doddaballapura. However, draft appeal filed against impugned order on 06.03.2026 before the Hon'ble Court of LD IV Addl. District and Sessions Judge, Bengaluru Rural (Doddaballapura) in M.A. no.10024/2026 is produced .

The land bearing Survey number 43/1 measuring 2 acres 22 guntas was converted from agriculture to non-agricultural Layout residential purpose vide Official memorandum dated 20.11.2025 bearing no.799591 issued by the Deputy Commissioner, Bangalore Rural District.

We have been provided with the notarized copy of an Affidavit dated 21.11.2014 executed by Sri.Mawasia S/o Pannalal to obtain attested copy of orders passed by the Court of the Assitant Commissioner, Doddaballapura in case bearing no.LRF.SR(DB)538/2007-2008.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms that Survey number 43/1 is not having any kharab.

The copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms the name of Sri.Kuriramaiah S/o Thimma as the Karda of land bearing Survey number 43/1 as mentioned supra.

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The copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 43/1 measuring 2 acres 22 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207326 is also produced for perusal.

The copies of Hissa Survey Tippaniextract provided discloses that Survey number 43 measuring 4 Acres 7 Guntas, without there being any Kharab was subjected to phodi and bifurcated into two portions, Survey number 43/1 measuring 2 acres 22 guntas and Survey number 43/2 measuring 1 acre 25 guntas. It further bears out that that Survey number 43/1 measuring 2 acres 22 guntas stood in the name of Sri.Kuri Ramaiah S/o Thimmappa.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 43/1 is 2 acres 22 guntas with no kharab. The village map of Thippapura Village shows the location of property in Survey number 43 in Thippapura Village and the Tippani bears out the shape of Survey number 43.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025	Depicting the entries of Sale deed dated 21.03.2006 (doc.no.7983/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026).
2.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	Depicting the entries of Sale deed dated 21.03.2006 (doc.no.7983/2005-2006), Sale deed dated 21.03.2006 (doc.no.7721/2005-2006) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
3.	Dated 12.06.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.43/1

In respect of Sy No 43/2

On perusal of documents produced for scrutiny, it is noticed that land bearing Survey number 43 measuring 4 acres 7 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura was earlier owned and possessed by one Sri.Kuri Ramaiah S/o Thimmappa as evidenced from Record of Rights bearing no.66 issued by



the office of Tahsildar, Doddaballapura Taluk, Doddaballapura. However, the source of acquisition and the deed through which Sri.Kuri Ramaiah S/o Thimmappa acquired the property is not provided.

The copy of Record of Rights bearing no.67 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, depicts the name of Sri.Nanjappa S/o Thimmappa as kathedar and owner in respect of Survey number 43/2. The copy of Index of Lands and Preliminary records issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, in respect of Survey Number 43/2 measuring 1 acres 25 guntas confirms the name of Sri.Nanjappa S/o Thimmappa as the owner of aforementioned land.However, the source of acquisition and the deed through which Sri.Nanjappa S/o Thimmappa acquired the property is not provided to us.

The copy of Record of Rights bearing no.675 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, depicts the transfer of Katha in the name of Sri.Thimma Gowda S/o Munishamappa. It is noticed from the IHC no.2/1985-86, issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, the property was earlier owned and possessed by Sri.Munishamappa, the father of Sri.Thimma Gowda. After the death of Munishamappa, the property was devolved unto his son Sri.Thimma Gowda S/o Munishamappa. However, the complete family details of Sri.Munishamappa and his other son Sri.Hanumantharayappa is not known.

The Copies of RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 43/2, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura reflects the names of Sri.Nanjappa S/o Thimmappa and others as kathedars and cultivators of the said land.

Further, Sri.Thimmegowda S/o Munishamappa and Smt.Meenakshi D/o Thimme Gowda, sold and conveyed the land bearing Sy no.43/2 measuring 1 acre 25 guntas in favour of Sri.Mawasia S/o Pannalal through a Sale deed dated 20.03.2006and registered as document no.DBP-1-07556/2005-2006, entered in Book-1 and stored in CD no.DBPD74 at the office of Sub-Registrar, Doddaballapura, Doddaballapura.The factum of said sale transaction was reflected in the Mutation register bearing MR no.170/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

We have been provided with the notarized copy of Affidavit dated 03.03.2012 executed by Sri.Mawasia S/o Pannalal confirming that he is the owner of property under discussion along with many other properties and the properties are his self acquired property. Further, he has confirmed that he is an agriculturist and his income through agriculture is Rs.1,00,000/- per annum. Further he has also confirmed that he acquired the said

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properties by selling the land bearing Survey number 30 measuring 1 acre 4 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.43/2 measuring 1 acre 25 guntas from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799592.

The copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms that Survey number 43/2 is not having any kharab.

The copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms the name of Sri.Nanjappa S/o Thimmappa as the Karda of land bearing Survey number 42 as mentioned supra.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

The copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 43/2 measuring 1 acres 35 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207339 is also produced for perusal.

The Hissa Survey Tippan extract provided discloses that Survey number 43 measuring 4 Acres 7 Guntas, without there being any Kharab was subjected to phodi and bifurcated into two portions, Survey number 43/2 measuring 2 acres 22 guntas and Survey number 43/2 measuring 1 acre 25 guntas. It further bears out that that Survey number 43/2 measuring 1 acre 25 guntas stood in the name of Sri.Nanjappa S/o Thimmappa.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 43/2 is 1 acre 25 guntas with no kharab. The village map of Thippapura Village shows the location of property in Survey number 43 in ThippapuraVillage and the Tippani bears out the shape of Survey number 43.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature

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1.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025	Depicting the entries of Sale deed dated 20.03.2006 (doc.no.7556/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026).
2.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	depicting the entries of Sale deed dated 20.03.2006 (doc.no.7556/2005-2006) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
3.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591) – in respect of Sy no.43/2

In respect of Sy nos.45/1 & 45/2

Whereas one Smt.Venkatamma W/o Lingappa was conferred Occupancy Rights in respect of land bearing Survey number 45, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura measuring 4 acres 14 guntas vide Orders dated 05.05.1959 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.105/1959-60. The Special Deputy Commissioner for Abolition of Inams, Bangalore issued an Endorsement dated 03.07.1959 confirming the occupancy rights in case bearing no.105/1959-60 unto her. The said grant is reflected in the Record of Rights bearing RR no.547 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura. Subsequently, the katha was transferred in the name of Smt.Venkatamma W/o Lingappa vide Mutation register bearing MT no.8/1973-74. However, we have not been provided with the copy of said Mutation order.

After the death of Smt.Venkatamma W/o Lingappa, the Katha for the aforesaid property was transferred in the name of Sri.Chikka Hanumaiah S/o Lingappa vide Record of Rights bearing no.638. However, copy of the said Record of Rights is not provided to us.

The genealogical tree of the family of Sri.Doddalingaiah issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura, confirms that Smt.Venkatamma was his wife and they had two children namely Sri.Anjinappa and Sri.Chikkahanumaiah. It is further noticed that Sri.Anjanappa died leaving behind his wife Smt.Marakka and son Sri.Anjanappa. However, we have not been provided with the death certificates of Sri.Doddalingaiah, Smt.Venkatamma and Sri.Anjanappa.

Thereafter, Sri.Chikkahanumaiah S/o Doddalingaiah and Sri.Anjanappa S/o Late Anjanappa, entered into an oral partition deed dated 05.01.1990 for the partition of land bearing Survey number 45 measuring 4 acres 14 guntas. By virtue of the said partition, land measuring 3 acres 27 guntas out of 4 acres 14 guntas in Survey number 45 was allotted to the share of Sri.Anjinappa S/o Anjinappa and land measuring 27 guntas out of

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4 acres 14 guntas in Survey number 45 was allotted to the share of Sri.Chikkahanumaiah S/o Doddalingaiah among other property. The factum of said partition was reflected in the Mutation register bearing MR nos.3/1997-98 and 4/1997-98 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

The RTC/s for the period 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, in respect of land bearing Survey Numbers 45/1and 45/2, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura depicts the names of Smt.Venkatamma W/o Lingappa and others as kathedars and cultivators of the aforementioned land. We have been provided with the RTC/s for the period 2006-2007 and 2025-2026 for perusal.

Subsequently, Smt.Mangamma W/o Late Venkataramanappa, Sri.Rangaswamaiah S/o Late Venkataramanappa, Smt.Manjamma W/o Rangaswamaiah, Smt.Radhamma D/o Rangaswamaiah, Sri.Ranganatha S/o Rangaswamaiah, Smt.Venkatarangamma D/o Rangaswamaiah, Sri.Nanjappa S/o Rangaswamaiah, Master.Govindaraju S/o Rangaswamaiah, Master, Venkatesh S/o Rangaswamaiah, both being minors represented by their father and natural guardian Sri.Rangaswamaiah, Smt.Marakka, W/o Late Anjanappa, Sri.Anjanappa S/o Late Anjanappa, Smt.Gangamma W/o Late Anjanappa, Sri.Ramu S/o Anjanappa, Master.Manjunath, S/o Anjanappa, Master.Muniraju S/o Anjinappa, both being minors represented by their father and natural guardian Sri.Anjanappa, Sri.Sreenivasa S/o Late Venkatarayappa, Sri.Venkatesha S/o Late Venkatarayappa, Sri.Thippaiah S/o Kurlappa and Sri.Venkatesha S/o Late Thippaiah, for a valuable consideration, sold and conveyed land bearing Survey number 45 measuring an extent of 3 acres 4.50 guntas in favour of Sri.Mawasia S/o Pannalal, vide a Sale deed dated 04.04.2006 and registered on 07.04.2006 as doc no.00175/2005-2006, at the office of Sub-Registrar, Doddaballapura, Doddaballapura. The said sale transaction was mutated in the Mutation register bearing MR no.56/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura. The factum of said sale was depicted in the Mutation register bearing MR no.56/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

It is noticed that after the death of Sri.Chikkahanumappa, the katha in respect of land measuring 1 acre 9.50 guntas of 45 was transferred unto his wife Smt.Madduramma vide IHC bearing CR 44/2006-2007 and was mutated vide Mutation register bearing MR no.35/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

It is noticed that one Smt.Marakka W/o Late Anjinappa filed an appeal before the Assistant Commissioner, Sub-Division, Doddaballapura, in case bearing RA (DB)92/2005-2006 against Sri.Rangaswamy S/o Late Venkataramanappa and others challenging the



orders dated 27.04.1998 passed in case bearing RRT/CR/700/1996-97 by the Tahsildar, Doddaballapura Taluk, Doddaballapura and the appeal was dismissed vide order dated 11.08.2006 passed pursuant to filing of application of withdrawal of appeal. In this connection, an Endorsement dated 17.10.2025 bearing no.RTI/RK/CR166/2025 was issued by the office of Asst. Commissioner, Doddaballapura Sub-division, Doddaballapura to issue copies of orders passed in case bearing no. RA (DB)92/2005-2006 in respect of Sy no.45/1 of Thippapura Village. The copy of orders dated 27.04.1998 passed in case bearing RRT/CR/700/1996-97 by the Tahsildar, Doddaballapura Taluk, Doddaballapura for transfer of katha in respect of Sy no.45 to an extent of 1 acre 35 guntas of Thippapura Village in favour of Sri.Rangaswamaiah S/o Sri.Venkataramappa is produced.

Further, Smt.Madduramma W/o Late Chikkahanumappa, Smt.Anjinamma W/o Mylarappa, Master.Mylaralinga S/o Mylarappa, Kumari.Lakshmamma D/o Mylarappa, both minors represented by their mother and natural guardian Smt.Anjinamma, Smt.Lingamma W/o Chickmuniyappa, Master.Marappa S/o Chickmuniyappa, Master.Obalaraya S/o Chickmuniyappa, both minors represented by their mother and natural guardian Smt.Lingamma, Smt.Venkatalakshmamma W/o Madduraiah, Master.Venkatesh S/o Madduraiah, Kumari.Jyothi D/o Madduraiah, both minors represented by their mother and natural guardian Smt.Venkatalakshmamma, Smt.Rathnamma W/o Prakash, Master.Mahesh S/o Prakash, Kumari.Rajeshwari D/o Prakash, both minors represented by their mother and natural guardian Smt.Rathnamma, Smt.Kamakshamma D/o Late Chickhanumaiah, Smt.Ashwathamma W/o Srilakshmana, Master.Ravi S/o Lakshmanappa, Master.Mahesha S/o Lakshmana, Kumari.Sangeetha S/o Lakshmana, all minors represented by their mother and natural guardian Smt.Ashwathamma, Sri.Devaraja S/o Chickhanumaiah, Smt.Munirathnamma W/o Devaraja, Sri.Shivalinga S/o Chickhanumaiah, Sri.Thippaiah S/o Kurlappa, Sri.Venkatachalaiah S/o Thippaiah, Sri.Srinivasa S/o Venkatarayappa, Sri.Anjanappa S/o Anjanappa, Sri.Ramu S/o Anjanappa, for a valuable consideration, sold and conveyed land bearing Survey number 45 measuring an extent of 1 acre 9.50 guntas in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda, in terms of a Sale deed dated 23.06.2006 and registered on 01.07.2006 as doc no.02854/2006-2007, in Book-1 at the office of Sub-Registrar, Doddaballapura, Doddaballapura. The factum of said sale was depicted in the Mutation register bearing MR no.111/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

It is further noticed that Miss.Yellamma D/o Late Chickhanumappa and Smt.Madduramma, who was not made party in the Sale Deed dated 01.07.2006 (doc no.2854/2006-2007) executed a Consent deed dated 24.07.2006 in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda and registered as doc no.3435/2006-2007, at the office of Sub-Registrar, Doddaballapura, Doddaballapura, confirming and ratifying the aforementioned sale deed, besides confirming having no manner of right, title, claim and interest over land bearing Survey number 45 measuring 1 acre 9.50 guntas.

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The children of Late Sri.Byalakere Anjinappa viz., Sri.Rajanna and Sri.Bylappa filed a suit in O.S. no.503/2023 before the Court of Senior Civil Judge, Doddaballapura against Smt.Mangamma, Sri.Rangaswamaiah, Smt.Manjamma, Smt.Radhamma, Sri.Ranganatha, Smt.Venkatarangamma, Sri.Nanjappa, Sri.Govindaraju, Sri.Venkatesha, Smt.Marakka, Sri.Anjinappa, Smt.Gangamma, Sri.Ramu, Sri.Hanumatha, Sri.Muniraju, Sri.Sreenivasa, Sri.Venkatesh, Sri.Thippaiah, Sri.Venkatesha, Smt.Madduramma, Smt.Anjinamma, Sri.Mylaralinga, Smt.Lakshmamma, Smt.Lingamma, Sri.Marappa, Sri.Obalaraya, Smt.Venkatalakshamma, Sri.Venkatesh, Smt.Jyothi, Smt.Rathnamma, Sri.Mahesha, Smt.Rajeshwari, Smt.Kamakshamma, Smt.Aswathamma, Sri.Devaraja, Sri.Shivalinga, Sri.Mawasia, Sri.Rajagopal Marda and Sri.Gnagaram Baderia seeking to a) declare that the plaintiffs are the absolute owners and in peaceful physical possession and enjoyment of the schedule property (old Sy no.40, New Sy no.45/1 measuring 1 acre 35 guntas), b) grant the permanent injunction, restraining the defendants, their agents, servants, or anybody acting on their behalf from interfering with the peaceful possession and enjoyment of the suit schedule property, c) pass such other suitable order deedm to fit grant in the circumstances of the case including the orders as to the costs, in the interest of justice and equity and d) award cost of the proceedings. The case is pending for disposal and the next date of hearing is 02.07.2026

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 45/1 measuring 3 acres 2 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207301 is also produced.

The Mutation register bearing MR no.T17/2017-2018 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura depicts the phodi of Survey number 45 into 45/1 measuring 3 acres 6.50 guntas with 2 guntas kharab and Survey number 45/2 measuring 1 acre 19.08 guntas with no kharab extent.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.45/1 measuring 3 acres 4.8 guntas excluding 2 guntas of 'B' Kharab, from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799587.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.45/2 measuring 1 acres 9.8 guntas from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799589.



The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an Endorsement dated 06.05.2025 bearing no.RRT/TR/CR/42/25-26 confirming non-availability of records for issue of IHC register bearing no.30/1996-97 in respect of Sy no.43/1, MR no.9/1995-96 in respect of Sy no.44, MR no.172/1997-98 *(wrongly mentioned as 172/1994-95)* in respect of Sy no.45 and MR no.8/1973-74 in respect of Sy no.46 of Thippapura Village.

The Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms that Survey number 45 is having 2 guntas of kharab.

The copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms the names of Sri.Talawar Linga and Sri.Byalakere Anji as the Karda of land bearing Survey number 45 as mentioned supra.

The Hissa Survey Tippaniextract provided discloses that Survey number45 measuring 4 acres 16 guntas with 2 guntas Kharab was subjected to phodi and bifurcated into two portions, Survey number 45/1 measuring 3 acres and 6.50 guntas with 2 guntaskharb and Survey number 45/2 measuring 1 acres and 9.50 guntas with no kharab. It further bears that that Survey number 45 measuring 4 acres 16 guntas with 2 guntas kharab stood in the name of Smt.Venkatamma W/o Talawar Doddalinga @ Doddalingappa @ Lingappa.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 45/1 is3 acre 6.50 guntas with 2 guntaskharab and Survey number 45/2 as 1 acre 9.50 guntas with no kharab. The village map of Thippapura Village shows the location of property in Survey number 45 in Thippapura Village and the Tippani bears out the shape of Survey number 45.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 14.08.2020 for the period 01.04.1986 to 31.03.2004 (807)	depicting the entry of Mortgage deed dated 17.08.1989 (doc.no.807/1989-90). However, copy of its registered discharge deed is not made available.
2.	Dated 11.08.2020 for the period 01.04.2004 to 07.08.2020 (175, 2854, 3435).	depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007) and Consent

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		deed dated 24.07.2006 (doc.no.3435/2006-2007).
3.	Dated 05.05.2025 for the period 01.04.2004 to 30.04.2025 (13462, 3435, 2854, 175)	depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007), Consent deed dated 24.07.2006 (doc.no.3435/2006-2007) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
4.	Dated 03.10.2025 for the period 01.04.2004 to 30.04.2025 (13462, 3435, 2854, 175)	depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007), Consent deed dated 24.07.2006 (doc.no.3435/2006-2007) and Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
5.	Dated 03.05.2025 for the period 01.04.2004 to 30.09.2025 (3591, 13462, 3435, 2854, 175)	depicting the entries of Sale deed dated 04.04.2006 (doc.no.175/2006-2007), Sale deed dated 23.06.2006 (doc.no.2854/2006-2007), Consent deed dated 24.07.2006 (doc.no.3435/2006-2007), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint development Agreement dated 14.06.2025 (doc.no.3591/2025-2026).
6.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.45/1
7.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591) in respect of Sy no.45/2

In respect of Sy No.46/1

Whereas land bearing Survey number 46 measuring an extent of 6 acres 2 guntas was earlier owned and possessed by Smt.Talavar Linga Lakshmidevamma and Sri.BettaGuruvamallaiah as noticed from the copies of Survey Tippani and Karda. However, we have not been provided with the deed / document through which Smt.Talavar Linga Lakshmidevamma and Sri.Betta Guruvamallaiah acquired land bearing Survey number 46 measuring 6 acres 2 guntas.

The Record of Rights bearing no.70, issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura, depicts the name of Smt.Lakshmidevamma W/o Narasimhaiah as the kathedar in :espect of land bearing Survey number 46/1.

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The RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, in respect of land bearing Survey Numbers 46/1, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura, depicts the names of Smt.Lakshmi Devamma W/o Narasimhaiah and others as cultivators and kathedars in respect of the aforementioned survey number. We have not been provided with the RTC/s for the period 2006-2007 and 2025-2026.

It is noticed that one Sri.Pillappa, died intestate, leaving behind his sons namely Sri.Chinnappa, Sri.Thimmappa and Sri.Muniyappa as class-I legal heirs to succeed to his estate. The said Sri.Chinnappa, Sri.Thimmappa and Sri.Muniyappa portioned the joint family properties by metes and bounds. As per the said partition, land bearing Survey number 46/1 measuring 3 acres 2 guntas along with other properties were allotted to the share of Sri.Thimmappa. The factum of said partition was reflected in the Mutation register bearing MR no.13/1987-88 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

We have not been provided with the title deed through which Sri.Pillappa acquired land bearing Survey number 46/1 measuring 3 acres 2 guntas and his family tree.

Thereafter, Sri.Thimmappa S/o Late Pillappa together with his sons namely Sri.Narasimha, Sri.Devaraju, Sri.Shivakumar with Smt.Kanthamma W/o Devaraj and her minor daughter Kumari Bharathi and others entered into a Partition deed dated 22.12.1999 (doc no.2790/1999-2000), for the partition of family properties by metes and bounds. By virtue of the said partition, land bearing Sy no.46/1 measuring 3 acres 2 guntas was allotted to the share of Sri.Thimmappa S/o Late Pillappa. The factum of said partion was reflected in the Mutation register bearing MR no.17/2000-2001 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

In turn, Sri.Thimmappa S/o Late Pillappa, Smt.Ramakka W/o Thimmappa, Smt.Venkatalakshmamma W/o Late Anjiney, Smt.Subbamma D/o Thimmappa, Smt.Rathnamma D/o Thimmappa, Sri.Narasimha S/o Thimmappa, Smt.Padmamma D/o Thimmappa, Smt.Kamalamma @ Kondamma W/o Late Devaraju, Sri.Shivakumar S/o Thimmappa, Smt.Kanthamma W/o Late Devaraju, Kumari.Bharathi D/o Late Devaraj minor being represented by her mother and natural guardian Smt.Kanthamma, for a valuable consideration, sold and conveyed land bearing Sy no.46/1 measuring 3 acres 2 guntas in favour of Sri.Mawasia S/o Pannalal, by virtue of Sale deed dated 21.03.2006, registered on 28.03.2006 as doc no.07971/2005-2006, at the office of Sub-Registrar, Doddaballapura, Doddaballapura. The said transaction was reflected in the Mutation register bearing MR no.42/2005-2006 issued by the Village Accountant, Doddaballapura

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Taluk, Doddaballapura. However, the sought for copy of Genealogical tree of the family of Sri.Devaraju depicting the name/s of his wife and children issued by the Nadakacheri / Tahsildar along with copies of death certificates of deceased family members.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.46/1 measuring 3 acres, excluding 2 guntas Kharab, from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799580.

Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 46/1 measuring 3 acres 2 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207271 is also produced.

The Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms that Survey number 46/1 is having 2 guntas kharab.

The copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms the name of Smt.Lakshmidevamma W/o Narasimhaiah as the Karda of land bearing Survey number 46/1 as mentioned supra.

The Hissa Survey Tippaniextract provided discloses that Survey number46 measuring 6 acres with 2 guntas Kharab was subjected to phodi and bifurcated into two portions, Survey number 46/1 measuring 3 acres and 2 guntaskharb and Survey number 46/2 measuring 3 acres. It further bears that that Survey number 46/2 measuring 3 acres stood in the name of Smt.Lakshmidevamma W/o Narasimhaiah.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 46/1 as 3 acres with 2 guntaskharab. The village map of Thippapura Village shows the location of property in Survey number 46 in Thippapura Village and the Tippani bears out the shape of Survey number 46.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

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Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025	Depicting the entries of Sale deed dated 21.03.2006 (doc.no.7971/2005-2006), Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026)
2.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	Depicting the entries of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Sale deed dated 20.03.2006 (doc.no.7556/2005-2006).
3.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/1

In respect of Survey Numbers 46/2 and 46/3

Whereas one Smt.Venkatamma W/o Lingappa was conferred Occupancy Rights in respect of land bearing Survey number 46/2, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura measuring 3 acres vide Orders dated 05.05.1959 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.105/1959-60. The Special Deputy Commissioner for Abolition of Inams, Bangalore issued an Endorsement dated 03.07.1959 confirming the occupancy rights in case bearing no. 105/1959-60 unto her. The said grant is reflected in the Record of Rights bearing RR no.547 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura. Subsequently, the katha was transferred in the name of Smt.Venkatamma W/o Lingappa vide Mutation register bearing MT no.8/1973-74. However, we have not been provided with the copy of said Mutation.

The RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, in respect of land bearing Survey Numbers 46/2 and 46/3, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura, depicts the names of Smt.Venkatamma W/o Lingappaas cultivators and kathedars in respect of the aforementioned survey number. We have not been provided with the copies of RTC/s for the period 2006-2007 and 2025-2026.

After the death of Smt.Venkatamma W/o Lingappa, the Katha for the captioned property was transferred in the name of Sri.Chikka Hanumaiah S/o Lingappa vide Record of Rights bearing no.638. However, copy of the said Record of Rights is not provided to us.

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The genealogical tree of the family of Sri.Doddalingaiah issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura, confirms that Smt.Venkatamma was his wife and they had two children namely Sri.Anjinappa and Sri.Chikkahanumaiah. It is further noticed that Sri.Anjanappa died leaving behind his wife Smt.Marakka and son Sri.Anjanappa.

It is reflected in the RA(DB)92/2005-2006 (pertaining to Sy.no.45), that Sri.Doddalingaiah, Smt.Venkatamma had 3 daughters and that they have not participated in the subsequent sale transactions nor their names depicted in any other documents. However, the present owners and / their family members are in possession of subject land from the year 2006 with 20 years of uninterrupted possession. Further, we have not been provided with the death certificates of Sri.Doddalingaiah, Smt.Venkatamma and Sri.Anjanappa.

Thereafter, Sri.Chikkahanumaiah S/o Doddalingaiah and Sri.Anjanappa S/o Late Anjanappa, entered into an oral partition deed dated 05.01.1990 for the partition of land bearing Survey number 46/2 measuring 3 acres. By virtue of the said partition, land measuring 1 acre 20 guntas in Survey number 46/2 was allotted to the share of Sri.Anjinappa S/o Anjinappa and land measuring 1 acre 20 guntas in Survey number 46/2 among another property was allotted to the share of Sri.Chikkahanumaiah S/o Doddalingaiah. The factum of said partition was reflected in the Mutation register bearing MR no.4/1997-98 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

In turn, Smt.Marakka W/o Late Anjanappa, Sri.Anjanappa S/o Late Anjanappa, Smt.Gangamma W/o Late Anjanappa, Sri.Ramu S/o Anjinappa, Master.Hanumantha S/o Anjinappa, Master.Muniraju S/o Anjinappa, both minors represented by their father and natural guardian Sri.Anjinappa, Sri.Sreenivasa S/o Late Venkatarayappa, Sri.Venkatesha S/o Late Venkatarayappa, Sri.Thippaiah S/o Kurlappa and Sri.Venkatesh S/o Late Thippaiah, for a valuable consideration, sold and conveyed land bearing Survey number 46/2 measuring 1 acre 20 guntas in favour of Sri.Mawasia S/o Pannalal, through a Sale Deed dated 04.04.2006 and registered on 07.04.2006 as doc no.00176/2006-2007, Doddaballapura. The said Sale transaction was reflected in the Mutation register bearing MR no.55/2005-2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

Simultaneously, Smt.Madduramma W/o Late Chickhanumappa, Smt.Anjinamma W/o Mylarappa, Master.Mylaralinga S/o Mylarappa, Kumari.Lakshmamma D/o Mylarappa, both minors represented by their mother and natural guardian Smt.Anjinamma, Smt.Lingamma W/o Chickmuniyappa, Master Marappa, Master Obalaraya, both sons of Chickmuniyappa, minors represented by their mother and natural guardian Smt.Lingamma, Smt.Venkatalakshmamma W/o Madduraiah, Master.Venkatesha, Kumari.Jyothi both children of Madduraiah, both minors represented by their mother and natural guardian Smt.Venkatalakshmamma, Smt.Rathnamma W/o Prakash,

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Master.Mahesh, Kumari.Rajeshwari, both children of Prakash, minors represented by their mother and natural guardian Smt.Rathnamma, Smt.Kamakshamma D/o Late Chikkahanumaiah, Smt.Ashwathamma W/o Lakshmana, Master.Ravi, Master.Mahesha. Kumari.Sangeetha, all children of Lakshmana, minors represented by their mother and natural guardian Smt.Ashwathamma, Sri.Devaraja S/o Chickhanumaiah, Smt.Munirathnamma W/o Devaraja, Sri.Shivalinga S/o Chickhanumaiah, Sri.Thippaiah S/o Kurlappa, Sri.Venkatachalaiah S/o Thippaiah, Sri.Srinivasa S/o Venkatachalaiah, Sri.Venkatesha S/o Venkatarayappa, Sri.Anjanappa, Sri.Ramu S/o Anjanappa, for a valuable consideration, sold and conveyed land measuring 1 acre 20 guntas in Sy no.46/3 unto Sri.Mawasia S/o Pannalal, through a Sale Deed dated 23.06.2006 and registered on 01.07.2006 as doc no.02854/2006-2007, at the office of Sub-Registrar, Doddaballapura. The factum of said sale was depicted in the Mutation register bearing MR no.111/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

It is further noticed that Miss.Yellamma D/o Late Chickhanumappa and Smt.Madduramma, who was not made party in the Sale Deed dated 01.07.2006, document no.2854/2006-2007 executed a Consent deed dated 24.07.2006 in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda and registered as doc no.3435/2006-2007, in Book-1 and stored in CD no.DBPD87 at the office of Sub-Registrar, Doddaballapura, Doddaballapura, confirming and ratifying the aforementioned sale deed, besides, confirming having no manner of right, title, claim and interest over land bearing Survey number 46/2 measuring 1 acre 20 guntas.

The land bearing Survey number no.46/2 measuring 3 acres owned by Sri.Mawasia S/o Pannalal was subjected phodi and bifurcated into two portions and assigned new Survey numbers 46/2 measuring 1 acre 20 guntas and Survey number 46/3 measuring 1 acre 20 guntas. The said phodi was reflected in the Mutation register bearing MR no.T16/2017-2018 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.46/2 measuring 1 acre 20 guntas from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799583.

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The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.46/3 measuring 1 acre 20 guntas from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799593

Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 46/2 measuring 1 acre 20 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020625523963 is also produced.

Copy of Hadbust Sketch dated 12.03.2019 in respect of Survey number 46/3 measuring 1 acre 20 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207293 is also produced.

The Copy of Kharab details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms that Survey number 46/2 is not having any kharab.

The copy of Karda details in respect of Survey numbers 42, 43/1, 43/2, 45, 46/1 and 46/2 issued by the office of Doddaballapura Taluk, Doddaballapura confirms the name of Sri.Bettagurumallaiah as the Karda of land bearing Survey number 46/2 as mentioned supra.

The Hissa Survey Tippaniextract provided discloses that Survey number46 measuring 6 acres with 2 guntasKharab was subjected to phodi and bifurcated into two portions, Survey number 46/1 measuring 3 acres and 2 guntaskharb and Survey number 46/2 measuring 3 acres. It further noticed that Survey number was phoded into Survey number 46/2 measuring 1 acre 20 guntas and Survey number 46/3 measuring 1 acre 20 guntas. It further bears that that Survey number 46/2 measuring 3 acres stood in the name of Sri.Chikkaguruvamallaiah.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Numbers 46/2 and 46/3 as1 acre 20 guntas each with no kharab. The village map of Thippapura Village shows the location of property in Survey number 46 in ThippapuraVillage and the Tippani bears out the shape of Survey number 46.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025 – in respect of Survey number 46/2	depicting the entry of Joint Development Agreement dated 14.06.2025 (doc.no.3591/ 2025-2026)

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2.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 – in respect of Survey number 46/2	depicting the entries of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Sale deed dated 04.04.2006 (doc.no.176/2006-2007).
3.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025 – in respect of Survey number 46/3	depicting the entry of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019).
4.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025– in respect of Survey number 46/3	depicting the entries of Gift deed dated 25.02.2019 (doc.no.13462/2018-2019) and Joint Development Agreement dated 14.06.2025 (doc.no.3591/2025-2026).
5.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/2
6.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/3

In respect of Sy no.47/1.

On perusal of documents produced for scrutiny, it is noticed that land bearing Survey Number 47 measuring an extent of 9 acres 16 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura was earlier owned and possessed by one Sri.Akka Byrachikkanna S/o Ramaiah as noticed from copy of karda. However, the title deed through which Sri.Akka Byrachikkanna S/o Ramaiah acquired land bearing Survey Number 47 measuring an extent of 9 acres 16 guntas is not provided.

Subsequently, the children of Sri.Akka Byrachikkanna S/o Ramaiah namely Sri.Rangappa and Sri.Ramappa entered into an oral partition dated 15.08.1984, for the partition of joint family properties including land bearing Survey Number 47 measuring an extent of 9 acres 16 guntas situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura by metes and bounds. By the virtue of the said partition, land measuring 4 acres 26.50 guntas each were allotted to the shares of Sri.Rangappa and Sri.Ramappa. The said partition is reflected in the Record of Rights bearing nos.678 and 679 issued by the office of Tahsiladar, Doddaballapura Taluk, Doddaballapura, respectively.

The Copy of Index of Lands issued by the office of Tahsiladar, Doddaballapura Taluk, Doddaballapura reflects the name of Sri.Akka Byrachikkanna S/o Ramaiah as the owner of land measuring 9 acres 13 guntas in Survey Number 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura. Further, the copy of Index of Lands also reflects the names of Sri.Rangappa and Sri.Ramappa, both sons of Sri.Akka Byrachikkanna S/o Ramaiah as the owners of Sy.no.47 measuring 4 acres 26.50 gunts each. However, we have not been provided with the genealogical tree of the family of Sri.Akka Byrachikkanna S/o Ramaiah.

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The RTC/s for the period 1974-75 to 1978-79, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 1999-2002, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Number 47/1, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura depicts the names of Sri.Akka Byrachikkanna S/o Ramaiah as cultivators and kathedars of the said land. We have not been provided with the copy of RTC for the period 2014-2015.

It is noticed that Sri.Ramappa S/o Akkabyrachikkanna, mortgaged land measuring 4 acres 26 guntas in Survey number 47 in favour of The Vysya Bank Limited vide Mortgage Deed 20.12.2002 (doc no.2894/2002-2003). The said Mortgage was registered in the Mutation register bearing MR no.15/2002-2003 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura. The said mortgaged came to be discharged through a Discharge deed dated 25.08.2006, registered on 28.08.2006 doc no.04853/2006-2007, stored in CD no.DBPD92 at the office of Sub-Registrar, Doddaballapura.

In turn, Sri.Ramappa S/o Late Akka Byrachikkannam, Smt.Puttamma W/o Ramappa, Smt.Radha D/o Ramappa, Smt.Jayalakshmi D/o Ramappa, Miss.Nirmala D/o Ramappa, Miss.Shashikala D/o Ramappa, for a valuable consideration, sold and conveyed land bearing Survey number 47/1 measuring 4 acres 29.5 guntas in favour of Sri.Mawasia S/o Pannalal represented by is General Power of Attorney Sri.Rajagopal S/o Late Mangilal Marda in terms of a Sale deed dated 06.10.2006 and registered as doc no.6443/2006-2007, at the office of Sub-Registrar, Doddaballapura. The factum of said sale transaction was reflected in the Mutation register bearing MR no.77/2006-2007 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

The other daughter of Sri.Ramappa, viz., Smt.Manjamma who was not made party in the Sale deed dated 06.10.2006 (document no.6443/2006-2007), executed a Consenti deed dated 28.10.2006 (doc no.07339/2006-2007) in favour of Sri.Mawasia S/o Pannalal represented by is General Power of Attorney Sri.Rajagopal S/o Late Mangilal Marda confirming and ratifying the Sale deed dated 06.10.2006 (document no.6443/2006-2007), besides confirming having no manner of right, title, claim and interest over the aforesaid property.

The Genealogical tree of the family of Sri.Ramappa dated 24.08.2006 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura, confirms that Smt.Puttamma is the wife of Sri.Ramappa and Smt.Manjamma, Smt.Radha, Smt.Jayalakshmi, Miss.Nirmala and Miss.Shashikala are their daughters.

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The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 28.04.2025 confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted the land bearing Sy no.47/1 measuring 4 acres 268 guntas excluding 3 guntas of 'B' Kharab from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.799574.

Copy of Hadbust Sketch dated 26.03.2019 in respect of Survey number 47/1 measuring 4 acres 29.5 guntas of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura vide bearing no.21020219207266 is also produced.

The Hissa Survey Tippani extract provided discloses that Survey number 47 measuring 9 acres 13 guntas with 3 guntas Kharab was subjected to phodi and bifurcated into two portions, Survey number 47/1 measuring 4 acres and 26.50 guntas with 3 guntas kharb and Survey number 47/2 measuring 4 acres and 26.50 guntas. It further bears that that Survey number 47/1 measuring 4 acres 26.50 guntas with 3 guntaskharab stood in the name of Sri.Ramappa S/o Late Akka Byrachikkannam.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 47/1 as 4 acre 26.50 guntas with 3 guntaskharab. The village map of Thippapura Village shows the location of property in Survey number 47 in ThippapuraVillage and the Tippani bears out the shape of Survey number 47.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 23.04.2025 for the period 01.04.1920 to 31.03.2004	depicting the entry of Mortgage deed dated 20.12.2002 (doc.no.2894/2002-2003) *wrongly mentioned as doc no.3894/2002-2003 in the E.C.*.
2.	Dated 08.09.2006 for the period 01.04.1977 to 02.07.2006	depicting the entries of Mortgage deed dated 20.12.2002 (doc.no.2894/2002-2003) and Discharge deed dated 25.08.2006 (doc.no.4853/2006-2007).
3.	Dated 05.05.2025 for the period 01.04.2004 to 30.04.2025 .	depicting the entries of Gift deed dated 25.02.2019 doc.no.13462/2018-2019), Consent deed dated 28.10.2006

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		(doc.no.7339/ 2006-2007), Sale deed dated 06.10.2006 (doc.no.6443/2006-2007) and Discharge deed dated 25.08.2006 (doc.no.4853/2006-2007).
4.	Dated 12.03.2026 for the period 14.06.2025 to 10.03.2026	depicting the entry of JDA dated 14.06.2025 (doc no.3591)- in respect of Sy no.46/2

In respect of Sy nos.44/1 and 44/3

Whereas land bearing Sy.no.44 measuring 3 acres 21 guntas was earlier owned and possessed by one Sri.Talawar Arasa as noticed from the copy of Karda and Copy of Record of Rights bearing no.68. It is noticed from the recitals of the Sale deed dated 04.05.1966 (document no.432/1966-67) that Sri.Talawar Arasa had acquired the said land under a Sale deed in the year 1915. It is also mentioned in the aforementioned sale deed that, in the year 1955-56, the children of Sri.Talawar Arasa namely, Sri.Gabbalappa, Sri.Muniyappa and Sri.Anjinappa partitioned the joint family properties by metes and bounds. By virtue of the said partition, land measuring an extent of 1 acre 6 guntas in Survey number 44 was allotted to the share of Sri.Anjinappa. However, we have not been provided with the copies of Sale deed of 1951 and the partition deed executed in the year 1955-56.

Further, it is noticed from the Record of Rights bearing no.546 that land bearing Survey number 44 was granted to Sri.Anjinappa S/o TalawarArasappa vide Hukum no.17/21. Pursuant thereto, the children of Sri.Talawar Arasa, namely Sri.Gabalappa and Muniyappa and Sri.Anjinappa entered into a family partition for the partition of joint family properties including land bearing Sy.no.44 measuring 3 acres 21 guntas. By virtue of the said partition, land measuring 1 acre 5.50 guntas each was allotted to Sri.Gabballa and Sri.Anjinappa and land measuring 1 acre 6 guntas was allotted to the share of Sri.Muniyappa. However, we have not been provided with the copy of Hukum order in favour of Sri.Anjinappa and the partition deed executed amongst his children. We have also not been provided with the genealogical tree of the family of Sri.Talawar Arasa.

The copies of RTC/s for the period 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of land bearing Survey Numbers 44, 44/1 and 44/3, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura confirms the name of Thammanna S/o Bidarakallu Hanumanthaiah and others as kathedars and cultivators.

After the death of Sri.Gabballa, his family members namely, Smt.Byramma W/o Late Anjini (S/o Late Gavalaiah), Master.Bylappa S/o Late Anjini, minor represented by his mother and natural guardian Smt.Byramma, Sri.Muniyappa S/o Late Gavalaiah,

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Smt.Shivamma W/o Muniyappa, Master.Manju, Master.Gabalappa, both sons of Muniyappa, minors represented by their father and natural guardian Sri.Muniyappa, sold and conveyed land measuring 1 acre 5.50 guntas in Survey Number 44 in favour of Smt.Jayamma W/o Late Hanumaiah, through a Sale deed dated 04.05.1996 (doc no.2946/1995-96). The said transaction is reflected in the Mutation register bearing MR no.2/1996-97 issued by the Village Accountant, Doddaballapua Taluk, Doddaballapura. This portion later was assigned new Survey number 44/1 as described infra.

Thereafter, Sri.Anjinappa S/o Talawar Arasa, for a valuable consideration, sold and conveyed land measuring 1 acre 6 guntas in Survey number 44 unto Sri.H.Nagesh S/o Hosur Srikanthaiah vide Sale deed dated 04.05.1966 (doc no.432/1966-67). In turn, Sri.H.Nagesh Rao S/o Hosur Srikanthaiah, sold and conveyed land measuring 1 acre 6 guntas in Sy.no.44 in favour of Sri.Anjinappa S/o Talawar Arasappa under a Sale deed dated 10.06.1974 (doc no.1184/1974-75). Thereafter, Sri.Anjinappa, for a valuable consideration, sold and conveyed land measuring 1 acre 6 guntas of Survey number 44 in favour of Sri.Thammanappa through a Sale Deed dated 18.06.1974 (document no.1247/1974-75).

Thereafter, Sri.Thamannappa S/o Late Hanumaiah together with his children namely, Sri.T.Anjaneya S/o Thamannappa, Sri.T.Manjunath S/o Thamannappa and Sri.T.Rangaswamy S/o Thamannappa entered into Partition deed dated 16.07.2003 (document no.1749/2003-2004) for the partition of joint family properties by metes and bounds. By virtue of the said partition, land measuring 1 acre 6 guntas of Survey no.44 was divided in the following manner :

a. Land measuring 16 guntas out of 1 acre 6 guntas was allotted to Sri.T.Anjaneya.
b. Land measuring 15 guntas out of 1 acre 6 guntas was allotted to Sri.T.Manjunath.
c. Land measuring 15 guntas out of 1 acre 6 guntas was allotted to Sri.T.Rangaswamy.

The factum of said partition was reflected in the Mutation register bearing MR no.9/2003-2004 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura. We have not been provided with the family tree of Sri.Thamannappa S/o Late Hanumaiah.

Further, Sri.Anjaneya S/o Thamannappa, Smt.Gowramma W/o T Anjaneya, Kumari.A.Bhavya D/o Anjaneya, Kumari.A.Divya D/o Anjaneya , Master.A.Deepak S/o Anjaneya, minors represented by their father and natural guardian Anjaneya, Sri.T.Manjunath S/o Thammannappa, Smt.Prameela Devi W/o T.Manjunatha, Kumari.M.Chaithra D/o T.Manjunath, Master.Manoj S/o T.Manjunath, minors represented by their father and natural guardian Sri.T.Manjunath and Sri.T.Rangaswamy S/o Thammanappa, for a valuable consideration, sold and conveyed 1 acre 6 guntas in favour of Sri.Mawasia S/o Pannalal, in terms of a Sale Deed dated 21.03.2006 and registered on 28.03.2006 as document no.DBP-1-07965/2005-2006, at the office of Sub-Registrar,

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Doddaballapura. This portion was later assigned new Survey number 44/3 as specified infra.

It is noticed that, Sri.Muniyappa S/o TalawarArasappa, sold and conveyed land measuring 1 acre 6 guntas in favour of Sri.H.Nagesh S/o Hosur Srikanthaiah, through a registered Sale deed dated 01.04.1967 (doc no.49/1967-68). Further, Sri.Muniyappa S/o Late Arasa, Sri.Dodda Anjanappa S/o Muniyappa, Sri.Chikka Anjanappa S/o Muniyappa, Sri.Arasappa S/o Muniyappa, Sri.Somashekar S/o Muniyappa, Master.Nagaraj, Master.Ravi Kumar and Kumari.Nagamma, all children of Dodda Anjanappa being minors represented by their father and natural guardian Sri.Dodda Anjanappa, for a valuable consideration, sold and conveyed land measuring 44 guntas unto Smt.Jayamma W/o Late Hanumaiah, vide Sale deed dated 15.12.1995 (doc no.2918/1995-96). The said transaction is reflected in the Mutation register bearing MR no.3/1996-97 issued by the Village Accountant, Doddaballapua Taluk, Doddaballapura. Thereafter, Smt.Jayamma W/o Late Hanumaiah together with her sons namely, Sri.Ramesh S/o Late Hanumaiah and Sri.Ravi S/o Late Hanumaiah for a valuable consideration, sold and conveyed Survey Number 44 measuring 1 acre 5.5 guntas under a Sale deed dated 23.06.2006 in favour of Sri.Mawasia S/o Pannalal represented by his General Power of Attorney holder Sri.Rajgopal Marda S/o Late Mangilal Marda, and registered on 24.07.2006 as doc no.3438/2006-2007, at the office of Sub-Registrar, Doddaballapura. The factum of sale deed was reflected in the in the Mutation register bearing MR no.14/2006-2007 issued by the Village Accountant, Doddaballapua Taluk, Doddaballapura.

It is noticed that Sri.H.N.Jayashankar and Sri.Jayaprakash, both sons of Late H Nagesh Rao, filed an appeal before the Assistant Commissioner, Doddaballapura Taluk, Bangalore Rural District in case bearing no.RA(Do)122/2006-2007 against Smt.Jayamma and others challenging the mutation registers bearing MR no.9/1995-96, 3/1996-97 and 14/2006-2007. The said appeal was rejected and an order was passed by the said court on 26.06.2009, as the case referred did not come under the jurisdiction of the said court and the case was referred to Civil Courts. Aggrieved by the said order, Sri.H.N.Jayashankar and Sri.Jayaprakash filed a Revision Petition in case bearing no.20/2009-2010 before the Deputy Commissioner and District Magistrate, Bangalore Rural District against Smt.Jayamma and others. The said petition was allowed on 30.11.2018 and the orders passed by theAssistant Commissioner, Doddaballapura Taluk, Bangalore Rural District in case bearing RA(Do)122/2006-2007, dated 26.06.2009 was set aside and directed the Tahsildar to mutate the name of Sri.H.N.Jayashankar and Sri.Jayaprakash as owners and kathedars in respect of land measuring 1 acre 6 guntas of Survey number 44 of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District. This portion was subsequently phoded and assigned new Survey number 44/2 measuring 1 acre 6 guntas and the same is out of the purview of this report.

Thereafter, Sri.Mawasia S/o Pannalal released all his rights, title, claim and interest over the aforesaid properties bearing Sy nos.44/1 and 44/3 in favour of his sister Smt.Anandibai Baderiya D/o Pannalal in terms of a Release deed dated 08.03.1019,

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registered on 11.03.2019 as doc no.13956/2018-2019, entered in Book-1 and stored in CD no.DBPD503 at the office of Sub-registrar, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued an endorsement dated 02.04.2025 confirming the non-availability of RTC/s for the period 1964-1968 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura issued an Endorsement dated 28.04.2025 Doddaballapura confirming the non-availability of RTC/s for the period 1979-1984 and 1997 to 2000 in respect of Survey numbers 42, 43/1, 43/2, 44, 45, 46/1, 46/2 and 47 situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapur has issued an endorsement dated 06.05.2025, confirming the non-availability of orders passed in case bearing RRT.CR(R)J.1016/1995-96 and RRT.CR(R)J.1016/1995-96 in respect of land bearing Survey number 44 of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapur has issued an endorsement dated 04.07.2025, confirming the non-availability of mutation registers bearing nos.22/1989-90 in respect of Survey numbers 42, mutation registers bearing nos.7/1973-74, in respect of Survey no.44 and mutation register bearing MR no.8/1978-79 in respect of Survey number 45, situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura.

The endorsement dated 04.07.2025 issued by the office of Tahsildar, Doddaballapura Taluk, Doddaballapura confirming the non-availability of mutation registers bearing nos.22/1989-90 in respect of Survey numbers 42, mutation registers bearing nos.7/1973-74, in respect of Survey no.44 and mutation register bearing MR no.8/1978-79 in respect of Survey number 45, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

The office of Doddaballapura Planning Authority issued a letter dated 08.08.2025 confirming that land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura are not notified for acquisition.

The land bearing Survey number 44 measuring 3 acres 21 guntas was subjected to phodi and bifurcation and land measuring 1 acre 9 guntas was assigned new Survey number 44/1, and land measuring 1 acre 6 guntas each were assigned Survey number 44/2 and 44/3. The said bifurcation was mutated in the Mutation register bearing MR no.T1/2022-2023 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

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The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted land bearing Sy no.44/1 measuring 1 acre 09 guntas excluding 4 guntass of 'B' Kharab, from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.802369.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has converted land bearing Sy no.44/3 measuring 1 acre 06 guntas from agriculture to non-agricultural Layout residential purpose vide an Official Memorandum dated 20.11.2025 bearing no.802379.

The Hissa Survey Tippan extract provided discloses that Survey number 44 measuring 3 Acres 21 Guntas, with 4 guntas of kharab was subjected to phodi and bifurcated into three portions, Survey number 44/1 measuring 1 acres 5 guntas with 4 guntas karab, Survey number 44/2 measuring 1 acre 6 guntas and Survey number 44/3 measuring 1 acre 6 guntas. It further bears out that Survey number 44/1 measuring 1 acre 9 guntas stood in the name of Sri.Mawasia S/o Pannalal, Survey number 44/2 measuring 1 acre 6 guntas stood in the name of Sri.H.N.Jayaprakash S/o Late H Nagesh Rao and Survey number 44/3 measuring 1 acre 6 guntas stood in the name of Sri.Mawasia S/o Pannalal.

The Revision of Settlement of Akarbandh issued by the Tahsildhar, Doddaballapura Taluk, Doddaballapura, confirms the extent of land in Survey Number 44/1 is 1 acre 5 guntas with 4 guntas of kharab, and Survey numbers 44/2 and 44/3 both measuring 1 acre 6 guntas each with no kharab land. The Village Map of Thippapura Village shows the location of property in Survey number 44 in Thippapura Village and the Tippani bears out the shape of Survey number 44.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 23.04.2025 for the period 01.04.1958 to 31.03.2004	depicting the entries of Sale deed dated 15.06.1974 (doc.no.1184), Sale deed dated 18.06.1974 (doc.no.1287/1974-75), Sale deed dated 15.12.1995 (doc.no. 2918/1995-96) and Partition deed dated 17.07.2003 (doc.no. 1749/2003-2004). *(While, in the E.C. document number of Sale deed dated 18.06.1974 is wrongly mentioned as 1287 instead of 1247).*
2.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025	depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006),

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		Sale deed dated 24.07.2006 (doc.no.3438/2006-2007), Release deed dated 08.03.2019 (doc.no.13956/2018-2019) and Joint development agreement dated 31.08.2025 (doc.no.7086/2025-2026).
3.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006) and Release deed dated 08.03.2019 (doc.no. 13956/2018-2019).
4.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007) and Release deed dated 08.03.2019 (doc.no.13956/2018-2019).
5.	Dated 03.05.2025 for the period 01.04.2004 to 30.04.2025	depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007) and Release deed dated 08.03.2019 (doc.no.13956/2018-2019).
6.	Dated 03.10.2025 for the period 01.04.2004 to 30.09.2025	depicting the entries of Sale deed dated 21.03.2006 (doc.no. 7965/2005-2006), Sale deed dated 24.07.2006 (doc.no.3438/2006-2007), Release deed dated 08.03.2019 (doc.no.13956/2018-2019) and Joint development agreement dated 31.08.2005 (doc.no.7086/2025-2026).
7.	Dated 12.03.2026 for the period 31.08.2025 to 10.03.2026	depicting the entry of JDA dated 31.08.2025 (doc no.7086) in respect of Sy no.44/3
8.	Dated 12.03.2026 for the period 31.08.2025 to 10.03.2026	depicting the entry of JDA dated 31.08.2025 (doc no.7086) in respect of Sy no.44/1

Common documents :

The notarized copy of General power of attorney dated 12.05.2006, executed by Sri.Mawasia S/o Pannalal, in favour of Sri.Rajgopal Marda S/o Late Mangilal Marda, empowering the attorney to do various acts, deeds and things as mentioned therein.

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It is noticed that Sri.Mawasia S/o Pannalal, out of natural love and affection for his sister Smt.AnandibaiBaderiya D/o Pannalal gifted land bearing Survey numbers 42 measuring 3 acres 13 guntas, 43/1 measuring 2 acres 22 guntas, 43/2 measuring 1 acre 25 guntas, 45/1 measuring 3 acres 6.8 guntas including 2 guntas kharab, 45/2 measuring 1 acre 9.50 guntas, 46/1 measuring 3 acres 3 guntas including 2 guntas kharab, 46/2 measuring 1 acre 20 guntas, 46/3 measuring 1 acre 20 guntas and 47/1 measuring 4 acres 29.50 guntas including 3 guntas kharab, unto her in terms of Gift deed dated 25.02.2019 and registered as doc no.13462/2018-2019, at the office of Sub-Registrar, Doddaballapura. The said gift deed is reflected in the Mutation register bearing MR no.H70/2018-2019 issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

The Assistant Commissioner, Doddaballapura Sub-Division, Bangalore passed an order dated 09.04.2012 in case bearing LRF/SR(Do)538/2007-2008 and 6/2008-2009 dismissing the order 31.12.2007 filed in case no. LRF/79(A)(B)/CR/613/2007-2008 and 451/2007-2008against Sri.Mawasia S/o Pannalal, for the violation of 79 (A) (B) in respect of Survey numbers 43/2 measuring 1 acre 25 guntas, Survey number 44 measuring 2 acres 11 guntas and Survey number 47 measuring 4 acres 26.50 guntas of Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, Bangaloreand forfeiting said lands.

The said Smt.Anandibai Baderiya D/o Pannalal, died testate leaving behind a Will and Testament dated 22.04.2019 and registered on 23.04.2019 as document no.10/2019-2020, at the office of Sub-Registrar, Bommanahalli (Jayanagar), Bangalore, bequeathing land bearing Survey numbers 42 measuring 3 acres 13 guntas, 43/1 measuring 2 acres 22 guntas, 43/2 measuring 1 acre 25 guntas, 44 measuring 2 acres 11 guntas, 45/1 measuring 3 acres 6.8 guntas including 2 guntas kharab, 45/2 measuring 1 acre 9.50 guntas, 46/1 measuring 3 acres 3 guntas including 2 guntaskharab, 46/2 measuring 1 acre 20 guntas, 46/3 measuring 1 acre 20 guntas and 47/1 measuring 4 acres 29.50 guntas including 3 guntas kharab unto her son Sri.Gangaram Baderiya S/o ChimanlalBaderiya, her daughter-in-law Smt.Geetha Baderiya W/o Gangaram Baderia and her grandchildren Sri.Gagan Baderiya S/o Gangaram Baderia and Sri.Vikram Baderiya S/o Gangaram Baderia. The entry of said Will is reflected in the Mutation register bearing MR nos.H25/2021-2022 and H3/2025-2026, both issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura.

Further, Sri.GangaramBaderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia executed an Irrevocable general power of attorney dated 23.08.2023 and registered as doc no.0468/2023-2024, at the office of Sub-Registrar, Jayanagar in favour of Sri.VikramBaderiya S/o Gangaram Baderia, empowering the attorney to do various acts, deeds and things including the power to develop and enter into Developmental Agreement, MOU and GPA etc., in respect of properties mentioned at item numbers 1 to 9.

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In turn, Sri.Vikram Baderiya S/o Gangaram Baderia for self and as General Power of Attorney holder for Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geeth aBaderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia, entered into a Joint development agreement dated 14.06.2005 and registered on 18.06.2025 as doc no. 03591/2025-2026, at the office of Sub-Registrar, Doddaballapura with M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal for the development of Survey numbers 42 measuring 3 acres 13 guntas, 43/1 measuring 2 acres 22 guntas, 43/2 measuring 1 acre 25 guntas, 45/1 measuring 3 acres 6.8 guntas including 2 guntas kharab, 45/2 measuring 1 acre 9.50 guntas, 46/1 measuring 3 acres 3 guntas including 2 guntas kharab, 46/2 measuring 1 acre 20 guntas, 46/3 measuring 1 acre 20 guntas and 47/1 measuring 4 acres 29.50 guntas including 3 guntas kharab, i.e., the properties described at Item nos.1 to 9 into a residential apartment complex. As per the said JDA, the developer agrees to share 50.825 % of the Net sales with the land owners (i.e., the land owner share) and the developer is entitled to 49.175 % of the Net sales (i.e., the developer share).

Subsequent to the said JDA, Sri.Vikram Baderiya S/o Gangaram Baderia for self and as general power of attorney holder for Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia executed an Irrevocable General Power of Attorney dated 14.06.2025 and registered on 18.06.2025 as doc no.00332/2025-2026, at the office of Sub-Registrar, Doddaballapura, in favour of M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal, empowering the company to do various, acts, deeds and things including the alienation of undivided share in land and super built-up area.

Thereafter, Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia all represented by their General Power of Attorney Sri.Vikram Baderiya S/o Gangaram Baderia and Sri.Vikram Baderiya S/o Gangaram Baderia executed a Supplementary agreement dated 02.09.2025 with M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal, registered as document no.07086/2025-2026, at the office of Sub-Registrar, Doddaballapura for the development of land bearing Sy nos.44/1 and 44/3 along with other properties under symbolic terms and conditions. It is also agreed by the parties that the said Supplementary agreement is in continuation of the Principal Agreement.

Thereafter, Sri.Vikram Baderiya S/o Gangaram Baderia as GPA holder for his family members viz., Sri.Gangaram Baderia S/o Chimanlal Baderia, Smt.Geetha Baderiya W/o Gangaram Baderia, Sri.Gagan Baderiya S/o Gangaram Baderia executed Irrevocable general power of attorney dated 02.09.2025 (doc no.696/2025-2026) in favour of M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal, empowering the attorney to do various acts and deeds, including the alienation of Developer share of undivided share in land and super built-up area.

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The office of Tahsildar, Doddaballapura Taluk, Doddaballapur has issued an endorsement dated 04.07.2025, confirming the non-availability of mutation registers bearing nos.22/1989-90 in respect of Survey numbers 42, mutation registers bearing nos.7/1973-74, in respect of Survey no.44 ad mutation register bearing MR no.8/1978-79 in respect of Survey number 45, situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura.

The Special Acquisition Officer, NHAI, Kunigal has issued an endorsement dated 18.07.2025 that the land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 situated at Thippapura Village, Kasaba Hobli, Doddaballapura Taluk, Doddaballapura are not notified and acquired by the said authority.

We have been provided with the copy of Paper publications both dated 07.06.2025 published in Time of India and Vijaya Karnataka, calling out for any claims from the public in respect of aforesaid properties. However, we have not been provided with the No claim certificate issued by the Advocate, with regard to the said publication.

The office of Tahsildar, Doddaballapura Taluk, Doddaballapura has issued a Nil Tenancy endorsement dated 15.10.2005 in respect of Survey Numbers 42 measuring 3 acres 16 guntas, 43/1 measuring 2 acres 22 guntas, 43/2 1 acre 25 guntas, 45 measuring 4 acres 14 guntas, 46/1 measuring 3 acres and 46/2 measuring 3 acres situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura confirming no tenancy cases have been filed concerning the said lands.

The Tahsildar, Doddaballapura Taluk, Doddaballapura, Bangalore Rural District has issued a Nil Tenancy endorsement dated 01.07.2025 in respect of Survey numbers 42/1 measuring 3 acres 16 guntas, 43/1 measuring 2 acres 22 guntas, 44/1 measuring 1 acre 5 guntas, 43/2 measuring 1 acre 25 guntas, 44/2 measuring 1 acre 6 guntas, 44/3 measuring 1 acre 6 guntas, 45/1 measuring 3 acres 4.50 guntas, 45/2 measuring 1 acre 9.50 guntas, 46/1 measuring 3 acres, 46/2 measuring 1 acre 20 guntas, 46/1 measuring 1 acre 20 guntas and 47/1 measuring 4 acres 26.50 guntas situated at Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura confirming no tenancy cases have been filed concerning the said lands.

The office of Doddaballapura Planning Authority issued a letter dated 08.08.2025 confirming that land bearing Survey numbers 42, 43/1, 43/2, 44/1, 44/3, 45/1, 45/2, 46/1, 46/2, 46/3 and 47/1 of Thippapura Village, KasabaHobli, Doddaballapura Taluk, Doddaballapura are not notified for acquisition by the said authority.

The copy of Genealogical tree of the family of Sri.Pennalal issued by the Village Accountant, Doddaballapura Taluk, Doddaballapura confirms that Late Khemadevi is his wife and Smt.Bhagyaramji, Sri.Devichand.G, Sri.Mawasia are their children.

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IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of Sri.Gangaram Baderia, Smt.Geetha Baderiya, Sri.Gagan Baderiya and Sri.Vikram Baderiya rep by their GPA holder M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal.

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS viz.,

1. JUDGMENT AND DECREE / ORDERS PASSED IN CASE BEARING O.S NO.189/2021 (SY NO.43/1),
2. CONFIRMATION DEED EXECUTED BY SRI.HANUMANTHAPPA, SRI.DODDATHIMMAPPA, SRI.DODDANANJAPPA, SRI.CHIKKATHIMMAPPA AND SMT.LAKSHMAMMA @ RAMAKKA IN FAVOUR OF THE PRESENT TITLE HOLDER, CONFIRMING AND RATIFYING ALL THE TRANSACTION IN LAND BEARING SY.NO.43/1 AND 43/2 OF THIPPAPURA VILLAGE, KASABAHOBLI, DODDABALLAPURA TALUK, DODDABALLAPURA- *THIS IS REQUIRED BECAUSE THERE IS PENDING CASE BEFORE THE HON'BLE COURT OF THE SENIOR CIVIL JUDGE, DODDABALLAPURA AND THE LEGAL HEIRS OF LATE KURI RAMAIAH HAVE NOT PARTICIPATED IN THE PARTITION DEED EXECUTED BETWEEN SRI.PILLAPPA @ HANUMANTHAPA AND SRI.CHIKKANANJAPPA* (SY NO.43/1),
3. COPY OF ORDER IN APPEAL FILED AGAINST IMPUGNED ORDER ON 06.03.2026 BEFORE THE HON'BLE COURT OF LD IV ADDL. DISTRICT AND SESSIONS JUDGE, BENGALURU RURAL (DODDABALLAPURA) IN M.A. NO.10024/2026 (SY NO.43/1),
4. GENEALOGICAL TREE OF THE FAMILY OF LATE KURI RAMAIAH ALONG WITH HIS CHILDRENSRI.HANUMANTHAPPA, SRI.PILLAPPA @ HANUMUMANTHAPPA, SRI.DODDATHIMMAPPA, SRI.DODDANANJAPPA, SRI.CHIKKATHIMMAPPA AND SRI.CHIKKANANJAPPA TOGETHER WITH THEIR RESPECTIVE CHILDREN AND GRAND CHILDREN ISSUED BY THE TAHSILDAR ALONG WITH DEATH CERTIFICATES OF THE DECEASED FAMILY MEMBERS (SY NO.43/1),
5. JUDGEMENT AND DECREE PASSED IN O.S. NO.503/2023 (SY NOS.45/1 AND 45/2),
6. E KATHA CERTIFICATE ISSUED BY THE JURISDICTIONAL REVENUE AUTHORITY IN FAVOUR OF THE PRESENT TITLE HOLDER/S FOR ALL PORTIONS,
7. TAX PAID RECEIPT FOR THE PERIOD 2025-2026 FOR ALL PORTIONS,
8. COPY OF APPROVED SANCTION PLAN FOR THE BUILDING,
9. COPY OF RERA REGISTRATION CERTIFICATE,
10. NIL E.C. FROM 10.03.2026 TILL DATE FOR ALL PORTIONS,

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We are of the opinion that the title of Sri.Gangaram Baderia, Smt.Geetha Baderiya, Sri.Gagan Baderiya and Sri.Vikram Baderiya rep by their GPA holder M/s Shirasa Constructions Private Limited represented by its authorised signatory Sri.Vivek Hangal in respect of subject property is legally valid, clear and marketable.

NOTE :

1. IT IS ADVISABLE TO VERIFY ALL THE ORIGINAL DOCUMENTS OF TITLE.
2. COPIES OF DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,

For C.S.Vishwanath & Co.,



Advocate.