

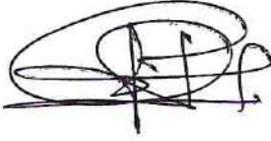
# Prathist Kempegowda

Advocate

- Applicants: 1. M/s Cerrtanant Private Limited represented by its Authorized Signatory Mr. Ayay Y.D.  
2. Ms. Madhavi Perumareddy W/o Mr. Surendranath Perumareddy  
3. Mr. Ramachandran Balasubramanian, S/o L. Balasubramanian.

Sub: Proposed Residential Layout in Chikkaballapura Taluk, Nandi Hobli, Chikkasagarahalli Village, at Sy. Nos. 2/10, 2/11, 2/12, 2/13, 2/7, 2/8, 3/4, 4/11, 4/12, 4/3, 4/4, 5/5, 5/6, 5/7, 5/8, 5/9, 6/1, 6/2 & 6/3, in 14 Acre 5.5 Guntas.

Based on the Documents submitted by the Applicants a detailed review has been done and the observations of the same has been detailed herewith.



Prathist Kempegowda  
Advocate



**PRATHIST KEMPEGOWDA**  
**Advocate**  
**KAR/2910/2018**



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## 1 Survey Number 2/7

### 1.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
2/7 (Old Sy No 10/1)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	38

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 3/1  
**North by:** Property bearing Sy No 2/10, 2/11, 2/12 and 2/13  
**South by:** Property bearing Sy No 2/8



## 1.2 Detailed Tracing of Title

### 1.2.1 Acquisition of Property by Thimmaiah as tenant:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Suryanarayana Rao S/o Narahari Shastry makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Inam Sy No 10/1 of Chikkasagarahalli Village, measuring 1 acre (*hereinafter referred to as "Inam Sy. No. 10/1"*), his claims were rejected and one Thimmaiah was registered as a tenant, as recorded in Case No.22/1959-60. Further, name of Chikka Muniyappa S/o Thimmaiah is recorded in the Index of Lands for Sy No 2/7 (Old Inam Sy No. 10/1) with a corresponding Record of Rights entry No. 8, which records that the said Chikka Muniyappa s/o Thimmaiah is in possession of the Lands in Sy No 2/7.

### 1.2.2 Acquisition of property by Srinivasaiah S/o Munishamappa:

One Srinivasaiah s/o Munishamappa made an application under the provisions of the Land Reforms Act, 1961 to be registered as an occupant of Sy No 10/1 measuring 1 acre. Accordingly, a case was registered and he was registered as an occupant vide order, dated 23-09-1981 in Case numbered LRM(A) 174-24/1977-78 and the property bearing 10/1, measuring 1 acre was conferred upon said Srinivasaiah. Accordingly, the RTCs for the period 1981-82 to 2004-05 recorded the name of Srinivasaiah vide MR 3/1983-84 and he became the absolute owner of the property bearing Inam Sy No 10/1, measuring 1 acre.

### 1.2.3 Acquisition of property by Gowramma w/o Srinivasaiah and others:

The said Srinivasaiah s/o Munishyamappa died at a subsequent date. It can be inferred from the Family tree of late Munishyamappa, that the said Srinivasaiah was survived by the following family members:

- i. Gowramma w/o Late Shrinivasappa
- ii. Lakshamma d/o Late Shrinivasappa
- iii. Parvathamma d/o Late Shrinivasappa
- iv. Nagaveni d/o Late Shrinivasappa
- v. Prema d/o Late Shrinivasappa
- vi. Pushpa d/o Late Shrinivasappa
- vii. Sriramappa s/o Late Munishyamappa
- viii. Anjinamma w/o Sreeramappa
- ix. Ambuja w/o Late Chandra
- x. Venkateshappa s/o Sreeramappa
- xi. Manjula w/o Venkateshappa
- xii. Veena d/o Sreeramappa
- xiii. Pillamma d/o Sreeramappa
- xiv. Jayamma d/o Sreeramappa
- xv. Rajamma w/o Late Govindappa
- xvi. Mudde Gowda s/o Late Govindappa
- xvii. Gayatri d/o Late Govindappa
- xviii. Sreenivasa s/o late Govindappa

Accordingly the property Inam Sy No 10/1, being a HUF property has devolved upon all his above mentioned legal heirs. However, the RTC and other revenue documents continued to stand in the name of Srinivasaiah s/o Munishyamappa until 2005-06. The RTC and other revenue records were mutated, initially, in the name of Gowramma w/o Late Srinivasaiah, vide MR 4/2005-06 and subsequently in the names of Gowramma, Ramappa s/o Munishyamappa and Govindappa s/o Munishamappa, whose name was replaced by his wife Rajamma upon his death vide MR 5/2005-06. Accordingly, Gowramma and others became the absolute owners of the property bearing Inam Sy No 10/1, measuring 1 acre.



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## 1.2.4 Sy No 10/1 renumbered as 2/7:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, on 10-05-1995, an application was made by 1) M. Govindaraju s/o Munisyamappa, 2) Sreeramappa s/o Munishayamappa and 3) Gowramma w/o Sreenivasaiah to change the Survey number and the extent from Jodi Inam Sy No 10/1, measuring 1 acres to new detail Sy No 2/7, measuring 38 guntas. Accordingly, an order passed by the Tahashildar, Chikkaballapura Taluk in MR No. 64-5/1994-95, mutated the Sy No 10/1 measuring 1 acre to new Sy. No. 2/7, measuring 38 Guntas (*hereinafter referred to as "Sy No 2/7"*); and record the names of ) M. Govindaraju s/o Munisyamappa, 2) Sreeramappa s/o Munishayamappa and 3) Gowramma w/o Sreenivasaiah in the RTC for Sy no 2/7. However, the RTCs continued to stand in the name of the said Srinivasaiah (till 2005-06) and Gowramma (from 2006-07), under the same Sy No 10/1, but measuring 31 guntas until 2012-13. The Sy No 10/1 was reassigned as Sy No 2/\*/7P1 and the extent was corrected to 38 guntas, and again from Sy No 2/\*/7P1 to Sy No. 2/7 vide MR H15/2011-12. Accordingly, the property bearing Sy No 10/1 was reassigned as Sy No 2/7. This is supported by the recordings in Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.

## 1.2.5 Acquisition of Property bearing Sy No 2/7 by Munivenkatamma w/o Munishyamappa:

Being the absolute owners of Sy No 2/7,

- i. Gowramma w/o Late Srenivasappa
- ii. Lakshamma d/o Late Srinivasappa
- iii. Parvathamma d/o Late Srinivasappa
- iv. Nagaveni d/o Late Srinivasappa
- v. Premamma d/o Late Srinivasappa
- vi. Pushpamma d/o Late Srinivasappa
- vii. Sriramappa s/o Late Munishayamappa
- viii. Ambuja w/o Late Chandra
- ix. Manoj S/o Late Chandra (Minor)
- x. Kruthika S/o Late Chandra (Minor)
- xi. Venkateshappa s/o Sreeramappa
- xii. Veena d/o Sreeramappa
- xiii. Pillamma d/o Sreeramappa
- xiv. Jayamma d/o Sreeramappa
- xv. Rajamma w/o Late Govindappa
- xvi. Munegowda s/o Late Govindappa
- xvii. Gayatri d/o Late Govindappa
- xviii. Sreenivasa s/o late Govindappa

have sold the property bearing Sy No 2/7, measuring 38 guntas in favour of Munivenkatamma w/o Munishamappa by way of a Sale Deed, dated 15-02-2012 registered as document numbered CKB-1-04444-2011-12 on 15-02-2012 in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTCs and other revenue documents were mutated in the name of said Munivenkatamma vide MR H19/2011-12 and has become the absolute owner of the property bearing Sy No 2/7 measuring 38 guntas.

## 1.2.6 Conversion of Sy No 2/7 from Agricultural to Non Agricultural use:

An application was made by Munivenkatamma w/o Munishamappa to convert the property from agricultural use to non-agricultural (residential) use on 05-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04686. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered



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ALN.SR.(Chi)Sakala.118/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 2/7, measuring 38 guntas was converted from agricultural use to non-agricultural residential use.

## 1.2.7 General Power of Attorney in favour of C M Munegowda S/o Late Munishamappa:

Having acquired the ownership in Sy No 2/7,

- i. Munivenkatamma w/o Late Munishamappa along with,
- ii. Radamma d/o Munishamappa
- iii. Susheelamma d/o Munishamappa
- iv. Kantamma d/o Munishamappa
- v. Indramma d/o Munishamappa

have executed a General Power of Attorney, dated 06-06-2014, registered as document numbered DNH-4-00216-2014-15 on 09-06-2014 in the Office of the Sub-registrar, Devanahalli for the purpose of selling the property bearing Sy No 2/7, measuring 38 guntas. Accordingly, C M Munegowda S/o Late Munishamappa has acquired the rights to Sell the property in Sy No 2/7, measuring 38 guntas on behalf of Munivenkatamma and her Children.

## 1.2.8 Acquisition of Property by Vasudevan Balaskanda Kumar S/o N Vasudevan: Having acquired the absolute ownership in property bearing Sy No 2/7,

The said

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

All represented by their Attorney holder C M Munegowda S/o Late Munishamappa have sold the property bearing Sy No 2/7, measuring 38 guntas in favour of Vasudevan Balaskanda Kumar by way of a Sale Deed dated 07-07-2014 registered as document numbered CKB-1-01931-2014-15 on 07-07-2014 in the Sub-registrar office, Chikkaballapura. Accordingly, the RTCs and other revenue documents were mutated in the name of Vasudevan Balaskanda Kumar vide MR H1/2014-15 and became the absolute owner of the property bearing Sy No 2/7, measuring 38 guntas.

## 1.2.9 Acquisition of Sy No 2/7 by M/s Certainant Infrastructure Private Limited:

Having acquired the absolute ownership in Sy No 2/7, the said Vasudevan Balaskanda Kumar has sold the property bearing Sy No 2/7, measuring 38 guntas to M/s Certainant Infrastructure Private Limited by way of a Sale Deed dated 19-01-2015 registered as document numbered CKB-1-06055-2014-15 on 19-01-2015 in the Sub-registrar office, Chikkaballapura. The RTCs and other revenue documents were mutated in the name of M/s Certainant Infrastructure Private Limited vide MR H17/2014-15. Accordingly, became the absolute owner of the property bearing Sy 2/7, measuring 38 guntas.



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## 2 Survey Number 2/8

### 2.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
2/8 (Old Sy No 10/2)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	10

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 3/1 and 3/2  
**North by:** Property bearing Sy No 2/7  
**South by:** Property bearing Sy No 3/4



## 2.2 Detailed tracing of Title

### 2.2.1 Acquisition of Property by Muniramaiah S/o Muninanjappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Muniramaiah S/o Muninanjappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Inam Sy. No. 10/2 of Chikkasagarahalli Village, measuring 1 acre 33 guntas (*hereinafter referred to as "Inam Sy. No. 10/2"*). He was registered as a Tenant under Section 9-A of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No. 4/1959-60. The name said Muni Ramaiah was also recorded in the Index of Lands for Sy No 2/8 (Inam Old Sy No. 10/2) with a corresponding Record of Rights entry No. 9, which records that the said Muni Ramaiah has acquired the property by virtue of Revenue possession.

### 2.2.2 Acquisition of Property by M. Munishamappa S/o Muninanjappa:

One Munishamappa has made an application under the provisions of Karnataka Land Reforms Act, 1961 to be registered as occupant of the Land in Sy No 10/2, measuring 1 acre 33 guntas. Accordingly, a case was registered and the said Munishyamappa was registered as an occupant vide Order, dated 23-09-1987 in case numbered LRM(A) 174-20/1977-78, the property bearing Inam Sy. No. 10/2, measuring 1 acre 33 guntas was conferred upon the said M. Munishamappa. Accordingly, the RTCs for the period 1981-82 to 2008-09 recorded the name of M. Munishamappa vide MR 4/1983-84 and became the absolute owner of the property bearing Inam Sy No 10/2 measuring 1 acre 33 guntas.

### 2.2.3 Change in Inam Sy. No. 10/2 to 2/8 and alteration in extent:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were re-assigned with new Survey numbers. Accordingly, the Inam Sy No 10/2, measuring 1 acre 33 guntas was re-assigned as Sy No 2/8, measuring 1 acre 10 guntas. However, the RTC for the said Inam Sy No 10/2 continued as Inam Sy No 10/2 until 2000-01, then the RTC for Inam Sy No 10/2 was corrected to Sy No 2/8, Vide MR 1/2000-01 by way of order passed by the Surveyor, Assistant Director, Chikkaballapura District bearing No. DDLR TC No 343/2000-01, dated 16-02-2000. Accordingly, the RTCs from the period 2001-02 recorded the new re-survey No 2/8 and the altered extent of 1 acre 10 guntas.

### 2.2.4 Acquisition of Property by Munivenkatamma W/o Late Munishamappa:

The said Munishamappa has died on 11-02-2002 and it can be deduced from the family tree of Late Munishamappa that Munivenkatamma is survived by following family members:

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Munegowda s/o Munishamappa
- vi. Indramma D/o Munishamappa

The property bearing Sy no 2/8 has devolved upon the Class I heirs of the family members listed above. However, the RTC and other revenue documents were mutated in the name of Munivenkatamma vide MR 15/2008-09. Accordingly, Munivenkatamma and her Children became absolute owners of the property bearing Sy No 2/8, measuring 1 acre 10 guntas.



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## 2.2.5 General Power of Attorney in favour of C M Munegowda S/o Late Munishamappa:

Having acquired the ownership in Sy No 2/8,

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

have executed a General Power of Attorney, dated 06-06-2014, registered as document numbered DNH-4-00216-2014-15 on 09-06-2014 in the Office of the Sub-registrar, Devanahalli for the purpose of selling the property bearing Sy No 2/8, measuring 1 acre 10 guntas. Accordingly, C M Munegowda S/o Late Munishamappa has acquired the rights to Sell the property in Sy No 2/8, measuring 1 acre 10 guntas on behalf of Munivenkatamma and her Children.

## 2.2.6 Conversion of Sy No 2/8 from Agricultural to Non Agricultural use:

An application was made by Munivenkatamma to convert the property from agricultural use to non-agricultural- residential use on 05-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04645. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.123/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 2/8, measuring 1 acre 10 gunta was converted from agricultural use to non-agricultural residential use.

## 2.2.7 Acquisition of Sy No 2/8 by M/s Certainant Infrastructures Private Limited:

Having acquired the ownership in Sy. No. 2/8,

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

All represented by their GPA holder C M Munegowda S/o Late Munishamappa

have sold the property bearing Sy No 2/8, measuring 1 acre 10 Gunta to M/s Certainant Infrastructures Private Limited on 12-12-2014 vide a Sale Deed, registered as document numbered CKB-1-05295-2014- 15 on 12-12-2014, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the name of M/s Certainant Infrastructures Private Limited with respect to 1 acre 10 gunta in Sy No 2/8 vide MR No H9 /2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy. No. 2/8, measuring 1 acre 10 guntas.



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## 3 Survey Number 2/10, 2/11, 2/12 and 2/13

### 3.1 Description of Property.

Sy Nko	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
2/10 (Old No. 2/6, Inam Sy No. 1/9)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	5
2/11 (Old No. 2/6, Inam Sy No. 1/9)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	2
2/12 (Old No. 2/6, Inam Sy No. 1/9)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	9
2/13 (Old No. 2/6, Inam Sy No. 1/9)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	0	7

And bound on:

- East by:** Nala  
**West by:** Gramathana  
**North by:** Property bearing Sy No 2/1 and 2/2  
**South by:** Property bearing Sy No 2/7



## 3.2 Detailed Tracing of Title

### 3.2.1 Acquisition of Property by Sitharama Shastry s/o Shama Shastry:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore Inam Abolition Act (Personal and miscellaneous), 1954 coming into force, the entire village was vested with the Government. One Sitharama Shastry s/o Shama Shastry makes an application under the provisions of the Mysore Inam Abolition Act (Personal and miscellaneous), 1954, with respect to Sy No 1/9 of Chikkasagarahalli Village, measuring 3 acres 28 guntas (*hereinafter referred to as "Inam Sy. No. 1/9"*). He was initially registered as a Permanent Tenant under Section 5 and subsequently as an occupant under Section 9 of the Mysore Inam Abolition Act (Personal and miscellaneous), 1954, by virtue of the order dated 10-02-1967, in Inam Case No. 21/1959-60. Accordingly, the said Sitharama Shastry s/o Shama Shastry became the absolute owner of the Property bearing Inam Sy No 1/9. Accordingly, the name of Sitharama Shastry s/o Shama Shastry was recording in the RTCs for the period of 1965-66 to 1970-71 and other revenue documents.

### 3.2.2 Acquisition of Property by Srinivasaiah s/o Munishyamappa:

Subsequently, the said Sitharama Shastry s/o Shama Shastry has sold the property bearing Sy No. 1/9, to Srinivasaiah s/o Munishyamappa, on 22-05-1972, vide a sale deed registered as document numbered 442 of the 1972-73, stored at page numbers 203-204, Volume 1134 of Book 1 on 22-08-1972, in the office of Sub Registrar, Chikkaballapur. The RTCs for the 1971-72 to 2005-06 and other relevant revenue records were mutated in the name of Srinivasaiah s/o Munishyamappa by virtue of MR 64-1/1972-73. Accordingly, the said Srinivasaiah s/o Munishyamappa became the absolute owner of Inam Sy No 1/9.

### 3.2.3 Acquisition of Property by Gowramma w/o late Srinivasaiah and ors:

The said Srinivasaiah s/o Munishyamappa died at a subsequent date. It can be inferred from the Family tree of late Munishyamappa, that the said Srinivasaiah was survived by the following family members:

- a. Gowramma w/o Late Srenivasappa
- b. Lakshamma d/o Late Srinivasappa
- c. Parvathamma d/o Late Srinivasappa
- d. Nagaveni d/o Late Srinivasappa
- e. Prema d/o Late Srinivasappa
- f. Pushpa d/o Late Srinivasappa
- g. Sriramappa s/o Late Munishyamappa
- h. Anjinamma w/o Sreeramappa
- i. Ambuja w/o Late Chandra
- j. Venkateshappa s/o Sreeramappa
- k. Manjula w/o Venkateshappa
- l. Veena d/o Sreeramappa
- m. Pillamma d/o Sreeramappa
- n. Jayamma d/o Sreeramappa
- o. Rajamma w/o Late Govindappa
- p. Muddegowda s/o Late Govindappa
- q. Gayatri d/o Late Govindappa
- r. Sreenivasa s/o late Govindappa

Accordingly the property Sy No 1/9, being a HUF property has devolved upon all his above mentioned legal heirs. However, the RTC and other revenue documents continued to stand in the name of Srinivasaiah s/o Munishyamappa until 2005-06. The RTC and other revenue records were mutated, initially, in the name of Gowramma w/o Late Srinivasaiah, vide MR 4/2005-06 and subsequently, jointly, in the names of 1) Gowramma w/o Late Srenivasaiyah, 2) Sreeramappa s/o Munishyamappa and 3) Rajamma w/o Late Govindappa vide MR 5/2005-06 (Sy No 1/9 renumbered as Sy. No. 2/\*/6P1). Accordingly, the said 1) Gowramma w/o Late Srinivasaiah, 2) Sreeramappa s/o Munishyamappa and 3) Rajamma w/o Late Govindappa became the owners of Property bearing Sy No 1/9 (renumbered as 2/\*/6P1)



## 3.2.4 Sy No 1/9 renumbered as 2/6:

On 10-05-1995, an application was made by 1) M. Govindaraju s/o Munishamappa, 2) Sreeramappa s/o Munishyamappa and 3) Gowramma w/o Srinivasaiah to change the Survey number and the extent from Jodi Inam Sy No 1/9, measuring 3 acres 28 guntas to new detail Sy No 2/6, measuring 3-27 guntas. Accordingly, an order passed by the Tahashildar, Chikkaballapura Taluk in MR No. 64-5/1994-95, to mutated the Sy No 1/9 measuring 3 acres 28 guntas to new Sy. No. 2/6, measuring 3 acres 27 Guntas (*hereinafter referred to as "Sy No 2/6"*); and record the names of ) M. Govindaraju s/o Munisyamappa, 2) Sreeramappa s/o Munishayamappa and 3) Gowramma w/o Sreenivasaiah in the RTC for Sy no 2/6. However, the RTCs still continued to stand under the Sy No 1/9 until 2010-11. The Sy No 1/9 was reassigned as Sy No 2/\*6P1 and the extent was corrected to 3 acres and 27 guntas, and again from Sy No 2/\*6P1 to Sy No. 2/6. Accordingly, the property bearing Sy No 1/9 was reassigned as Sy No 2/6. This is supported by the recordings in Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.

## 3.2.5 Agreement of Sale and General Power of Attorney in favour of A Chandrashekar s/o Ashwath Narayana:

- a. Having acquired the part ownership in Sy No 2/6, as mentioned above,
- i. Gowramma w/o Late Srenivasaiah
  - ii. Lakshamma d/o Late Srinivasappa
  - iii. Parvathamma d/o Late Srinivasappa
  - iv. Nagaveni d/o Late Srinivasappa
  - v. Prema d/o Late Srinivasappa
  - vi. C. S. Pushpa d/o Late Srinivasappa,

have jointly, executed a General Power of Attorney in favour A Chandrashekar s/o Ashwath Narayan on 17-05-2013, empowering the said A Chandrashekar s/o Ashwath Narayan to sell Sy No 2/6, measuring 1 acre 5 guntas out of the total extent of 3 acres 27 guntas. The GPA is registered as document numbered CKB-4-00020-2013-14, on 17-05-2013 in the office of the Sub Registrar, Chikkaballapura. Accordingly A Chandrashekar s/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 2/6, measuring 3 acres 27 guntas on behalf of Gowramma and others.

- b. Having acquired the part ownership in Sy No 2/6, as mentioned above,
- i. Sreeramappa s/o Late Munishyamappa
  - ii. Ambuja w/o Late Chandra
  - iii. Venkateshappa s/o Sreeramappa
  - iv. Veena d/o Sreeramappa
  - v. Pillamma d/o Sreeramappa
  - vi. Jayamma d/o Sreeramappa

have jointly, executed a General Power of Attorney in favour A Chandrashekar s/o Ashwath Narayan on 21-06-2013, empowering the said A Chandrashekar s/o Ashwath Narayan to sell Sy No 2/6, measuring 3 acres 27 guntas. The GPA is registered as document numbered DNH-4-00187-2013-14, on 21-06-2013, in the office of the Sub Registrar, Devanahalli. Accordingly A Chandrashekar s/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 2/6, measuring 3 acres 27 guntas on behalf of Sreeramappa and others.

## 3.2.6 Agreement of Sale and General Power of Attorney in favour of D Ravi Kumar s/o Dale Gowda:

Having acquired the part ownership in Sy No 2/6, as mentioned above,

- i. Rajamma w/o Late Govindappa
- ii. Munegowda s/o Late Govindappa
- iii. Gayatri d/o Late Govindappa

have jointly, executed a General Power of Attorney in favour D Ravi Kumar s/o Dale Gowda on 27-09-2012, empowering the said D Ravi Kumar s/o Dale Gowda to sell Sy No 2/6, measuring 3 acres 27



guntas. The GPA is registered as document numbered BSG-4-00230-2012-13, on 27-09-2012, in the office of the Sub Registrar, Basavanagudi. Accordingly D Ravi Kumar s/o Dale Gowda has acquired the rights to Sell the property in Sy No 2/6, measuring 3 acres 27 guntas on behalf of Rajamma and ors and others.

### 3.2.7 Conversion of Sy No 2/6 from Agricultural to Non Agricultural use:

A joint application was made by 1) Gowramma w/o Late Sreenivasaiah, 2) Sreeramappa s/o Munishyamappa and 3) Rajamma w/o Late Govindappa to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04751. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.122/2013-14, dated 09-01-2014, wherein the property bearing Sy. No. 2/6 was converted from agricultural use to non-agricultural- residential use.

### 3.2.8 Acquisition of Property by L Balasubramanian Ramachandran s/o L Balasubramanian:

The above mentioned

1. Rajamma w/o Late Govindappa
2. Munegowda s/o Late Govindappa
3. Gayatri d/o Late Govindappa

1 to 3 represented by their GPA holder, D Ravikumar s/o Dalegowda

4. Srinivas s/o Late Govindappa
5. Gowramma w/o Late Srenivasaiah
6. Lakshamma d/o Late Srinivasappa
7. Parvathamma d/o Late Srinivasappa
8. Nagaveni d/o Late Srinivasappa
9. Prema d/o Late Srinivasappa
10. C. S. Pushpa d/o Late Srinivasappa,
11. Sreeramappa s/o Late Munishyamappa
12. Ambuja w/o Late Chandra
13. Venkateshappa s/o Sreeramappa
14. Veena d/o Sreeramappa
15. Pillamma d/o Sreeramappa
16. Jayamma d/o Sreeramappa

4 to 16 represented by their GPA holder, A Chandrashekar s/o Ashwath Narayan have sold the property bearing converted Sy No 2/6, measuring 1 acre 2 guntas out of the total extent of 3 acres 27 guntas in favour of L Balasubramanian Ramachandran s/o L Balasubramanian on 31-05-2014, vide a sale deed, registered as document numbered CKB-1-01024-2014-15, on 31-05-2014 in office Sub Registrar, Chikkaballapur. Consequently, RTC and other revenue documents were mutated in the name of L Balasubramanian Ramachandran s/o L Balasubramanian, with respect to 1 acre 2 guntas in Sy No 2/6 vide MR H22/2013-14. Accordingly, the L Balasubramanian Ramachandran s/o L Balasubramanian became the absolute owner of the property bearing Sy No 2/6 measuring 1 acre 2 guntas out of the total extent of 3 acres 27 guntas.

### 3.2.9 Acquisition of Sy No 2/6 by M/s Certainant Infrastructures Private Limited:

3.2.9.1 Acquisition from Gowramma and others:

The above mentioned owners of Sy No 2/6:

- a. Gowramma w/o Late Srenivasaiah



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- b. Lakshamma d/o Late Srinivasappa
- c. Parvathamma d/o Late Srinivasappa
- d. Nagaveni d/o Late Srinivasappa
- e. Prema d/o Late Srinivasappa
- f. C. S. Pushpa d/o Late Srinivasappa
- g. Sreeramappa s/o Late Munishyamappa
- h. Ambuja w/o Late Chandra
- i. Venkateshappa s/o Sreeramappa
- j. Veena d/o Sreeramappa
- k. Pillamma d/o Sreeramappa
- l. Jayamma d/o Sreeramappa

1 to 12 Represented by their GPA holder A Chandrashekar s/o Ashwath Narayan,

- m. Rajamma w/o Late Govindappa
- n. Munegowda s/o Late Govindappa
- o. Gayatri d/o Late Govindappa

13 to 15 represented by their GPA holder, D Ravikumar s/o Dalegowda

- p. Srinivas s/o Late Govindappa

have sold the property in (1) Sy No 2/6, measuring 1 acre 5 guntas out the total extent of 3 acres and 27 guntas to M/s Certainant Infrastructures Private Limited on 31-05-2014 vide a Sale Deed, registered as document numbered CKB-1-01025-2014-15 on 31-05-2014, registered in the office of Sub Registrar, Chikkaballapura; (2) property in Sy No 2/6, measuring 1 acre 9 guntas to M/s Certainant Infrastructures Private Limited on 31-05-2014 vide a Sale Deed, registered as document numbered CKB-1-01026-2014-15 on 31-05-2014, registered in the office of Sub Registrar, Chikkaballapura; and (3) property in Sy No 2/6, measuring 7 guntas to M/s Certainant Infrastructures Private Limited on 31-05-2014 vide a Sale Deed, registered as document numbered CKB-1-01028-2014-15 on 31-05-2014, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to (1) 7 guntas in Sy No 2/6 vide MR No H19/2013-14, (2) 1 acre 9 guntas in Sy No 2/6, vide MR No H20/2013-14 and (3) 1 acre 5 guntas, vide MR No H21/2013-14.

### 3.2.9.2 Acquisition from L Balasubramanian Ramachandran s/o L Balasubramanian:

Having acquired the property bearing Sy No 2/6 measuring 1 acre 2 guntas out of the total extent of 3 acres 27 guntas as mentioned above, L Balasubramanian Ramachandran has sold the property measuring 1 acre 2 guntas in Sy no 2/6 to M/s Certainant Infrastructures Private Limited on 19-01-2015 vide a Sale Deed, registered as document numbered CKB-1-06056-2014-15 on 19-01-2015. Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 1 acre 2 guntas in Sy No 2/6 vide MR No H16/2014-15.

Accordingly, M/s Certainant Infrastructures Private Limited absolute owner (1) 7 guntas in Sy No 2/6, (2) 1 acre 9 guntas in Sy No 2/6, (3) 1 acre 5 guntas and (4) 1 acre 2 guntas ,totally measuring 3 acres and 23 guntas out of the total extent of 3 acres 27 guntas in Sy No 2/6.

### 3.2.10 Division of Sy No 2/6 into 2/10, 2/11, 2/12 and 2/13 :

Subsequently, upon the acquisition of Sy No 2/6, measuring 3 acres and 23 guntas out of the total extent of 3 acres 27 guntas, since there were multiple owners of the property in Sy No 2/6, an application was made by M/s Certainant Infrastructures Private Limited before the ADLR, to divide the property in Sy No 2/6 into new Hissas according to the extent owned by different individuals. Accordingly, a survey was conducted and Sy No 2/6 measuring 3 acres and 27 guntas was divided into 5 new Hissa:

- a. Sy no 2/6, measuring 4 guntas owned by Gowramma and others
- b. Sy no 2/10, measuring 1 acre 5 guntas, owned by M/s Certainant Infrastructures Private Limited
- c. Sy No 2/11, measuring 1 acre 2 guntas, owned by M/s Certainant Infrastructures Private Limited



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- d. Sy No 2/12, measuring 1 acre 9 guntas, owned by M/s Certainant Infrastructures Private Limited
- e. Sy No 2/13, measuring 7 guntas, owned by M/s Certainant Infrastructures Private Limited

Accordingly, the RTCs were split and new RTCs were issued for Sy No 2/6, 10, 11, 12 and 13 vide MR No T6/2015-16 and accordingly, M/s Certainant Infrastructure Pvt. Ltd. Has become the absolute owner of Sy No. 2/10, 2/11, 2/12 and 2/13.



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## 4 Survey Number 3/1

### 4.1 Property Description

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
3/1(Old Sy No2/8, Inam Sy No. 10/2)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	13

And bound on:

**East by:** Property bearing Sy. No. 2/7 and 2/8

**West by:** Property bearing Sy. No. 3/3

**North by:** Property bearing Sy. No.2/6 and 2/10

**South by:** Property bearing Sy. No. 3/2



## 4.2 Detailed Tracing of Title

### 4.2.1 Acquisition of Property by Muniramaiah S/o Muninanjappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Muniramaiah S/o Muninanjappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Inam Sy. No. 10/2 of Chikkasagarahalli Village, measuring 1 acre 33 guntas (*hereinafter referred to as "Inam Sy. No. 10/2"*). He was registered as a Tenant under Section 9-A of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No. 4/1959-60. The name said Muni Ramaiah was also recorded in the Index of Lands for Sy No 2/8 (Inam Old Sy No. 10/2) with a corresponding Record of Rights entry No. 9, which records that the said Muni Ramaiah has acquired the property by virtue of Revenue possession. Accordingly, the said Muniramaiah S/o Muninanjappa became the absolute owner of the Property bearing Inam Sy. No. 10/2.

### 4.2.2 Acquisition of Property by M. Munishamappa S/o Muninanjappa:

The said Munishamappa has made an application under the provisions of Karnataka Land Reforms Act, 1961 to be registered as occupant of the property. Accordingly, survey was conducted and vide Order numbered LRM(A) 174-20/1977-78, the property bearing Inam Sy. No. 10/2, measuring 1 acre 33 guntas was conferred upon the said M. Munishamappa. Accordingly, the RTCs for the period 1981-82 to 2008-09 recorded the name of M. Munishamappa vide MR 4/1983-84 and became the absolute owner of the property bearing Inam Sy No 10/2 measuring 1 acre 33 guntas.

### 4.2.3 Change in Inam Sy No 10/2 to 2/8 and alteration in extent:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were re-assigned with new Survey numbers. Accordingly, the Inam Sy No 10/2, measuring 1 acre 33 guntas was re-assigned as Sy No 2/8, measuring 10 guntas. However, the RTC for the said Inam Sy No 10/2 continued as Inam Sy No 10/2 until 2000-01, then the RTC for Inam Sy No 10/2 was corrected to Sy No 2/8, Vide MR 1/2000-01 by way of order passed by the Surveyor, Assistant Director, Chikkaballapura District bearing No. DDLR TC No 343/2000-01, dated 16-02-2000. Accordingly, the RTCs from the period 2001-02 recorded the new re-survey No 2/8 and the altered extent of 1 acre 10 guntas.

### 4.2.4 Acquisition of Property by Munivenkatamma W/o Late Munishamappa:

The said Munishamappa has died on 11-02-2002 and it can be deduced from the family tree of Late Munishamappa that Munivenkatamma is survived by following family members:

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Munegowda s/o Munishamappa
- vi. Indramma D/o Munishamappa

The property bearing Sy no 2/8 has devolved upon the Class I heirs of the family members listed above. However, the RTC and other revenue documents were mutated in the name of Munivenkatamma vide MR 15/2008-09. Accordingly, Munivenkatamma and her Children became absolute owners of the property bearing Sy No 2/8, measuring 1 acre 10 guntas.

### 4.2.5 Division of Sy No 2/8 into 2/8 and 3/1:

Subsequently, the said Munivenkatamma has made an application for the purpose of conducting Podi and Division of the Property bearing Sy No 2/8. Accordingly, Survey was executed and the property bearing Sy No 2/8, measuring 1 acre 10 guntas was divided into Sy No 2/8, measuring 1 acre 10 guntas



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and Sy No 3/1, measuring 13 guntas, Vide MR/ T1/2013-14 by way of order No RRTCR/N/114/13-14, dated 24-07-2013 passed by the Tahsildar, Chikkaballapura Taluk. Accordingly, the Sy No 2/8, measuring 1 acre 10 guntas and Sy 3/1, measuring 13 guntas were owned by Munivenkatamma W/o Munishamappa and the RTCs from the year 2013-14 were issued for Sy. No. 3/1.

## 4.2.6 General Power of Attorney in favour of C M Munegowda S/o Late Munishamappa:

Having acquired the ownership in Sy No 3/1,

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

have executed a General Power of Attorney, dated 06-06-2014, registered as document numbered DNH-4-00216-2014-15 on 09-06-2014 in the Office of the Sub-registrar, Devanahalli for the purpose of selling the property bearing Sy No 3/1, measuring 13 guntas. Accordingly C M Munegowda S/o Late Munishamappa has acquired the rights to Sell the property in Sy No 3/1, measuring 13 guntas on behalf of Munivenkatamma and her Children.

## 4.2.7 Conversion of Sy No 3/1 from Agricultural to Non Agricultural use:

An application was made by Munivenkatamma to convert the property from agricultural use to non-agricultural- residential use on 05-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04645. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.619/2013-14, dated 04-03-2014, wherein the property bearing Sy. No. 3/1, measuring 13 gunta was converted from agricultural use to non-agricultural residential use.

## 4.2.8 Acquisition of Sy No 3/1 by M/s Certainant Infrastructures Private Limited:

Having acquired the ownership in Sy No 3/1,

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

All represented by their GPA holder C M Munegowda S/o Late Munishamappa have sold the property bearing Sy No 3/1, measuring 13 Gunta to M/s Certainant Infrastructures Private Limited on 12-12-2014 vide a Sale Deed, registered as document numbered CKB-1-05294-2014-15 on 12-12-2014, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 13 gunta in Sy No 3/1 vide MR No H8 /2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy No 3/1, measuring 13 guntas.



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## 5 Survey Number 3/4

### 5.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
3/4 (Old Sy No 10/4)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	2

And bound on:

East by: Nala  
West by: Property bearing Sy No 3/2  
North by: Property bearing Sy No 2/8  
South by: Property bearing Sy No 4/3



## 5.2 Detailed tracing of Title

### 5.2.1 Acquisition of Property by Hanumappa S/o Muneppa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Hanumappa S/o Muneppa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Inam Sy. No. 10/4 of Chikkasagarahalli Village, measuring 1 acre 19 guntas (*hereinafter referred to as "Inam Sy. No. 10/4"*). He was registered as a Permanent Tenant under Section 5 of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No. 13/1959-60. The name said Hanumappa was also recorded in the Index of Lands for Sy No 3/4 (Old Sy No. 10/4) with a corresponding Record of Rights entry No. 13, which records that the said Hanumappa has acquired the property by virtue of Revenue possession. The name of Hanumappa S/o Muneppa was recorded in the RTCs for the period 1965-66 to 1977-78.

### 5.2.2 Acquisition of property by Munishamappa S/o Yalagappa:

The said Hanumappa and his two sons namely, Oblappa and Munishyamappa have sold the property bearing Inam Sy. No. 10/4, measuring 1 acre and 9 guntas in favour of One Munishamappa S/o Yalagappa by way of Sale deed, dated 03-07-1965 registered as document numbered 880/1965-66, Volume no 9651, pages 141-143 in the Office of Sub-registrar, Chikkaballapura. However, the RTC and other revenue documents continued to stand in the name of Hanumappa and Oblappa S/o Hanumappa up until 1980-81. Subsequently, the name of Munishamappa was recorded in the RTCs from the year 1986-87 vide MR 64-5/69-70, recording the sale. Accordingly, the said Munishamappa became the absolute owner of the property bearing Inam Sy. No. 10/4, measuring 1 acre and 9 guntas.

### 5.2.3 Inam Sy. No. 10/4 renumbered as 3/4:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the Inam Sy. No. 10/4, measuring 1 acre 9 guntas was reassigned as Sy No 3/4, measuring 1 acre 2 guntas. However, the RTC for the said Inam Sy. No. 10/4 continued as Inam Sy. No. 10/4, when the RTC for Inam Sy. No. 10/4 was corrected to Sy No 3/4, vide MR 4/1991-92, by way of an order No. RRTCR/712/1991-92, dated 20-03-1982. Accordingly, the property bearing Inam Sy. No. 10/4 was reassigned as Sy No 3/4 with an altered extent of 1 acre 2 guntas. This is supported by the recordings in Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.

### 5.2.4 Partition Deed executed by family of Munishamappa S/o Yalagappa:

It can be inferred from the Family Tree of Munishamappa S/o Yalagappa, that he had three children namely,

- i. Narayanamma D/o Munishamappa
- ii. Jayamma D/o Munishamappa
- iii. C.M. Krishnappa S/o Munishamappa

The said Munishamappa and his children have executed an unregistered Partition Deed, dated 21-06-1992, partitioning the family properties. Wherein, the properties listed under 'Schedule A' of the Partition Deed fell under the share of Munishamappa. Accordingly, Munishamappa became the absolute owner of the property bearing Sy. No. 3/4 (Old Inam Sy. No. 10/4), measuring 1 Acre 2 Guntas.

### 5.2.5 Acquisition of Property by C.M. Krishnappa S/o Munishamappa:

The said Munishamappa has died at a later date leaving behind the property. Subsequently C. M. Krishnappa acquired the property by way of inheritance and has got the RTC and the revenue



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documents mutated in his name vide MR 9/2005-06. However, there was discrepancy with regard to mutation of RTC and other revenue documents in the name of C.M. Krishnappa up until 2012-13 and the same was rectified vide MR H3/2012-13 by way of order No. IHR 94/2012-13, dated 05-12-2012. Accordingly, name of C.M. Krishnappa was recorded in the RTC for the year 2013-14 for Sy No 3/4, measuring 1 acre and 2 guntas.

It can be inferred from the Family Tree Affidavit executed by Lakshamma w/o Late Munishamappa that the said Munishamappa had two wives and is survived by the following family members:

- i. Late Ramakka W/o Munishamappa (First Wife)
- ii. C.M.Krishnappa S/o Munishamappa
- iii. Biyamma W/o C.M. Krishnappa
- iv. Raju S/o C.M. Krishnappa
- v. Radha D/o C.M. Krishnappa
- vi. Sudha D/o C.M. Krishnappa
- vii. Lokesh S/o C.M. Krishnappa
- viii. Lakshamma W/o Munishamappa (Second Wife)
- ix. Bhavitha D/o Lakshamma
- x. Manjula D/o Lakshamma

## 5.2.6 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

- a. Having acquired the absolute ownership in Sy No 3/4,
  - i. C.M.Krishnappa S/o Munishamappa
  - ii. Raju S/o C.M. Krishnappa
  - iii. Radha D/o C.M. Krishnappa
  - iv. Sudha D/o C.M. Krishnappa
  - v. Lokesh S/o C.M. Krishnappa

have executed a General Power of Attorney, dated 21-09-2013, registered as document numbered CKB-4-00125-2013-14 on 21-09-2013 in the Office of the Sub-registrar, Chikkaballapura for the purpose of selling the property bearing Sy No 3/4, measuring 1 acre 2 gunta.

Subsequently, another General Power of Attorney was executed by 1) Lakshamma W/o Late Munishamappa 2) M. Bavitha D/o Lakshamma 3) M. Manjula D/o Lakshamma on 23-09-2013, registered as document numbered CKB-4-00128-2013-14 on 23-09-2013 in the Office of the Sub-registrar, Chikkaballapura for the purpose of selling the property bearing Sy No 3/4, measuring 1 acre 2 gunta.

Accordingly A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 3/4, measuring 1 acre 2 guntas on behalf of the above said executants.

## 5.2.7 Conversion of Sy No 3/4 from Agricultural to Non Agricultural use:

An application was made by C.M. Krishnappa S/o Munishamappa to convert the property from agricultural use to non-agricultural- residential use on 05-08-2013, and the same was registered under sakala scheme as application numbered RD099-00002-41963. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.195/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 3/4, measuring 1 acre 2 gunta was converted from agricultural use to non-agricultural residential use.

## 5.2.8 Acquisition of Sy No 3/4 by Madhavi Chilakam D/o Ramachandra Reddy Chilakam:

Having acquired the absolute ownership in Sy No 3/4,

- i. C.M.Krishnappa S/o Munishamappa
- ii. Raju S/o C.M. Krishnappa
- iii. Radha D/o C.M. Krishnappa
- iv. Sudha D/o C.M. Krishnappa



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- v. Lokesh S/o C.M. Krishnappa
- vi. Lakshmamma W/o Munishamappa
- vii. Bhavitha D/o Lakshmamma
- viii. Manjula D/o Lakshmamma

All represented by their GPA holder, A. Chandrashekar S/o Ashwath Narayan have sold the property bearing Sy No 3/4, measuring 1 Acre 2 Gunta to Madhavi Chilakam D/o Ramachandredyy Chilakam on 28-09-2013 vide a Sale Deed, registered as document numbered CKB-1-03610-2013-14 on 28-09-2013, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the names of Madhavi Chilakam D/o Ramachandredyy Chilakam with respect to 1 acre 2 gunta in Sy No 3/4 vide MR No H7/2013-14. Accordingly, Madhavi Chilakam has become the absolute owner of Sy No 3/4, measuring 1 Acre 2 gunta.



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## 6 Survey Number 4/3

### 6.1 Property Description

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
4/3 (Old Sy NO. 10/5)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	0	20

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 4/12  
**North by:** Property bearing Sy No 3/4  
**South by:** Property bearing Sy No 4/4



## 6.2 Detailed Tracing of Title

### 6.2.1 Acquisition of Property by Obanna@Obappa@Obayya S/o Hunsappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954 coming into force, the entire village was vested with the Government. One Obanna S/o Hunsappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954, with respect to Sy No 10/5 of Chikkasagarahalli Village, measuring 21 guntas (*hereinafter referred to as "Sy. No. 10/5"*). He was registered as a Permanent Tenant under Section 5 of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954, as recorded in the Inam Case No.20/1959-60. The name said Obanna was also recorded in the Index of Lands for Sy No 4/3(Old Sy No. 10/5) with a corresponding Record of Rights entry No. 16, which records that the said Obanna has acquired the property by virtue of Revenue possession. Accordingly, RTCs and other revenue documents were mutated in the name of said Obanna, recording his name in the RTCs for the period 1965-1977-78 and thus became the absolute owner of the property bearing Sy. No. 10/5.

### 6.2.2 Acquisition of Property by Munishamappa S/o Yalagappa:

Being the absolute owner of the property bearing Sy No 10/5, the said Obanna has sold the property bearing Sy No 10/5, measuring 21 guntas to one Munishamappa by way of Sale Deed, dated 02-05-1964 registered as document numbered 319/ 1964-65, stored in Book-I, Volume 931, Pages 211-214 in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTCs and other revenue documents were mutated vide MR 64-1/1969-70 and RTCs for the period 1981-82 to 1985-86 recorded the name of Munishamappa and he became the absolute owner of the property bearing Sy No 10/5, measuring 21 guntas

### 6.2.3 Acquisition of Property by Nanjappa S/o Venkatappa:

Being the absolute owner of the Property bearing Sy No 10/5, the said Munishamappa has sold the property to one Nanjappa s/o Venkatappa by way of Sale Deed, dated 14-02-1975 registered as document numbered 3718/74-75, stored in Book – I, volume 1205, pages 182-184 in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTCs and other revenue documents were mutated vide MR 64-1/1975-76 and RTCs for the period 1986-87 to 2005-06 recorded the name of the said Nanjappa and he became the absolute owner of the property bearing Sy No 10/5, measuring 21 guntas

### 6.2.4 Acquisition of Property by Chennamma D/o Nanjappa:

Having the absolute ownership over the property bearing Sy No 10/5, the said Nanjappa has gifted Sy No 10/5, in favour of his daughter, Chennamma by way of a Gift Deed, dated 22-06-2005 registered as document numbered CKB-1-00514-2005-06 on 22-06-2005 in the Office of Sub-registrar, Chikkaballapura. The RTCs and other revenue documents were mutated in the name of Chennamma Vide MR 1/2005-06 and her name was recorded in the RTC from the year 2006-07. Accordingly, the said Chennamma became the absolute owner of the property bearing Sy No 10/5 measuring 21 guntas.

### 6.2.5 Change of Sy No from 10/5 to 4/3:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the inam Sy No 10/5, measuring 21 guntas was reassigned as Sy No 4/3, measuring 20 guntas. However, the RTC for the said inam Sy No 10/5 continued as Sy No 10/5 until 2007-8, when the RTC for inam Sy No 10/5 was corrected to Sy No 4/3, vide MR No 11/2008-09. by way of an order passed by Tahsildar, Chikkaballapura vide Order No. RRTCR 821/2008-09. Accordingly, the RTCs from the period of 2008-09 recorded the newly assigned survey number 4/3 with an altered extent of 20 guntas and recorded the name of Chennamma as Owner of the said Property.



## 6.2.6 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

Having acquired the absolute ownership in Sy No 4/3, Channamma D/o Nanjappa, along with her family members:

- i. Channappa S/o Nanjappa
- ii. Govindappa S/o Nanjappa
- iii. Ramakrishnapp S/o Nanjappa
- iv. Devaraja S/o Nanjappa
- v. Nagaraja S/o Nanjappa
- vi. Neelamma D/o Nanjappa
- vii. Gowramma D/o Nanjappa
- viii. Muniyappa S/o Poojappa
- ix. Munimaramma W/o Muniyappa
- x. Manikya S/o muniyappa
- xi. Srinivasa S/o Muniyappa
- xii. Lakshmidevi D/o Muniyappa
- xiii. Oblesha S/o Muniyappa

have executed an unregistered Agreement of Sale, dated 23-01-2013, and a General Power of Attorney, dated 23-01-2013, registered as document numbered CKB-4-00267-2012-13 on 28-01-2013 in the Office of the Sub-registrar, Chikkaballapura for the purpose of selling the property bearing Sy No 4/3, measuring 20 guntas. Subsequently, another Sale of Agreement, dated 17-05-2012 was executed by 1) Chennamma W/o G. Murthy (First Wife), 2) Gowramma W/o G. Murthy (Second Wife) and 3) Neelamma, registered as document numbered CKB-1-100759-2012-13 on 17-05-2012 in the Office of Sub-registrar, Chikkaballapura for the purpose of selling the said property. Accordingly, A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property bearing Sy No 4/3, measuring 20 guntas on behalf of the Chennamma and others.

## 6.2.7 Conversion of Sy No 4/3 from Agricultural to Non Agricultural use:

An application was made by Channamma D/o Nanjappa to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-10758. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.126/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 4/3, measuring 20 gunta was converted from agricultural use to non-agricultural residential use.

## 6.2.8 Acquisition of Sy No 4/3 by M/s Certainant Infrastructure Private Limited:

Having acquired the ownership in Sy No 4/3, Channamma D/o Nanjappa along with her family members:

- i. Channamma d/o Nanjappa
- ii. Govindappa S/o Nanjappa
- iii. Ramakrishnapp S/o Nanjappa
- iv. Devaraja S/o Nanjappa
- v. Nagaraja S/o Nanjappa
- vi. Neelamma D/o Nanjappa
- vii. Gowramma D/o Nanjappa
- viii. Muniyappa S/o Poojappa
- ix. Munimaramma W/o Muniyappa
- x. Manikya S/o muniyappa
- xi. Srinivasa S/o Muniyappa
- xii. Lakshmidevi D/o Muniyappa
- xiii. Oblesha S/o Muniyappa



All represented by their attorney holder, A Chandrashekar S/o Ashwath Narayan have sold the property bearing Sy No 4/3, measuring 20 Guntas to M/s Certainant Infrastructure Private Limited on 12-12-2014

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vide a Sale Deed, registered as document numbered CKB-1-051316-2014-15 on 15-12-2014, registered in the office of Sub Registrar, Chikkaballapura; Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructure Private Limited with respect to 20 gunta in Sy No 4/3 vide MR No H14/2014-15. Accordingly, M/s Certainant Infrastructure Private Limited became the absolute owner of Sy No 4/3, measuring 20 guntas.



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## 7 Survey Number 4/4

### 7.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
4/4 (Old Sy No: 10/8)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	0	34

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy. No. 4/5 and 4/12  
**North by:** Property bearing Sy. No. 4/3  
**South by:** Property bearing Sy. No. 5/6, 5/7, 5/8 and 5/9



## 7.2 Detailed Tracing of Title

### 7.2.1 Acquisition of Property by Rangappa S/o Vobanna:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Rangappa S/o Vobanna makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to inam Sy No 10/8 of Chikkasagarahalli Village, measuring 35 guntas (*hereinafter referred to as "Inam Sy. No. 10/8"*). He was registered as a Permanent Tenant under Section 5 of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No.14/1959-60. Accordingly, RTCs and other revenue documents were mutated in the name of said Rangappa, recording his name in the RTCs for the period 1965-66 to 1978-79. Further, the name of said Rangappa is also recorded in the Index of Lands for Sy No 4/4 and the Record of Rights entry no. 17, which records that the said Rangappa has acquired the property by virtue of Revenue possession. Accordingly he became the absolute owner of the property bearing Inam Sy No 10/8.

### 7.2.2 Acquisition of Property by Munishamappa S/o Yalagappa:

The said Rangappa has died at a subsequent date. The property bearing Inam Sy No 10/8, has devolved upon his children,

- i. Muniyappa S/o Rangappa
- ii. Maddurappa S/o Rangappa
- iii. Oblappa S/o Rangappa.

The said children of Rangappa have sold the property bearing inam Sy No 10/8, measuring 35 guntas, in favour of the said Munishamappa by way of a Sale Deed, dated 12-06-1974 registered as document numbered 946/1974-75, in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTCs and other revenue documents were mutated vide MR 64-3/74-75 and RTCs for the period 1976-77 to 1985-86 recorded the name of Munishamappa and he became the absolute owner of the property bearing inam Sy No 10/8, measuring 35 guntas.

### 7.2.3 Acquisition of Property by Swathappa S/o Munishamappa:

Being the absolute owner of the Property bearing inam Sy No 10/8, the said Munishamappa has sold the property to one Swathappa by way of Sale Deed, dated 05-05-1975 registered as document numbered 230/75-76, volume 1209, pages 132-134 in the Office of Sub-registrar, Chikkaballapura. The RTCs and other revenue records were mutated in the name of Swathappa Vide MR 64-2/1975-76. Accordingly, the said Munishamappa became the absolute owner of the property bearing Sy No 10/8.

### 7.2.4 Change of inam Sy No 10/8 to Sy No 4/4:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified as Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the inam Sy No 10/8, measuring 35 guntas was reassigned as Sy No 4/4, measuring 34 guntas. However, the RTC for the said inam Sy No 10/8 continued as Sy No 10/5 until 2012-13, when the RTC for inam Sy No 10/8 was corrected to Sy No 4/4, vide MR No T3/2012-13, by way of an order passed by Tahsildar, Chikkaballapura vide Order No. RRTC(N) 178/2012-13. Accordingly, the RTCs from the period of 2012-13 recorded the newly assigned survey number 4/4 with an altered extent of 34 guntas (excluding 1 Gunta Kharab land).

### 7.2.5 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

Having acquired the absolute ownership in Sy No 4/4, Swathappa S/o Munishamappa along with his family members:

- i. Muniraju S/o Swathappa
- ii. Bhagyamma W/o Ramachandrappa
- iii. Govindaraju S/o Swathappa



iv. Murthy S/o Swathappa

have executed an unregistered Agreement of Sale, dated 02-09-2013. Subsequently, a General Power of Attorney, dated 02-09-2013, registered as document numbered JAL-4-00120-2013-14, in the Office of the Sub-registrar, Gandhinagara(Jala) was executed by Swathappa s/o Munishamappa, on 02-09-2013 in favour A Chandrshekar s/o Ashwath Narayana for the purpose of selling the property bearing Sy No 4/4, measuring 35 guntas. Accordingly A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 4/4, measuring 35 guntas on behalf of the said Swathappa. It is pertinent to note that despite the children of Swathappa have been made a party to the Agreement of Sale, dated 02-09-2013, they have not been made a Party to the GPA, dated 02-09-2013. However, in the Agreement of Sale the children of Swathappa have recorded that the said property bearing Sy No 4/4 is his self acquired property. Hence, the children of Swathappa have no ownership over the said property bearing Sy No 4/4 and Swathappa individually, has the rights to sell the said property.

## 7.2.6 Conversion of Sy No 4/4 from Agricultural to Non Agricultural use:

An application was made by Swathappa S/o Munishamappa to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-10768. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.125/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 4/4, measuring 34 gunta was converted from agricultural use to non-agricultural residential use.

## 7.2.7 Acquisition of Sy No 4/4 by Balasubramaian Ramachandran S/o L. Balasubramanian:

The above said Swathappa, represented by his attorney holder, A Chandrashekar S/o Ashwath Narayan, has sold the property bearing Sy No 4/4, measuring 34 Guntas to Balasubramaian Ramachandran on 26-05-2014 vide a Sale Deed, registered as document numbered CKB-1-00932-2014-15 on 26-05-2014, registered in the office of Sub Registrar, Chikkaballapura; Consequently, the RTCs and other revenue documents were mutated in the names of Balasubramaian Ramachandran with respect to 34 gunta in Sy No 4/4 vide MR No H21/2014-15. Accordingly, Balasubramaian Ramachandran became the absolute owner of Sy No 4/4, measuring 34 guntas.



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## 8 Survey Number 4/11 and 4/12

### 8.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
4/11 Old Sy. No. 4/2 (Innam Sy. No. 8/4 & 10/6)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	0	18
4/12 Old Sy. No. 4/2 (Innam Sy. No. 8/4 & 10/6)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	0	23

And bound on:

- East by:** Property bearing Sy. No. 4/3  
**West by:** Property bearing Sy. No. 4/2  
**North by:** Property bearing Sy. No. 3/2  
**South by:** Property bearing Sy. No. 4/1 and 4/5



## 8.2 Detailed Tracing of Title

### 8.2.1 Acquisition of Property by Sakamma W/o Yalagappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954 coming into force, the entire village was vested with the Government. One Sakamma W/o Yalagappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954, with respect to Inam Sy No 8/4 and 10/6 of Chikkasagarahalli Village, measuring 29 Guntas and 23 Guntas respectively (*hereinafter referred to as "Inam Sy. No. 8/4 and 10/6"*). She was registered as a Permanent Tenant under Section 5 of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954, as recorded in the Inam Case No.10/1959-60. Accordingly, the said Sakamma W/o Yalagappa became the absolute owner of the Property bearing Sy No 8/4 and 10/6. The name said Sakamma was also recorded in the Index of Lands for Sy No 4/2(Old Inam Sy No. 8/4 and 10/6) with a corresponding Record of Rights entry No. 15, which records that the said Sakamma has acquired the property by virtue of Revenue possession. Accordingly, the name of Sakamma W/o Yalagappa was recorded in the RTCs for the period of 1965-66 to 1985-86 and other revenue documents.

### 8.2.2 Acquisition of Property by Venkataramaiah S/o Sakamma:

The said Sakamma w/o Yalagappa died at a subsequent date leaving behind her sole surviving son, Venkataramaiah. The said Venkataramaiah made an application before the Tahsildar, Chikkaballapura to mutate the Katha and other revenue documents in his name. Accordingly, in accordance with order passed in IHR 45/89-90 on 19-04-1990, the name of Venkataramaiah was registered in the RTC for the period of 1986-87 to 1992-93 vide MR 3/1989-90 for the properties bearing Inam Sy No 8/4 and 10/6.

### 8.2.3 Acquisition of Property by Muniyappa S/o Doddappa:

Having acquired the ownership in Sy No 8/4 and 10/6,

- i. Venkataramaiah S/o Sakamma
- ii. Sanatana Kumar S/o Venkataramaiah
- iii. Sakamma D/o Venkataramaiah
- iv. Saraswathamma D/o Venkataramaiah

have sold the properties bearing Inam Sy No 8/4 and 10/6, measuring 29 Guntas and 23 Guntas respectively in favour of one Muniyappa S/o Doddappa by way of Sale Deed, dated 21-06-1990 registered as document numbered 396/1990-91, stored in Book-I, Volume 1461, pages 172-174 on 21-06-1990 in the Office of Sub-registrar, Chikkaballapura. Subsequently, the RTC and other revenue documents were mutated in the name of Muniyappa in pursuance of the Order passed by the Tahsildar Court, Chikkaballapura in Order No. RRTCR 172/1990-91 on 01-07-1991 and RRT (A) 27/1995-96 passed on 22-12-1995. Accordingly, the name of Muniyappa S/o Doddappa was registered in the RTC for the period of 1986-87 to 2012-13 vide MR 2/1997-98, who became the absolute owner of the Properties bearing Inam Sy No 8/4 and 10/6.

### 8.2.4 Sy No 8/4 and 10/6 renumbered as 4/2 and change in extent:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the Inam Sy No 8/4 and 10/6, measuring 29 guntas and 23 guntas respectively were reassigned as Sy No 4/2, totally measuring 1 acre 6 Guntas. However, the RTC for the said Inam Sy No 8/4 and 10/6 continued as Inam Sy No 8/4 and 10/6 until 2011-12, then the RTC for Inam Sy No 8/4 and 10/6 was corrected to Sy No 4/2, vide MR T7/2012-13 by way of an order passed by Tahsildar, Chikkaballapura Taluk in order No. RRTCR(N)178/2012-13 on 02-07-2012. Accordingly, the property bearing Sy No 8/4 and 10/6 was reassigned as Sy No 4/2 and the extents were merged to totally measuring 1 acre 6 Guntas. However, there was mistake committed while recording the extent in the owner description. Subsequently, another Order passed on 25/05/2013, altered to 1 Acre 6 guntas (excluding 2 guntas kharab land) vide MR T14/2012-13. Accordingly, RTCs from the year 2012-13 to 2015-16 recorded the newly re-assigned Survey number 4/2. This is supported by the recordings



Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.

## 8.2.5 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

Having acquired absolute ownership in Sy No 4/2 as mentioned above,

- i. Muniyappa S/o Late Doddappa
- ii. Bhagyamma W/o Muniyappa
- iii. Mamatha D/o Muniyappa
- iv. Pushpa D/o Muniyappa
- v. Varadaraju S/o Muniyappa
- vi. Shweta D/o Muniyappa
- vii. Vimala D/o Muniyappa

have jointly, executed a General Power of Attorney, dated 21-01-2013, registered as document numbered CKB-4-00263-2012-13 on 24-01-2013 in the Office of the Sub-registrar, Chikkaballapura and an unregistered Agreement of Sale, dated 22-01-2013, for the purpose of selling the property bearing Sy No 4/2, measuring 1 acre and 1 guntas out of 1 Acre 6 guntas. Accordingly, A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 4/2, measuring 1 acre 1 guntas out of 1 Acre 6 guntas on behalf of Muniyappa and others.

## 8.2.6 Conversion of Sy No 4/2 from Agricultural to Non Agricultural use:

The said Muniyappa S/o Doppappa made an application to convert the property from agricultural use to non-agricultural- residential use on 05-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04666. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.124/2013-14, dated 10-12-2013, wherein the property bearing Sy. No. 4/2, measuring 1 acre 6 guntas was converted from agricultural use to non-agricultural- residential use.

## 8.2.7 Acquisition of Sy No 4/2 by M/s Certainant Infrastructures Private Limited:

The above mentioned owners of Sy No 4/2:

- i. Muniyappa S/o Late Doddappa
- ii. Bhagyamma W/o Muniyappa
- iii. Mamatha D/o Muniyappa
- iv. Pushpa D/o Muniyappa
- v. Varadaraju S/o Muniyappa
- vi. Shweta D/o Muniyappa
- vii. Vimala D/o Muniyappa

All represented by their GPA holder A Chandrashekar s/o Ashwath Narayana have sold the property Sy No 4/2, measuring 1 Acre 1 guntas out of 1 Acre 6 guntas to M/s Certainant Infrastructures Private Limited on 12-12-2014 vide a Sale Deed, registered as document numbered CKB-1-05293-2014-15 on 12-12-2014, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 1 Acre 1 guntas out of 1 Acre 6 guntas in Sy No 4/2 vide MR No H10/2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy No 4/2, measuring 1 Acre 1 guntas out of 1 Acre 6 guntas.

## 8.2.8 Division of Sy No 4/2 into 4/11 and 4/12 :

Subsequently, upon the acquisition of Sy No 4/2, measuring 1 Acre 1 guntas out of 1 Acre 6 guntas, since there were multiple owners of the property in Sy No 4/2, an application was made by M/s Certainant Infrastructures Private Limited before the ADLR, to divide the property in Sy No 4/2 into new Hissa according to the extent owned by different individuals. Accordingly, a survey was conducted and Sy No 4/2 measuring 1 Acre 6 guntas was divided into 3 new Hissa:

- i. Sy no 4/2, measuring 5 guntas owned by Muniyappa S/o Doddappa



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- ii. Sy no 4/11, measuring 18 guntas owned by M/s Certainant Infrastructures Private Limited
  - iii. Sy no 4/12, measuring 23 guntas, owned by M/s Certainant Infrastructures Private Limited
- Accordingly, the RTCs were split and new RTCs were issued for Sy No 4/2, 4/11 and 4/12 vide MR No T8/2015-16.



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## 9 Survey Number 5/5

### 9.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
5/5 (Old Sy No 5/3)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	14

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 5/3  
**North by:** Property bearing Sy No 5/6, 5/7 & 5/8  
**South by:** Property bearing Sy No 6/2



## 9.2 Detailed Tracing of Title

### 9.2.1 Acquisition of Property by Munishamappa S/o Yellappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954 coming into force, the entire village was vested with the Government. One Munishamappa S/o Yellappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954, with respect to Inam Sy No 9/2 of Chikkasagarahalli Village, measuring 1 acre (*hereinafter referred to as "Inam Sy. No. 9/2"*). He was registered as a tenant under Section 9-A of the Mysore (Personal and Miscellaneous) Inam Abolition Act,1954, as recorded in the Inam Case No.11/1959-60. Accordingly, the said Munishamappa S/o Yellappa became the absolute owner of the Property bearing Sy No 9/2. Accordingly, the name of Munishamappa S/o Yellappa was recorded in the Cultivator's column No.2 of RTCs for the period of 1971-72 to 1994-95. The name said Munishamappa was also recorded in the Index of Lands for Sy No 5/3 (Old Sy No. 9/2) with a corresponding Record of Rights entry No. 21, which records that the said Munishamappa S/o Yellappa has acquired the property by virtue of Revenue possession.

### 9.2.2 Acquisition of Property by Narayanamma and Jayamma:

It can be inferred from the Family Tree of Munishamappa S/o Yellappa, that he had three children namely,

- i. Narayanamma D/o Munishamappa
- ii. Jayamma D/o Munishamappa
- iii. C.M. Krishnappa S/o Munishamappa

The said Munishamappa and his children have executed an unregistered Partition Deed, dated 21-06-1992, partitioning the family properties. Wherein, the properties listed under 'Schedule C' of the Partition Deed fell under the share of Narayanamma D/o Munishamappa. Accordingly, the property bearing Sy. No. 5/3 (Old Inam Sy No 9/2), measuring 1 Acres fell under the share of said Narayanamma. However, the RTCs for the period of 2001-02 to 2005-06, for property bearing Sy. No. 3P2 (Old Inam Sy No 9/2) was equally divided among the said Narayanamma and Jayamma with 20 guntas each vide MR 7/1991-92. Accordingly, they became the absolute owners of the property bearing Sy No 5/3P2, measuring 1 acres.

### 9.2.3 Acquisition of Property by C. M. Krishnappa:

That the said Jayamma and Narayanamma have sold the property bearing Sy. No. 5/3P2 (Old Sy No 9/2), measuring 1 acres in favour of their brother C.M. Krishnappa by way of Sale Deed dated 05-04-2006 registered as document numbered CKB-1-00043-2006-07 on 01-04-2006 in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTC and other revenue documents were mutated in the name of C.M.Krishnappa Vide MR 15/2005-06 and he thereby became the absolute owner of the property bearing Sy. No. 5/3P2 measuring 1 acre.

### 9.2.4 Sy No 9/2 renumbered as 5/2:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, Munishamappa made an application to change the Sy No and extent from Jodi Inam Sy No 9/2, measuring 1 acre to new detail Sy No 5/3. Accordingly, an order numbered RRTCR/712/1991-92, dated 20-03-1982 was passed by the Tahsildar, Chikkaballapura Taluk in MR 4/1991-92, to mutate the Sy No 9/2 to new Sy No 5/3. However, the RTCs still continued to stand under the Inam Sy No 9/2 until 2000-01. The Sy No 9/2 was re-assigned as Sy No 5/\*/3P2, with an extent of 1 acre divided equally amongst Narayanamma and Jayamma up until 2011-12 and was subsequently changed from Sy No 5/\*/3P2 to Sy No 5/3, vide MR T11/2012-13 Accordingly, the property bearing Sy No 9/2 was reassigned as Sy No 5/3 and RTC from the year 2012-13 recorded the newly re-assigned Survey number 5/3. This is supported by the recordings in Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.



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## 9.2.5 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

It can be inferred from the family tree affidavit executed by C.M. Krishnappa that he is survived by the following family members:

- i. Bayamma W/o C.M Krishnappa
- ii. Raju S/o C.M Krishnappa
- iii. Radha S/o C.M Krishnappa
- iv. Sudha D/o C.M Krishnappa
- v. Lokesh S/o C.M Krishnappa

Having acquired absolute ownership in Sy No 5/3, measuring 1 acre as mentioned above,

- i. C.M Krishnappa S/o Munishamappa
- ii. Raju S/o C.M Krishnappa
- iii. Radha S/o C.M Krishnappa
- iv. Sudha D/o C.M Krishnappa
- v. Lokesh S/o C.M Krishnappa

have jointly, executed a General Power of Attorney, dated 21-09-2013, registered as document numbered CKB-4-00124-2013-14 on 21-09-2013 in the Office of the Sub-registrar, Chikkaballapura for the purpose of selling the property bearing Sy No 5/3, measuring 14 guntas out of 1 acre (excluding 1 gunta kharab land). Accordingly A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 5/3, measuring 14 guntas out of 1 acre (excluding 1 gunta kharab land) on behalf of the above executants.

## 9.2.6 Conversion of Sy No 5/3 from Agricultural to Non Agricultural use:

An application was made by C.M. Krishnappa S/o Munishamappa to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under Sakala scheme as application numbered RD099-00002-04700. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.19/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 5/3, measuring 1 acre was converted from agricultural use to non-agricultural- residential use.

## 9.2.7 Acquisition of Sy No 5/3 by M/s Certainant Infrastructures Private Limited:

The above mentioned owners of Sy No 5/3:

- i. C.M Krishnappa S/o Munishamappa
- ii. Raju S/o C.M Krishnappa
- iii. Radha S/o C.M Krishnappa
- iv. Sudha D/o C.M Krishnappa
- v. Lokesh S/o C.M Krishnappa

have sold the property Sy No 5/3, measuring 14 guntas out of 1 acre (excluding 1 gunta kharab land) to M/s Certainant Infrastructures Private Limited on 12-12-2014 vide a Sale Deed, registered as document numbered CKB-1-05292-2014-15 on 12-12-2014, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 14 guntas out of 1 acre in Sy No 5/3 vide MR No H11/2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy No 5/3, measuring 14 guntas out of 1 Acre.

## 9.2.8 Division of Sy No 5/3 into 5/3 and 5/5:

Subsequently, upon the acquisition of Sy No 5/3, measuring 14 guntas out of 1 Acre, since there were multiple owners of the property in Sy No 5/3, an application was made by M/s Certainant Infrastructures Private Limited before the ADLR, to divide the property in Sy No 5/3 into new Hissa according to the extent owned by different individuals. Accordingly, a survey was conducted and Sy No 5/3 measuring 1 Acre and was divided into 2 new Hissa:

- i. Sy no 5/3, measuring 26 guntas owned by C.M. Krishnappa S/o Late Munishamappa



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ii. Sy no 5/5, measuring 14 guntas, owned by M/s Certainant Infrastructures Private Limited Accordingly, the RTCs were split and new RTCs were issued for Sy No 5/3 and 5/5 vide MR No T7/2015-16 and M/s Certainant Infrastructures Pvt. Ltd. Has become the absolute owner of Sy. No. 5/5.



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## 10 Survey Number 5/6, 5/7, 5/8 and 5/9

### 10.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
5/6 (Old Sy No 5/2 and Inam Sy No.9/1)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	17.12
5/7 (Old Sy No 5/2 and Inam Sy No.9/1)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	17.12
5/8 (Old Sy No 5/2 and Inam Sy No.9/1)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	17.12
5/9 (Old Sy No 5/2 and Inam Sy No.9/1)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	00	17.12

And bound on:

**East by:** Property Bearing Sy No 5/5  
**West by:** Property bearing Sy No 5/1  
**North by:** Property bearing Sy No 5/4, 5/2, 5/6 and 5/7  
**South by:** Property bearing Sy No 6/3



## 10.2 Detailed tracing of title:

### 10.2.1 Acquisition of Property by Venkatarayappa S/o Pailagurki Venkatarayappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Venkatarayappa S/o Pailagurki Venkatarayappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to inam Sy No 9/1 of Chikkasagarahalli Village, measuring 2 acres 26 guntas (*hereinafter referred to as "Inam Sy. No. 9/1"*). He was registered as a quasi-permanent tenant under Section 6 of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No.7/1959-60. Accordingly, the name of Venkatarayappa S/o Pailagurki Venkatarayappa was recorded in the RTCs for the period of 1965-66 to 1980-81 and other revenue documents.

### 10.2.2 Acquisition of Property by Narasimhaiah s/o Venkatarayappa and others:

The said Venkatarayappa S/o Pailagurki Venkatarayappa died at a subsequent date. It can be inferred from the Family Tree of late Venkatarayappa, that the said Venkatarayappa was survived by the following family members:

1. Narasimhaiah S/o Venkatarayappa
2. Krishnamma W/o Narasimhaiah
3. Nagaraju S/o Narasimhaiah
4. Sarala W/o Nagaraju
5. Keerthi D/o Nagaraju (Minor)
6. Karthik S/o Nagaraju (Minor)
7. Venkatalakshmi D/o Narasimhaiah
8. Venkatesh S/o Narasimhaiah
9. Shoba W/o Venkatesh
10. Lakshamma D/o Venkatarayappa
11. Munivenkatamma D/o Venkatarayappa
12. Ramaiah S/o Venkatarayappa
13. Anjinamma W/o Ramaiah
14. Shivakumar S/o Ramaiah
15. Swathi W/o Shivakumar
16. Murthy S/o Ramaiah
17. Munilakshamma W/o Venkatappa
18. Venkatappa S/o Venkatappa
19. Kavitha D/o Venkatappa
20. Narayanappa S/o Venkatarayappa
21. Mallika W/o Narayanappa
22. Kavya D/o Narayanappa (Minor)
23. Anita D/o Narayanappa (Minor)

Accordingly, the property bearing Sy No 9/1, being a the self-acquired property of Venkatarayappa, has devolved upon his class 1 heirs i.e.,

1. Narasimhaiah S/o Venkatarayappa
2. Lakshamma D/o Venkatarayappa
3. Munivenkatamma D/o Venkatarayappa
4. Ramaiah S/o Venkatarayappa
5. Munilakshamma W/o Venkatappa
6. Narayanappa S/o Venkatarayappa

However, the RTC and other revenue documents initially stood in the name of eldest member of the HUF, Narasimhaiah s/o Venkatarayappa until 1992-93 vide IHR No. 214/84-85. Subsequently, the said



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Narasimhaiah S/o Venkatarayappa and his wife Krishnamma died at a subsequent date and in pursuance of an order made in IHR 268/1997-98, the RTC and other revenue documents were mutated in the names of (1) Ramaiah S/o Venkatarayappa, measuring 17 guntas 12 Fguntas  
(2) Munilakshamma D/o Venkatarayappa, measuring 17 guntas 12 Fguntas  
(3) Narayanaswamy @ Narayanappa S/o Venkatarayappa, measuring 17 guntas 12 Fguntas  
(4) Nagaraju S/o Narasimhaiah, measuring 17 guntas 12 Fguntas  
(5) Venkatesh S/o Narasimhaiah, measuring 17 guntas 12 Fguntas who became the owners of Property bearing Sy No 9/1, vide MR No. 1/1997-98.

## 10.2.3 Sy No 9/1 renumbered as 5/2:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the inam Sy No 9/1, measuring 2 acres 26 guntas was reassigned as Sy No 5/2, measuring 2 acres and 26 guntas. However, the RTC for the said inam Sy No 9/1 continued as Sy No 9/1 until 2007-08, when the RTC for inam Sy No 9/1 was corrected to Sy No 5/2, vide MR No 12/2008-09, vide an order passed by ADLR, in order No. 2558 on 03-01-1964. Accordingly, the property bearing inam Sy No 9/1 was reassigned as Sy No 5/2 and RTC from the year 2008 recorded the newly re-assigned Survey number 5/2. This is supported by the recordings in Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.

## 10.2.4 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

Having acquired equal ownership in Sy No 5/2 (excluding 17 guntas), as mentioned above,

- i. Nagaraju S/o Narasimhaiah
- ii. Sarala W/o Nagaraju
- iii. Keerthi D/o Nagaraju (Minor)
- iv. Karthik S/o Nagaraju (Minor)
- v. Venkatalakshmi D/o Narasimhaiah
- vi. Venkatesh S/o Narasimhaiah
- vii. Shoba W/o Venkatesh
- viii. Lakshamma D/o Venkatarayappa
- ix. Munivenkatamma D/o Venkatarayappa
- x. Ramaiah S/o Venkatarayappa
- xi. Anjinamma W/o Ramaiah
- xii. Shivakumar S/o Ramaiah
- xiii. Swathi W/o Shivakumar
- xiv. Narasimha Murthy S/o Ramaiah
- xv. Munilakshamma W/o Venkatappa
- xvi. Venkatesh S/o Venkatappa
- xvii. Kavitha D/o Venkatappa
- xviii. Narayanappa @ Narayanaswamy S/o Venkatarayappa
- xix. Mallika W/o Narayanappa
- xx. Kavya D/o Narayanappa
- xxi. Anita D/o Narayanappa
- xxii. Muniyamma W/o Late Venkatarayappa

have jointly, executed a General Power of Attorney, dated 09-10-2012, registered as document numbered CKB-4-00169-2012-13 on 09-10-2012 in the Office of the Sub-registrar, Chikkaballapura with respect to 2 acre 8 guntas 12Fguntas out of 2 acres and 26 guntas equally belonging to the shares of Ramaiah, Munilakshamma, Narayanaswamy, Nagaraju and Venkatesh.

- i. Ramaiah S/o Late Venkatarayappa
- ii. Anjinamma W/o Ramaiah
- iii. Shivakumar S/o Ramaiah
- iv. Murthy S/o Ramaiah



- v. Munilakshamma W/o Venkatappa
- vi. Kavitha D/o Venkatappa
- vii. Narayanappa S/o Venkatarayappa
- viii. Mallika W/o Narayanappa
- ix. Kavya D/o Narayanappa
- x. Anita D/o Narayanappa
- xi. Nagaraj S/o Late Narasimhappa
- xii. Venkatalakshamma D/o Late Narasimhappa
- xiii. Venkatesh S/o Late Narasimhappa
- xiv. Lakshamma D/o Late Venkatarayappa
- xv. Munivenkatamma D/o Late Venkatarayappa
- xvi. Muniyamma D/o Late Venkatarayappa
- xvii. Krishna S/o P. Munishamappa

have jointly executed an Agreement of Sale, dated 01-03-2012, registered as document numbered CKB- 1-04674-2011-12 on 01-03-2012 in the Office of Sub-registrar, Chikkaballapura with respect to 2 acre 8 guntas 12Fguntas out of 2 acres and 26 guntas equally belonging to the shares of Ramaiah, Munilakshamma, Narayanaswamy, Nagaraju and Venkatesh. Subsequently, Venkatesh S/o Late Venkatappa has executed an unregistered confirmation deed, dated 02-03-2012, ratifying the said Agreement of Sale, dated 01-03-2012. Accordingly A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 5/2, measuring 2 acre 8 guntas 12Fguntas out of 2 acres and 26 guntas on behalf of Ramaiah, Munilakshamma, Narayanaswamy, Nagaraju and Venkatesh.

## 10.2.5 Conversion of Sy No 5/2 from Agricultural to Non Agricultural use:

A joint application was made by 1) Ramaiah 2) Munilakshamma 3) Narayanaswamy 4) Nagaraju 5) Venkatesh to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-10744. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.127/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 5/2, 2 acres and 9 guntas was converted from agricultural use to non-agricultural- residential use.

## 10.2.6 Acquisition of Sy No 5/2 by M/s Certainant Infrastructures Private Limited:

The above mentioned owners of Sy No 5/2:

- i. Nagaraju S/o Narasimhaiah
- ii. Sarala W/o Nagaraju
- iii. Keerthi D/o Nagaraju (Minor)
- iv. Karthik S/o Nagaraju (Minor)
- v. Venkatalakshmi D/o Narasimhaiah
- vi. Venkatesh S/o Narasimhaiah
- vii. Shoba W/o Venkatesh
- viii. **Lakshamma D/o Venkatarayappa**
- ix. **Munivenkatamma D/o Venkatarayappa**
- x. **Ramaiah S/o Venkatarayappa**
- xi. Anjinamma W/o Ramaiah
- xii. Shivakumar S/o Ramaiah
- xiii. Narasimha Murthy S/o Ramaiah
- xiv. **Munilakshamma W/o Venkatappa**
- xv. Venkatesh S/o Venkatappa
- xvi. Kavitha D/o Venkatappa
- xvii. **Narayanappa @ Narayanaswamy S/o Venkatarayappa**
- xviii. Mallika W/o Narayanappa
- xix. Kavya D/o Narayanappa
- xx. Anita D/o Narayanappa



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xxi. Muniyamma W/o Late Venkatarayappa

All represented by their GPA Holder, A Chandrashekar S/o Ashwath Narayan have sold the property Sy No 5/2, measuring 1 Acre 31 guntas out of 2 Acre 9 guntas to M/s Certainant Infrastructures Private Limited on 12-12-2014 vide a Sale Deed, registered as document numbered CKB-1-05315-2014-15 on 15-12-2014, registered in the office of Sub Registrar, Chikkaballapura; Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 1 Acre 31 guntas out of 2 Acre 9 guntas in Sy No 5/2 vide MR No H13/2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy No 5/2, measuring 1 Acre 31 guntas out of 2 Acre 9 guntas.

## 10.2.7 Division of Sy No 5/2 into 5/6, 5/7, 5/8 and 5/9:

Subsequently, upon the acquisition of Sy No 5/2, 1 Acre 31 guntas out of 2 Acre 9 guntas, since there were multiple owners of the property in Sy No 5/2, an application was made by M/s Certainant Infrastructures Private Limited before the ADLR, to divide the property in Sy No 5/2 into new Hissa according to the extent owned by different individuals. Accordingly, a survey was conducted and Sy No 5/2 measuring 2 Acre 9 guntas was divided into 5 new Hissa:

- i. Sy no 5/2, measuring 18 guntas owned by C.M. Krishnappa S/o Late Munishamappa
- ii. Sy no 5/6, measuring 17 guntas 12 Fguntas, owned by M/s Certainant Infrastructures Private Limited
- iii. Sy No 5/7, measuring 17 guntas 12 Fguntas, owned by M/s Certainant Infrastructures Private Limited
- iv. Sy No 5/8, measuring 17 guntas 12 Fguntas, owned by M/s Certainant Infrastructures Private Limited
- v. Sy No 5/9, measuring 17 guntas 12 Fguntas, owned by M/s Certainant Infrastructures Private Limited

Accordingly, the RTCs were split and new RTCs were issued for Sy No 5/2, 5/6, 5/7, 5/8 and 5/9 vide MR No T5/2015-16 and M/s Certainant Infrastructures Private Limited has become the absolute owner of Sy No 5/6, 5/7, 5/8 and 5/9.



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## 11 Survey Number 6/1

### 11.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
6/1 (Old Sy No 9/3)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	01

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 5/1  
**North by:** Property bearing Sy No 5/5 and 5/3  
**South by:** Property bearing Sy No 6/2



## 11.2 Detailed tracing of title:

### 11.2.1 Acquisition of Property by Mallamma W/o Poojappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Mallamma W/o Poojappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Sy No 9/3 of Chikkasagarahalli Village, measuring 1 acres (*hereinafter referred to as "Sy. No. 9/3"*). She was registered as an occupant of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No.17/1959-60. Accordingly, the said Mallamma W/o Poojappa became the absolute owner of the Property bearing Sy No 9/3. Accordingly, the name of Mallamma W/o Poojappa was recorded in the RTCs for the period of 1965-66 to 2010-11. Further, the name of said Mallamma is also recorded in the Index of Lands for Sy No 6/1 and the Record of Rights entry no. 22, which records that the said Mallamma has acquired the property by virtue of Revenue possession.

### 11.2.2 Acquisition of Property by Doddamarappa S/o Poojappa and Chikkamarappa S/o Poojappa:

It can be inferred from the Family Tree of Late Mallamma that, Doddamarappa and Chikkamarappa are survived by following family members:

- i. **Late Munipoojamma D/o Poojappa**
- ii. **Doddamarappa S/o Poojappa**
- iii. Late Doddahanumakka W/o Doddamarappa – First Wife
- iv. Chikkahanumakka W/o Doddamarappa - Second Wife
- v. Oblesha S/o Doddamarappa
- vi. Ambika W/o Oblesha
- vii. Mala D/o Doddamarappa
- viii. Ganga D/o Doddamarappa
- ix. Jayamma D/o Doddamarappa
- x. **Chikkamarappa S/o Poojappa**
- xi. Anjinamma W/o Chikkamarappa
- xii. Munimarappa S/o Chikkamarappa
- xiii. Hanumakka W/o Munimarappa
- xiv. Gangarathnamma D/o Chikkamarappa
- xv. Gowramma D/o Chikkamarappa
- xvi. Obalesha S/o Chikkamarappa
- xvii. Ambika W/o Oblesha

The said Doddamarappa and Chikkamarappa have inherited the property bearing Sy No 9/3 from their mother Mallamma by way of Order passed in IHR 251/2011-12. Accordingly, the RTC and other revenue documents were mutated in the names of Doddamarappa and Chikkamaramma vide MR 10/2011-12 and have thereby acquired the absolute ownership over the property bearing Sy No 9/3, measuring 1 acre.

### 11.2.3 Sy No 9/3 renumbered as 6/1 and alteration of extent:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified as Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the Inam Sy No 9/3, measuring 1 acre was reassigned as Sy No 6/1, measuring 1 acre and 1 gunta. However, the RTC for the said Inam Sy No 9/3 continued as Sy No 9/3 until 2012-13, when the RTC for Inam Sy No 9/3 was corrected to Sy No 6/1, vide MR T9/2012-13 by way of an order No. RRTCR (N) 280/2012-13, passed by the Tahsildar, Chikkaballapura Taluk, the property bearing Sy No 9/3 was ordered to be mutated to Sy No 6/1. Accordingly, the property bearing Sy No 9/3 was reassigned as Sy No 6/1 and RTC from the year 2013-14 recorded the newly re-assigned Survey number 6/1. Subsequently, the extent was altered to 1 acre 1 gunta by way of Order No. RRTCR(N)280/2012-13, passed by Tahsildar,



Chikkaballapura Taluk vide MR T10/2012-13. This is supported by the recordings in Moola Tippani, Hissa Pakka Book and Survey Number reassignment report, by the Taluk Surveyor, Chikkaballapura Taluk.

## 11.2.4 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

Having acquired absolute ownership in Sy No 6/1, measuring 1 acre 1 gunta as mentioned above,

- i. **Doddamarappa S/o Poojappa**
- ii. Hanumakka W/o Doddamarapp
- iii. Oblesha S/o Doddamarappa
- iv. Gangarathnamma W/o Oblesha
- v. Mala D/o Doddamarappa
- vi. Ganga D/o Doddamarappa
- vii. Jayamma D/o Doddamarappa
- viii. **Chikkamarappa S/o Poojappa**
- ix. Anjinamma W/o Chikkamarappa
- x. Munimarappa S/o Chikkamarappa
- xi. Hanumakka W/o Munimarappa
- xii. Gangarathnamma D/o Chikkamarappa
- xiii. Gowamma D/o Chikkamarappa
- xiv. Obalesha S/o Chikkamarappa
- xv. Ambika W/o Oblesha

have jointly, executed a General Power of Attorney, dated 07-02-2013, registered as document numbered CKB-4-00282-2012-13 on 11-02-2013 in the Office of the Sub-registrar, Chikkaballapura for the purpose of selling the property bearing Sy No 6/1, measuring 1 acre 1 gunta. Subsequently, an addendum to the above General Power of Attorney, dated 21-02-2013 was executed by 1) Hanumakka W/o Doddamarapp 2) Anjinappa S/o Munipoojamma and 3) Venkatappa S/o Munipoojappa, registered as document number CKB-4-00289-2012-13 on 21-02-2013 in the Office of the Sub-registrar, Chikkaballapura. Accordingly A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 6/1, measuring 1 acre 1 gunta on behalf of Doddamarappa, chikkamarappa and others.

## 11.2.5 Conversion of Sy No 6/1 from Agricultural to Non Agricultural use:

A joint application was made by 1) Doddamarappa S/o Late Poojappa and 2) Chikkamarappa S/o Late Poojappa to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-10732. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.128/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 6/1, measuring 1 acre 1 gunta was converted from agricultural use to non-agricultural residential use.

## 11.2.6 Acquisition of property by Abraham Alex S/o I. Alexander:

The above mentioned owners of Sy No 6/1:

- i. **Doddamarappa S/o Poojappa**
- ii. Hanumakka W/o Doddamarappa
- iii. Oblesha S/o Doddamarappa
- iv. Gangarathnamma W/o Oblesha
- v. Mala D/o Doddamarappa
- vi. Ganga D/o Doddamarappa
- vii. Jayamma D/o Doddamarappa
- viii. **Chikkamarappa S/o Poojappa**
- ix. Anjinamma W/o Chikkamarappa
- x. Munimarappa S/o Chikkamarappa



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- xi. Hanumakka W/o Munimarappa
- xii. Gangarathnamma D/o Chikkamarappa
- xiii. Gowramma D/o Chikkamarappa
- xiv. Obalesha S/o Chikkamarappa
- xv. Ambika W/o Oblesha
- xvi. Manjunath S/o Munimarappa
- xvii. Anjinappa S/o Munimarappa
- xviii. Venkatappa S/o Munimarappa

All represented by their GPA holder A Chandrashekar S/o Late Ashwath Narayan have sold the property bearing Sy No 6/1(Old Sy No 9/3), measuring 1 acre and 1 gunta in favour of Abraham Alex S/o I. Alexander on 23-05-2014 vide a Sale Deed, registered as document numbered CKB-1-00894-2014-15 on 23-05-2014, registered in the office of Sub Registrar, Chikkaballapura; Consequently, the RTCs and other revenue documents were mutated in the names of Abraham Alex S/o I. Alexander with respect to 1 acre 1 gunta in Sy No 6/1 vide MR H17/2013-14. Accordingly, Abraham Alex S/o I. Alexander became the absolute owner of Sy No 6/1, measuring 1 Acre 1 Gunta.

## 11.2.7 Acquisition of Sy No 6/1 by M/s Certainant Infrastructures Private Limited:

The above said Abraham Alex has sold the property bearing Sy No 6/1, measuring 1 Acre 1 Gunta to M/s Certainant Infrastructures Private Limited on 20-01-2015 vide a Sale Deed, registered as document numbered CKB-1-06060-2014-15 on 20-01-2015, registered in the office of Sub Registrar, Chikkaballapura; Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 1 acre 1 gunta in Sy No 6/1 vide MR No H18/2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy No 6/1, measuring 1 Acre 1 gunta.



# Prathist Kempegowda

Advocate

## 12 Survey Number 6/2

### 12.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
6/2 (Old Sy No 9/4)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	1	02

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 5/1 and 14/2  
**North by:** Property bearing Sy No 6/1  
**South by:** Property bearing Sy No 6/3



## 12.2 Detailed tracing of Title

### 12.2.1 Acquisition of Property by Hanumappa S/o Muneppa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Hanumappa S/o Muneppa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Inam Sy. No. 9/4 of Chikkasagarahalli Village, measuring 37 guntas (*hereinafter referred to as "Sy. No. 9/4"*). He was registered as a Tenant under Section 9-A of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No.13/1959-60. Accordingly, the said Hanumappa S/o Muneppa became the absolute owner of the Property bearing Inam Sy. No. 9/4. Further, the name of said Hanumappa is also recorded in the Index of Lands for Sy No 6/2 and the Record of Rights entry no. 23, which records that the said Hanumappa has acquired the property by virtue of Revenue possession.

### 12.2.2 Acquisition of Property by Oblappa S/o Hanumappa:

The above said Hanumappa died at a subsequent date. It can be inferred from the Family Tree Late Hanumappa that, Oblappa is survived by following family members:

- i. Oblappa S/o Hanumappa
- ii. Marakka W/o Oblappa
- iii. **Nagaraja S/o Oblappa**
- iv. Lakshamma W/o Nagaraja
- v. Mangalagowramma D/o Nagaraja
- vi. Manjunatha S/o Nagaraja
- vii. Pushpalatha D/o Nagaraja
- viii. **Muniyappa S/o Oblappa**
- ix. Rathnamma W/o Muniyappa
- x. Shiva Kumar S/o Muniyappa
- xi. Narayanamma D/o Oblappa
- xii. Munishamappa S/o Hanumappa (unmarried)
- xiii. Late Hanumappa D/o Hanumappa (Death Certificate required)
- xiv. Late Muni Oblamma D/o Hanumappa (Death Certificate required)

Accordingly, the property bearing Inam Sy. No. 9/4, has devolved upon all his above mentioned legal heirs. However, the said Oblappa, being the eldest member of the HUF, has got the RTC and other revenue documents mutated in his name by way of Order passed in LRM (A) 174-14/1977-78. The RTC for the period 1981-82 to 2008-09 recorded the name of Oblappa vide MR 64-2/1980-81.

### 12.2.3 Change of Sy No from 9/4 to 6/2 and alteration in extent:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified as Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the Inam Inam Sy. No. 9/4, measuring 37 guntas was reassigned as Sy No 6/2, measuring 1 acre and 2 gunta. However, the RTC for the said Inam Inam Sy. No. 9/4 continued as Inam Sy. No. 9/4 until 2008-09, when the RTC for Inam Inam Sy. No. 9/4 was corrected to Sy No 6/2, vide MR 17/2008-09 by way of an order passed by Tahsildar, Chikkaballapura in Order No. RRTCR 19659/2008-09. Accordingly, the RTCs from the period of 2009-10 recorded the newly assigned survey number 6/2 and the altered extent of 1 acre and 2 guntas.

### 12.2.4 Acquisition of Property by Babu Ismail S/o Khasim:

The said Oblappa and his family members being the owners of Inam Sy. No. 9/4:

- i. Oblappa S/o Hanumappa
- ii. Marakka W/o Oblappa



- iii. **Nagaraja S/o Oblappa**
- iv. Lakshmamma W/o Nagaraja
- v. Mangalagowramma D/o Nagaraja
- vi. Manjunatha S/o Nagaraja
- vii. Pushpalatha D/o Nagaraja
- viii. **Muniyappa S/o Oblappa**
- ix. Rathnamma W/o Muniyappa
- x. Shiva Kumar S/o Muniyappa
- xi. Narayanamma D/o Oblappa
- xii. Munishamappa S/o Hanumappa

have sold the property bearing Sy No 6/2 (Old Inam Sy. No. 9/4), measuring 1 acre and 2 guntas in favour of one Babu Ismail S/o Khasim by way of Sale Deed, dated 02-03-2010, registered as document numbered CKB-1-03791-2009-10 on 02-03-2010 in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTC and other revenue documents were mutated in the name of Babu Ismail vide MR 11/09-10 and has become the absolute owner of the property bearing Sy No 6/2, measuring 1 acre 2 guntas.

## 12.2.5 General Power of Attorney and Agreement of Sale in favour of A Chandrashekar s/o Ashwath Narayana:

Having acquired the absolute ownership in Sy No 6/2,

- i. Babu Ismail S/o Khasim
- ii. Nafizaaunnissa D/o Babu Ismail
- iii. Inna Kausar D/o Babu Ismail
- iv. Mohammed Inayat S/o Babu Ismail
- v. Mohammed Farman S/o Babu Ismail

have executed an Agreement of Sale, dated 16-01-2012, registered as document numbered CKB-1-03960-2011-12 on 17-01-2012 in the Office of Sub-registrar, Chikkaballapura and a General Power of Attorney, dated 05-10-2012, registered as document numbered CKB-4-00162-2013-14 on 05-10-2012 in the Office of the Sub-registrar, Chikkaballapura for the purpose of selling the property bearing Sy No 6/2, measuring 1 acre 2 gunta.

Accordingly A Chandrashekar S/o Ashwath Narayan has acquired the rights to Sell the property in Sy No 6/2, measuring 1 acre 2 guntas on behalf of the above executants.

## 12.2.6 Conversion of Sy No 6/2 from Agricultural to Non Agricultural use:

An application was made by Babu Ismail S/o Khasim to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04709. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.120/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 6/2, measuring 1 acre 2 gunta was converted from agricultural use to non-agricultural residential use.

## 12.2.7 Acquisition of property by M V Praveen Kumar S/o K M Veerupakshappa:

Having acquired the absolute ownership in Sy No 6/2,

- i. Babu Ismail S/o Khasim
- ii. Nafizaaunnissa D/o Babu Ismail
- iii. Inna Kausar D/o Babu Ismail
- iv. Mohammed Inayat S/o Babu Ismail
- v. Mohammed Farman S/o Babu Ismail

All represented by their GPA holder, A. Chandrashekar S/o Ashwath Narayan have sold the property bearing Sy No 6/2, measuring 1 acre 2 guntas in favour of the said M V Praveen Kumar by way of Sale



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Deed, dated 26-08-2013 registered as document numbered CKB-1-03112-2013-14 on 27-08-2013 in the Office of Sub-registrar, Chikkaballapura. Accordingly, the RTC and other revenue documents were mutated in the name of M.V. Praveen Kumar vide MR H2/13-14 and has thereby become the absolute owner of the property bearing Sy No 6/2, measuring 1 acre 2 guntas.

## 12.2.8 Acquisition of Sy No 6/2 by M/s Certainant Infrastructures Private Limited:

The above said M.V. Praveen Kumar has sold the property bearing Sy No 6/2, measuring 1 Acre 2 Gunta to M/s Certainant Infrastructures Private Limited on 03-02-2015 vide a Sale Deed, registered as document numbered CKB-1-06473-2014-15 on 06-02-2015, registered in the office of Sub Registrar, Chikkaballapura. Consequently, the RTCs and other revenue documents were mutated in the names of M/s Certainant Infrastructures Private Limited with respect to 1 acre 2 gunta in Sy No 6/2 vide MR No H19/2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy No 6/2, measuring 1 Acre 2 gunta.



# Prathist Kempegowda

Advocate

## 13 Survey Number 6/3

### 13.1 Description of Property

Sy No	Village	Taluk	Dist.	Measurement	
				Acre	Guntas
6/3 (Old Sy No. 9/5)	Chikkasagarahalli	Chikkaballapura	Chikkaballapura	0	38

And bound on:

**East by:** Nala  
**West by:** Property bearing Sy No 14  
**North by:** Property bearing Sy no 6/2  
**South by:** Property bearing Sy no 6/4



## 13.2 Detailed tracing of title:

### 13.2.1 Acquisition of Property by Muni Ramaiah S/o Muninanjappa:

From the perusal of the documents available on record, it can be deduced that the village of Chikkasagarahalli was an Inam Village. Accordingly, by virtue of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 coming into force, the entire village was vested with the Government. One Muni Ramaiah S/o Muninanjappa makes an application under the provisions of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, with respect to Inam Sy No 9/5 of Chikkasagarahalli Village, measuring 33 guntas (*hereinafter referred to as "Inam Sy. No. 9/5"*). He was registered as a Tenant under Section 9-A of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, as recorded in the Inam Case No.4/1959-60. The name said Muni Ramaiah was also recorded in the Index of Lands for Sy No 6/3 (Old Sy No. 9/5) with a corresponding Record of Rights entry No. 24, which records that the said Muni Ramaiah has acquired the property by virtue of Revenue possession.

### 13.2.2 Acquisition of Property by M. Munishamappa S/o Muninanjappa:

Subsequently, Munishamappa S/o Muninanjappa has made an application under the provisions of the Karnataka Land Reforms Act, 1961 to be registered as an occupant of the property bearing Inam Sy. No. 9/5. A survey was conducted and vide Order numbered LRM(A) 174-20/1977-78, the property bearing Inam Sy No 9/5, measuring 33 guntas was conferred upon the said M. Munishamappa. Accordingly, the RTCs for the period 1981-82 to 2007-08 recorded the name of M. Munishamappa vide MR 4/1983-84 and he became the absolute owner of the property bearing Inam Sy. No. 9/5, measuring 33 guntas.

### 13.2.3 Change in Sy No 9/5 to 6/3 and alteration in extent:

The village of Chikkasagarahalli was an Inam Village, prior to the survey resettlement of the village, the properties were identified by virtue of Inam Survey numbers. Subsequent to the Survey Resettlement of the entire village, the Inam survey numbers were reassigned with new Survey numbers. Accordingly, the Inam Sy No 9/5, measuring 33 guntas was reassigned as Sy No 6/3, measuring 39 guntas. However, the RTC for the said Inam Sy No 9/5 continued as Sy No 9/5 until 2000-01, then the RTC for Inam Sy No 9/5 was corrected to Sy No 6/3, vide MR 1/2000-01 by way of order passed by the Surveyor, Assistant Director, Chikkaballapura District in Order No. DDLR TC No 343/2000-01, dated 16-02-2000. Accordingly, the RTCs from the period 2001-02 recorded the new re-survey No 6/3 and with the altered extent of 38 guntas.

### 13.2.4 Acquisition of Property by Munivenkatamma W/o Late Munishamappa:

The said Munishamappa has died at a subsequent date and it can be deduced from the family tree of Late Munishamappa that Munivenkatamma is survived by following family members:

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa
- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

The property bearing Sy No 9/5, being the self-acquired property of Late Munishamappa, has devolved upon his class 1 heirs listed above. Accordingly, the RTC and other revenue documents were mutated in the name of Munivenkatamma vide MR 15/2008-09 and became absolute owners of the property bearing Sy No 6/3, measuring 38 guntas.

### 13.2.5 General Power of Attorney in favour of C M Munegowda S/o Late Munishamappa:

Having acquired the ownership in Sy. No. 6/3,

- i. Munivenkatamma W/o Late Munishamappa
- ii. Radamma D/o Munishamappa



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- iii. Susheelamma D/o Munishamappa
- iv. Kantamma D/o Munishamappa
- v. Indramma D/o Munishamappa

have executed a General Power of Attorney, dated 06-06-2014, registered as document numbered DNH-4-00216-2014-15 on 09-06-2014 in the Office of the Sub-registrar, Devanahalli for the purpose of selling the property bearing Sy No 6/3, measuring 38 guntas. Accordingly C M Munegowda S/o Late Munishamappa has acquired the rights to Sell the property bearing Sy. No. 6/3, measuring 38 guntas on behalf of Munivenkatamma and her Children.

## 13.2.6 Conversion of Sy No 6/3 from Agricultural to Non Agricultural use:

An application was made by Munivenkatamma W/o Late Munishamappa to convert the property from agricultural use to non-agricultural- residential use on 10-07-2013, and the same was registered under sakala scheme as application numbered RD099-00002-04709. Accordingly, an order was passed by the Deputy Commissioner, Chikkaballapura District vide Official Memorandum numbered ALN.SR.(Chi)Sakala.121/2013-14, dated 13-12-2013, wherein the property bearing Sy. No. 6/3, measuring 38 gunta was converted from agricultural use to non-agricultural residential use.

## 13.2.7 Acquisition of Sy No 6/3 by M/s Certainant Infrastructures Private Limited:

Having acquired the ownership in Sy No 6/3,

- i. Munivenkatamma w/o Late Munishamappa
- ii. Radamma d/o Munishamappa
- iii. Susheelamma d/o Munishamappa
- iv. Kantamma d/o Munishamappa
- v. Indramma d/o Munishamappa

All represented by their GPA holder C M Munegowda S/o Late Munishamappa have sold the property bearing Sy. No. 6/3, measuring 38 Gunta to M/s Certainant Infrastructures Private Limited on 12-12-2014 vide a Sale Deed, registered as document numbered CKB-1-05296-2014-15 on 12-12-2014, registered in the office of Sub Registrar, Chikkaballapura; Consequently, the RTCs and other revenue documents were mutated in the name of M/s Certainant Infrastructures Private Limited with respect to 38 gunta in Sy No 6/3 vide MR No H12/2014-15. Accordingly, M/s Certainant Infrastructures Private Limited became the absolute owner of Sy. No. 6/3, measuring 38 guntas.



## 14 Development Of the Property as Residential Layout

### 14.1 Joint Development Agreement with M/S Chikkasagarahalli Rarecap

M/s Certainant Infrastructures Private Limited, having Acquired the ownership of the properties bearing

- 1) Sy No. 2/7 measuring 38 Guntas
- 2) Sy No. 2/8 measuring 1 Acre 10 Guntas
- 3) Sy No. 2/10 measuring 1 Acre 05 Guntas
- 4) Sy No. 2/11 measuring 1 Acre 02 Guntas
- 5) Sy No. 2/12 measuring 1 Acre 09 Guntas
- 6) Sy No. 2/13 measuring 07 Guntas
- 7) Sy No. 3/1 measuring 13 Guntas
- 8) Sy No. 4/3 measuring 20 Guntas
- 9) Sy No. 4/11 measuring 18 Guntas
- 10) Sy No. 4/12 measuring 23 Guntas
- 11) Sy No. 5/5 measuring 14 Guntas
- 12) Sy No. 5/6 measuring 17Guntas 12 Fraction guntas
- 13) Sy No. 5/7 measuring 17Guntas 12 Fraction guntas
- 14) Sy No. 5/8 measuring 17Guntas 12 Fraction guntas
- 15) Sy No. 5/9 measuring 17Guntas 12 Fraction guntas
- 16) Sy No. 6/1 measuring 1 Acre 01 Guntas
- 17) Sy No. 6/2 measuring 1 Acre 02 Guntas
- 18) Sy No. 6/3 measuring 38 Guntas

totally measuring 12 Acres 31 Guntas, in the manner as stated above, has entered into a Joint Development Agreement (hereinafter referred to as the 'JDA') with M/s Chikkasagarahalli Rarecap, for the purpose of development of the above-mentioned properties into a residential layout. The said JDA is registered as document numbered CKB-1-01234-2024-25, dated 30-05-2024.

### 14.2 Approval of the draft layout plan

The M/s Certainant Infrastructures Private Limited, Madhavi Chilakam, Balasubramanian Ramachandran and M/s Chikkasagarahalli Rarecap, having acquired interest in the properties as mentioned above, and wanting to develop the entire extent of the property into a residential layout have prepared a draft layout plan, which was approved by the Chikkaballapura Urban Development Authority (hereinafter referred to as the 'CUDA') vide its letter numbered Chi.Na.A.Pra/Vinyasa/37A/2024-25/1286, dated 29-11-2024. Accordingly, the entire extent of the Property measuring 14 acres 27 gunta is being jointly developed by the M/s Certainant Infrastructures Private Limited, Madhavi Chilakam, Balasubramanian Ramachandran and M/s Chikkasagarahalli Rarecap under the brand name of Rare Earth Montira.

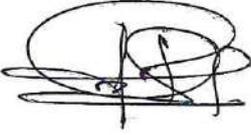


## 15 Legal Opinion

From the perusal of the documents submitted, it is in my opinion that, the properties bearing:

1. Sy. No. 3/4, measuring 1 acre 2 guntas is absolutely owned by Madhavi Chilakam
2. Sy. No. 4/4, measuring 34 Guntas is absolutely owned by Balasubramanian Ramachandran.
3. Sy No. 2/7 measuring 38 Guntas; Sy No. 2/8 measuring 1 Acre 10 Guntas; Sy No. 2/10 measuring 1 Acre 05 Guntas; Sy No. 2/11 measuring 1 Acre 02 Guntas; Sy No. 2/12 measuring 1 Acre 09 Guntas; Sy No. 2/13 measuring 07 Guntas; Sy No. 3/1 measuring 13 Guntas; Sy No. 4/3 measuring 20 Guntas; Sy No. 4/11 measuring 18 Guntas; Sy No. 4/12 measuring 23 Guntas; Sy No. 5/5 measuring 14 Guntas; Sy No. 5/6 measuring 17Guntas 12 Fraction guntas; Sy No. 5/7 measuring 17Guntas 12 Fraction guntas; Sy No. 5/8 measuring 17Guntas 12 Fraction guntas; Sy No. 5/9 measuring 17Guntas 12 Fraction guntas; Sy No. 6/1 measuring 1 Acre 01 Guntas; Sy No. 6/2 measuring 1 Acre 02 Guntas; and Sy No. 6/3 measuring 38 Guntas, totally measuring 12 acres 31 guntas is absolutely owned by M/s Certainant Infrastructures Pvt. Ltd., who has in turn entered into a Joint Development Agreement with M/s Chikkasagarahalli Rarecap.

Accordingly, in the absence of a Sharing Agreement amongst the different owners of the property as mentioned above, M/s Certainant Infrastructures Private Limited, Madhavi Chilakam, Balasubramanian Ramachandran and M/s Chikkasagarahalli Rarecap, are together having undivided ownership over all the Sites that are being developed in the Properties mentioned above.



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Advocate



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KAR/2910/2018