

D & M LAW ASSOCIATES
Unit -404, A Wing ,Queens Corner Apartment
No.3,Queens Road ,Bangalore -560 052
dmlawassociates@gmail.Com

Ref:DMLA:PVT:PRO:01.01.2025

20.01.2025

To,
M/s.Nirvana Developers
Bangalore

Sub: Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of Sy.no.192/1, Sy.no.192/2, Sy.no.193, Sy.no.194, Sy.no.195/1, Sy.no.195/2, Sy.no.196, Sy.no.197/1 and Sy.no.197/2, situated at Koralur Village and Sy.no.20/1 situated at Apajipura Village, totally measuring 12 acres 36.25 guntas, all are at Kasaba Hobli, Hoskote Taluk. Presently belonging to M/s.Nirvana Developers.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the Sy.no.192/1, Sy.no.192/2, Sy.no.193, Sy.no.194, Sy.no.195/1, Sy.no.195/2, Sy.no.196, Sy.no.197/1 and Sy.no.197/2, situated at Koralur Village **AND** Sy.no.20/1, situated at Apajipura Village, all are at Kasaba Hobli, Hoskote Taluk and bounded as follows :

Sy.no.192/1, measuring 22 guntas

East by : Land bearing Sy.no.193
West by : Land bearing Sy.no.192/2
North by : Railway Track
South by : Land bearing Sy.nos.197/1

Sy.no.192/2, measuring 01 acre 21 guntas

East by : Land bearing Sy.no.192/1
West by : Land bearing Sy.no.191
North by : Railway Track
South by : Land bearing Sy.nos.197/2 & 197/3

Sy.no.193, measuring 02 acres 01 guntas

East by : Land bearing Sy.no.194
West by : Land bearing Sy.no.192/1
North by : Railway Track

South by : Land bearing Sy.no.196

Sy.no.194, measuring 02 acres

East by : Land bearing Sy.no.20/1 Appajipura Village

West by : Land bearing Sy.no.193

North by : Railway Track

South by : Land bearing Sy.no.195/1 & 195/2

Sy.no.195/1 (old no.195), measuring 01 acre,

East by : Land bearing Sy.no.195/2

West by : land bearing Sy.no.196

North by : Land bearing Syon.194

South by : Road

Sy.no.195/2 (old No.195), measuring 01 acre

East by : Appajipura Village Boundary

West by : Land bearing Sy.no.195/1

North by : land bearing Sy.no.194

South by : Road

Sy.no.196, measuring 01 acres 39 guntas

East by : Land bearing Sy.no.195/1

West by : Land bearing Sy.no.197/1

North by : Land bearing Sy.no.193

South by : Road

Sy.no.197/1, measuring 26.12 guntas

East by : Land bearing Sy.no.196

West by : Land bearing Sy.no.197/2

North by : Land bearing Sy.no.192/2

South by : Road

Sy.no.197/2, measuring 26.08 guntas

East by : Land bearing Sy.no.197/1

West by : Land bearing Sy.no.197/3

North by : Land bearing Sy.no.192/2

South by : Road

Sy.no.20/1, measuring 01 acre 20 guntas

East by : Road and thereafter land bearing Sy.no.20/3

West by : Land bearing Sy,no.194, Koralur Village

North by : Railway Track

South by : Land bearing Sy.no.20/2

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

| Sl. No | Date | Description of documents | Original/ copy |
|---------------|-------------------------------|---|-----------------------|
| | | Sy.no.192 | |
| 1. | 11.12.1975 | <p>Certified copy of registered partition deed bearing No.4093/1975-76 entered into between Sri.Thulasappa, Sri.Byrappa, Smt.Jayamma and Smt.Baiyamma</p> <p>Wherein land bearing Sy.no.192, measuring 22 guntas and other properties were allotted to Sri.Thulasappa</p> <p>Wherein land bearing Sy.no.192, measuring 01 acre 22 guntas and other properties were allotted to Byrappa.</p> | Photocopy |
| 2. | Nil | Mutation register bearing No.13/1989-90 for Sy.no.192, measuring 01 acre 22 guntas was allotted to Byrappa on the basis of registered partition deed bearing no.4093/1975-76. | Photocopy |
| 3. | 07.11.1978 / 09.11.1978 | <p>Final order passed in OS No.328/1976 filed before the Court of Additional Second Munsiff at Bangalore filed by Byrappa against Muniswamy, Peremal, Talamuniyappa for permanent injunction for Sy.no.192, measuring 01 acre 22 guntas</p> <p>The suit filed before the Vacation District Judge, Bangalore through OS No.95/1976 and the same was received by Court of Additional Second Munsiff at Bangalore and numbered as OS No.328/1976</p> <p>The court ordered and decreed that the defendants are permanently restrained from interfering with the plaintiffs peaceful possession and enjoyment of the suit schedule property.</p> | Photocopy |
| 4. | 25.04.2011 | Endorsement issued by Thasildhar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, | Photocopy |

| | | | |
|-----|------------|--|-----------|
| | | 203, 204, 207 and 209 are not available with them. | |
| 5. | Nil | RTC's from 1980-81 to 1989-90 for Sy.no.192, measuring 02 acre 03 guntas in the names of Thulasappa and Byrappa | Photocopy |
| 6. | Nil | RTC's from 1990-91 to 2003-04 for Sy.no.192, measuring 01 acre 22 guntas in the name of Byrappa (MR no.13/1989-90) measuring 22 guntas in the name of Sri.T.Narayanappa S/o.Thulasappa (MR no.19/1993-94) | Photocopy |
| 7. | 30.06.2022 | Endorsement issued by Thasildhar stating that mutation register bearing No.19/1993-94 for Sy.no.192/1 & 192/2 are not available with them | Photocopy |
| 8. | 27.01.1996 | Registered sale deed bearing no.674/1996-97 executed by Sri.Byrappa his son Lakshmi Kanth in favour of Mrs.Suja Issac for Sy.no.192, measuring 01 acre 22 guntas. | Photocopy |
| 9. | Nil | Mutation register bearing No.37/1996-97 for sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac on the basis of Registered sale deed bearing no.674/1996-97 | Photocopy |
| 10. | 20.06.2005 | Mutation register bearing No.85/2004-05 for sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac on the basis of Registered sale deed bearing no.674/1996-97 | Photocopy |
| 11. | Nil | RTC's from 2004-05 to 2006-07 for Sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac (MR no.85/2004-05) measuring 22 guntas in the name of Sri.T.Narayanappa S/o. Thulasappa (MR no.19/1993-94) | Photocopy |
| 12. | --- | Family tree of Late.Vithalappa issued by Village accountant stating that the following are his children 1. Late.Narayanappa 2. Late.Thulasappa, Muddamma is his wife and their son T.Narayanawamy 3. Bairappa, Late.Narayanamma is his wife and their son Kantharaju 4. Late.Pillappa, Late.Jayamma is his wife and their son Devaraj | Photocopy |
| 13. | 31.01.2000 | Registered sale deed bearing No.2349/1999-2000 executed by Sri.T.Narayanawamy S/o.Thulasappa in favour of Sri.M.N.Chittiappa for Sy.no.192, measuring 22 guntas. | Photocopy |
| 14. | 26.03.2007 | Mutation register bearing No.144/2006-07 for Sy.no.192, measuring 22 guntas in the name of Sri.M.N.Chittiappa on the basis of Registered sale deed bearing No.2349/1999-2000 | Photocopy |
| 15. | 20.02.2017 | The final order passed in PTCL:SR(H):14/2016-17 filed before the Sub-divisional Court, Doddabalapura Sub-division filed by Government against 1.Danada Muniyappa, 2.Patel Rudrappa, | Photocopy |

| | | | |
|-----|------------|--|-----------|
| | | <p>3. Thulasappa died by his LRs Narayanaswamy, 4.Byrappa, 5.Mrs.Suja Issac, 6.M.N.Chittiappa the case was registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978</p> <p>The court ordered that as per the judgment passed in Bandyamma V/s Commissioner ILR 1993 KAR 2694, which was granted in 1937, and since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent.</p> | |
| 16. | 20.02.2017 | <p>The final order passed in PTCL:SR(H):17/2016-17 filed before the Sub-divisional Court, Doddabalapura Sub-division filed by Government against 1. Thulasappa died by his LRs Narayanaswamy, 2. Byrappa, 3. Mrs.Suja Issac on, 4. M.N.Chittiappa, the case was registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978</p> <p>The court ordered that as per the judgment passed in Bandyamma V/s.Commissioner ILR 1993 KAR 2694, which was granted in 1937, and since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent.</p> <p>The case registered for sy.no.192, measuring 01 acre 22 gunta is abandoned</p> | Photocopy |
| 17. | Nil | <p>RTC's from 2006-07 to 2020-21 for Sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac (MR no.85/2004-05) measuring 22 guntas in the name of Sri.M.N.Chittiappa (MR no.144/2006-07)</p> | Photocopy |
| 18. | Nil | <p>Resurvey sketch for Sy.no.192/1 & 2 for old No.192</p> | Photocopy |
| 19. | 30.12.2021 | <p>Mutation register bearing No.T28/2021-22 for Sy.no.192 phoded as Sy.no.192/1, measuring 22 guntas in the name of Sri.M.N.Chittiappa and Sy.no.192/2, measuring 01 acre 21 guntas in the name of Mrs.Suja Issac</p> | Photocopy |
| 20. | Nil | <p>RTC's from 2022-23 for Sy.no.192/1, measuring 22 guntas in the name of Sri.M.N.Chittiappa (MR no.T28/2021-22)</p> | Photocopy |
| 21. | Nil | <p>RTC's from 2021-22 to 2022-23 for Sy.no.192/2, measuring 01 acre 21 guntas in the name of</p> | Photocopy |

| | | | |
|-----|------------|---|-----------|
| | | Mrs.Suja Issac (MR No.T28/2021-22 & T52/2021-22) | |
| 22. | 13.01.2012 | Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.192 | Photocopy |
| 23. | 25.05.2022 | DC conversion order bearing No.353045 for conversion of land bearing sy.no.192/1, measuring 22 guntas from agriculture to non agricultural residential purpose. | Photocopy |
| 24. | 25.05.2022 | DC conversion order bearing No.303649 for conversion of land bearing sy.no.192/2, measuring 01 acres 21 gunta from agriculture to non agricultural residential purpose. | Photocopy |
| 25. | 27.05.2022 | Mutation register bearing No.T52/2021-22 for sy.no.192/2, measuring 01 acres 21 guntas in the name of Mrs.Suja Issac on the basis of DC conversion order | Photocopy |
| 26. | 07.03.2023 | Mutation register bearing No.T62/2022-23 for sy.no.192/2, measuring 01 acres 21 guntas in the name of Mrs.Suja Issac on the basis of RRTDisp/0847/2023 | Photocopy |
| 27. | 07.03.2023 | Mutation register bearing No.T63/2022-23 for sy.no.192/1, measuring 22 guntas in the name of Sri.M.N.Chittiappa on the basis of RRTDisp/0846/2023 | Photocopy |
| 28. | 22.12.2022 | Registered sale deed bearing No.13829/2022-23 executed by Mrs.Suja Issac in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.192/2, (old No.192) measuring 01 acre 21 guntas | Photocopy |
| 29. | 22.12.2022 | Registered sale deed bearing No.13858/2022-23 executed by Mr.Maneyapanda Nachaiah Chittiappa in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.192/1, (old No.192) measuring 22 guntas | Photocopy |
| | | Sy.no.193 | Photocopy |
| 30. | 09.05.1968 | Certified copy of registered sale deed bearing No.645/1968-69 executed by Sri.Munishamappa in favour of Fathima Bee for Sy.no.193, measuring 02 acres 01 gunta | Photocopy |
| 31. | 24.06.1971 | Certified copy of registered sale deed bearing No.1075/1971-72 executed by Fathima Bee in favour of Sri.B.Bairappa for Sy.no.193, measuring 02 acres 01 gunta | Photocopy |
| 32. | 12.12.1974 | Certified copy of registered sale deed bearing No.4490/1974-75 executed by Sri.Bairappa in favour of Sri.Venkataravannappa for sy.no.193, measuring 02 acres 01 gunta. | Photocopy |

| | | | |
|-----|------------|--|-----------|
| 33. | 23.04.2012 | Endorsement issued by Tahsildar stating that CD No.45/1936-37 with respect to Sy.no.191, 192, 193, 194, 195, 197, 203, 204, 207, 209 is not available with them. | Photocopy |
| 34. | 25.04.2011 | Endorsement issued by Tahsildar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them. | Photocopy |
| 35. | 30.12.2011 | Endorsement issued by Tahsildar stating that mutation register bearing No.14/1980-81, 5/1963-64, 10/1964-65, 5/1963-64, 10/1964-65, 2/1975-76 with respect to Sy.no.209, 204 & 193 are not available with them | Photocopy |
| 36. | 17.10.2011 | Endorsement issued by Tahsildar stating that RTC's from 1969 to 1979-80 for Sy.no.191, 193, 194 are not available with them. | Photocopy |
| 37. | Nil | RTC's from 1980-81 to 1994-95 for Sy.no.193, measuring 02 acre 01 gunta in the name of Venkataramanappa | Photocopy |
| 38. | 23.06.1995 | Registered sale deed bearing No.2337/1995-96 executed by Sri.Venkataramanappa in favour of Sri.Sajan Joseph.K for Sy.no.193, measuring 02 acre 01 guntas. | Photocopy |
| 39. | Nil | Mutation register bearing No.44/1996-97 for sy.no.193, measuring 02 acres 01 gunta in the name of Sri.Sajan Joseph.K on the basis of Registered sale deed bearing No.2337/1995-96 | Photocopy |
| 40. | Nil | RTC's from 1997-98 to 2006-07 for Sy.no.193, measuring 02 acres 01 gunta in the name of Sri.Sajan Joseph.K (MR No.44/1996-97 | Photocopy |
| 41. | 20.07.2007 | Mutation register bearing No.186/2006-07 for Sy.no.193, measuring 02 acre 01 gunta and other properties in the name of Government (Order bearing No.LRF SR 59/2000-01) | Photocopy |
| 42. | Nil | RTC's from 2007-08 to 2014-15 for Sy.no.193, measuring 02 acres 01 gunta in the name of Government (MR No.186/2006-07) | Photocopy |
| 43. | 11.02.2013 | Final order passed in case no.PTCL.SR(HO)22/2009-10 filed before the court of Assistant Commission by Smt.Karagamma W/o.Muniyappa and Smt.Neelamma W/o.Chandrappa against Sri.Sajan Joseph, the petition was filed under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 and the land bearing Sy.no.193 was conveyed by petitioners to respondent under sale deed dated 07.08.1961, 11.09.1964, 09.05.1968, 24.06.1974, 12.12.1974, 15.10.182 and ultimately in favour of respondent herein under sale deed dated 22.07.1996 in violation of the provision of the act. And therefore it is requested to hold the said sale | Photocopy |

| | | | |
|-----|------------|---|-----------|
| | | <p>deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Sri.Ganga who granted as per SDO.No.AS.DD.68/36-37 dated 24.05.1937 and deputy Commission order No.B2.DD.99/1936-37 dated 13.05.1937</p> <p>The court ordered that the registered sale deed dated 07.08.1961, 11.09.1964, 09.05.1968, 24.06.1974, 12.12.1974, 15.10.182 and ultimately in favour of respondent herein under sale deed dated 22.07.1996 under which the land in sy.no.193 (old No.42) measuring 02 acres 01 guntas is held as null and void. Hence by virtue of the said sale deed the respondent shall not derive any right and title over the land in question. Further, in exercise of the powers conferred under section 5 (1) and (b) of the act, it is order to resume the said land to Government free from all encumbrances and restitute the same in favour of the original grantee or his legal heirs</p> <p>The Tahsildar , Hoskote Taluk shall take necessary action and make necessary entries in the revenue records.</p> | |
| 44. | 07.06.1997 | Unregistered will executed by Sajan J Karimattom bequeathing the land bearing sy,.no.193, measuring 02 acres 01 gunta and other properties in favour of his wife Smt.Shobha | Photocopy |
| 45. | 20.02.2017 | <p>The final order passed in PTCL:SR(H):18/2016-17 filed before the Sub-divisional Court, Doddabalapura Sub-division filed by Government against Smt.Fathima Bee, B.Bairappa, Sri.Venkataramanappa, Sri.Sajjan Joseph the case was registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978</p> <p>The court ordered that As per the judgment passed in Bandyamma V/s.Commissioner ILR 1993 KAR 2694, which was granted in 1937, and since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent.</p> <p>The case registered for sy.no.193, measuring 02 acre 01 gunta is abandoned</p> | Photocopy |
| 46. | 07.10.2013 | Final order passed in case no.LRD:SR(H):2013/2012-13 & 18/2013-14 (Old No.LRF:SR(H):59/2000-01 filed before the Sub- | Photocopy |

| | | | |
|-----|------------|--|-----------|
| | | <p>Divisional Officer, Doddabalapura Sub-Division filed by Government against Smt.Sobha Sajan for violation of 79 A, B of Land reform act for sy.no.193, measuring 02 acres 01 gunta and other properties</p> <p>Wherein court ordered that sy.no.193, measuring 02 acres 01 gunta and other properties are not under violation of 79 (A) (B) of Land Reform Act,</p> | |
| 47. | 20.03.2019 | <p>Final order passed in case No.PTCL.C.R(H):33/2016-17 and PTCL:CR(H):22/2009-10 filed before Sub-divisional Court, Doddabalapura Sub-Division filed by Smt.Karagamma and Smt.Neelamma against Sri.Sajan Joseph since died by his Wife Smt.Sobha Sajan , the case was registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978</p> <p>The court ordered that, as per the judgment reported in (1969)2 SCC 187, since the petitioner has not submitted his application within the prescribed period under section 4 of the PTCL act, 1978 and the order of this authority dated 20.02.2017 and 03.05.2017 regarding the same land has rejected the petitioner's petition, the petitioner is not entitled to grant the relief sought in their petition, rejected</p> | Photocopy |
| 48. | 16.04.2012 | <p>Judgment passed in Appeal No.562/2010 (CH-2) filed before the Karnataka Appellate Tribunal filed by Sri.Sanjan Joseph.K since dead by his Lrs Smt.Shoba Sajan against 1. The State of Karnataka, 2. The Tahasildar, 3. The Assistant Commissioner to set aside the order dated 08.05.2006 in case No.LRF/SR/59/2000-01</p> <p>The court ordered that the appeal is allowed and consequently the order dated 08.05.2006 passed in case No.LRF/SR/59/2000-01is set aside and the matter is remitted to R-3 with a direction to dispose of the matter a fresh in accordance with law. After impleading the appellant in the proceedings as respondent and providing sufficient opportunities to her to file statement and documents to substantiate her defence to be taken by filing her written statement by issuing notice.</p> | Photocopy |
| 49. | 07.10.2013 | <p>Order bearing No.LRF SR (HO):213/2012-13 & 18/2013-14 (old no.59/2000-01) filed by Government against Sobha Sajan for violation of 79 A, B of Land reform act for sy.no.193, measuring 02 acres 01 guntas and other properties</p> | Photocopy |

| | | | |
|-----|------------|---|-----------|
| | | Wherein court ordered that sy.no.193, measuring 02 acres 01 guntas and other properties are not under violation of 79 (A) (B) of Land Reform Act, | |
| 50. | 04.12.2014 | Mutation register bearing No.H19/2014-15 for Sy.no.193, measuring 02 acre 01 guntas and other properties in the name of Sobha Sajan on the basis of will | Photocopy |
| 51. | Nil | RTC's from 2015-16 to 2021-22 for Sy.no.193, measuring 02 acre 01 guntas in the name of Sobha Sajan (MR no.H19/2014-15) | Photocopy |
| 52. | 13.09.1999 | <p>Probate order passed in Probate O.P.No.1/1998 filed before the court of the District Judge filed by Santhosh J.K (petitioner) Sobha Sajan, Joseph Sajan, John Sajan (Non-Applicants- Exparte)</p> <p>Sri.R.Raveendran, Judge at District court, Kottayam hereby make known that on 07.06.1997 the last will of Sajan J Karimattom on 20.07.1997, was proved and registered before me and that Administration of the properties and credits of the said deceased and in anyway concerning his will was granted to the petitioner the executor of the said will named, he having undertaken to administer the name and to make a full and true inventory of the properties and credits and exhibit the same in the court within six months from the date of this grant or within such further time as the court may from time to time appoint and also to render to this court a true account of the said properties and credits within one year from the same date or within such further time as the court may from time to time appoint.</p> | Photocopy |
| 53. | 18.08.1995 | Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.193 | Photocopy |
| 54. | 25.05.2022 | DC conversion order bearing No.303648 for conversion of land bearing sy.no.193, measuring 02 acres 01 gunta from agriculture to non agricultural residential purpose. | Photocopy |
| 55. | 27.05.2022 | Mutation register bearing No.T51/2021-22 for sy.no.193, measuring 02 acres 01 gunta in the name of Sobha Sajan on the basis of DC conversion order | Photocopy |
| 56. | 06.12.2021 | Registered General Power of Attorney bearing No.179/2021 executed by Mr.Sobha Sajan in favour of Mr.Joseph Sajan to do acts, deeds and things together with sale, gift etc for Sy.no.193, measuring 02 acres 01 guntas. | Photocopy |
| 57. | 03.06.2022 | Registered sale deed bearing No.3003/2022-23 executed by Mrs.Shoba Sajan represented by her General Power of Attorney holder Mr.Joseph Sajan in favour of BCK Delphi Estates LLP represented | Photocopy |

| | | | |
|-----|------------|--|-----------|
| | | by its designated partner Mr.Maneyapanda Raoul Chittiappa for Sy.no.193, measuring 02 acre 01 guntas | |
| 58. | 22.12.2022 | Registered sale deed bearing No.13868/2022-23 executed by BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.194, measuring 02 acres, Sy.no.193, measuring 02 acres 01 guntas, Sy.no.20/1, measuring 01 acre 20 guntas. | Photocopy |
| | | Sy.No.194 | |
| 59. | Nil | RTC's from 1980-81 to 1989-90 for Sy.no.194, measuring 02 acres in the name of Thimarayamma | Photocopy |
| 60. | 25.04.2011 | Endorsement issued by Tahsildar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them. | Photocopy |
| 61. | 17.10.2011 | Endorsement issued by Tahsildar stating that RTC's from 1969 to 1979-80 for Sy.no.191, 193, 194 are not available with them | Photocopy |
| 62. | Nil | Mutation register bearing No.8/1994-95 for Sy.no.194, measuring 02 acres in the names of Thimmarayappa, Susheelamma on death of their parents Thimmarayamma and Chikka Muniyappa | Photocopy |
| 63. | Nil | RTC's from 1990-91 to 1996-97 for Sy.no.194, measuring 02 acres in the names of Thimmarayappa and Susheelamma (MR No.8/1994-95) | Photocopy |
| 64. | 25.05.1987 | Family tree of Late.Thimmarayamma issued by Village Accountant stating that Thimmarayappa and Susheelamma are her children | Photocopy |
| 65. | 10.07.1995 | Registered sale deed bearing No.2132/1995-96 executed by Sri.Thimmarayappa and Smt.Susheelamma in favour of Sri.K.V.Chacko for sy.no.194, measuring 02 acres | Photocopy |
| 66. | Nil | Mutation register bearing No.43/1996-97 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko on the basis of Registered sale deed bearing No.2132/1995-96 | Photocopy |
| 67. | Nil | RTC's from 1997-98 to 2012-13 for sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko (MR No.43/1996-97) | Photocopy |
| 68. | 18.11.2002 | Final order passed in case no.LRD.SR(DHO) 58, 60/2000-01 filed before the Sub-Divisional Officer, Doddabalapura Sub-Division filed by Government against Sri.K.V.Chacko for violation of 79 A, B & 80 of Land reform act for sy.no.194, measuring 02 acres and other properties | Photocopy |

| | | | |
|-----|------------|---|-----------|
| | | Wherein court ordered that sy.no.194, measuring 02 acres and other properties were not purchased in violation of 79 (A) (B) of Land Reforms Act, | |
| 69. | 11.02.2013 | <p>Final order passed in case no.PTCL.SR(HO)21/2009-10 filed before the court of Assistant Commission by Thimmarayappa and Smt.Susheelamma against Sri.K.V.Chacko, the petition was filed under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 and the land bearing Sy.no.194 (old No.42) was conveyed by petitioners to respondent under sale deed bearing No.3132 dated 10.07.1995 in violation of the provision of the act. And therefore it is requested to hold the said sale deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Chikkamuniyappa who granted as per SDO.No.AS.DD.68/36-37 dated 24.05.1937 and deputy Commission order No.B2.DD.99/1936-37 dated 13.05.1937</p> <p>The court ordered that the registered sale deed dated 25.03.1966 as well as the sale deed dated 09.11.1995 under which the land in sy.no.194 (old No.42) measuring 02 acres is null and void. Hence by virtue of the said sale deed the respondent shall not derive any right and title over the land in question. Further, in exercise of the powers conferred under section 5 (1) and (b) of the act, it is order to resume the said land to Government free from all encumbrances and restitute the same in favour of the original grantee or his legal heirs</p> <p>The Tahsildar, Hoskote Taluk shall take necessary action and make necessary entries in the revenue records.</p> | Photocopy |
| 70. | 21.05.2013 | Mutation register bearing No.H97/2012-13 for Sy.no.194, measuring 02 acres in the name of government on the basis of order Final order passed in case no.PTCL.SR(HO)21/2009-10 | Photocopy |
| 71. | Nil | RTC's for the year 2013-14 for Sy.no.194, measuring 02 acres in the name of Government (MR no.H97/2012-13) | Photocopy |
| 72. | 26.12.2013 | Mutation register bearing No.H41/2013-14 for Sy.no.194, measuring 02 acres in the name of Thimmarayappa and Smt.Susheelamma on the basis of order Final order passed in case no.PTCL.SR(HO)21/2009-10 | Photocopy |
| 73. | Nil | RTC's for the year 2014-15 to 2019-20 for Sy.no.194, measuring 02 acres in the name of Thimmarayappa and Smt.Susheelamma (MR | Photocopy |

| | | | |
|-----|------------|--|-----------|
| | | no.H41/2013-14) Court stay order in case No.LND.SC/ST(A)4/2014-15 dated 19.06.2014 | |
| 74. | 05.11.2019 | Final order passed in case No.LND SC/ST(A) 04/2014-15 filed by Sri.K.V.Chacko represented by his General Power of Attorney holder A.B.Amas Paul against The Assistant Commissioner, Sri.Thimmarayappa, Smt.Susheelamma challenging the Final order passed in case no.PTCL.SR(HO)21/2009-10 The Appeal is allowed. The impugned order passed by the Assistant Commissioner Doddaballapura in case no.PTCL.SR(HO)21/2009-10 was set aside. Further the Tahsildar, is directed to continue the revenue entries of the land bearing sy.no.194 (Old no.42), measuring 02 acres in the name of appellant i.e. Sri.K.V.Chacko herein. | Photocopy |
| 75. | 25.02.2020 | Mutation register bearing No.H87/2019-20 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko on the basis of Final order passed in case No.LND SC/ST(A) 04/2014-15 | Photocopy |
| 76. | Nil | RTC's for the year 2020-21 & 2021-22 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko (MR no.H87/2019-20) | Photocopy |
| 77. | 17.01.2012 | Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.194 | Photocopy |
| 78. | 25.05.2022 | DC conversion order bearing No.303647 for conversion of land bearing sy.no.194, measuring 02 acres from agriculture to non agricultural residential purpose. | Photocopy |
| 79. | 27.05.2022 | Mutation register bearing No.T50/2021-22 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko on the basis of DC conversion order. | Photocopy |
| 80. | Nil | RTC's for the year 2021-22 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko (MR no.T50/2021-22) | Photocopy |
| 81. | 05.04.2022 | Registered General Power of Attorney bearing No.28/2022 executed by Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko in favour of Mr.Santhosh K.Karimattom to do acts, deeds and things together with sale of land bearing Sy.no.191, 194, 195, 197, 199, 20/1 and other properties | Photocopy |
| 82. | 03.06.2022 | Registered sale deed bearing No.3005/2022-23 executed by Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko represented by its General Power of Attorney holder Mr.Santhosh K.Karimattom in favour of BCK Delphi Estates LLP represented by | Photocopy |

| | | | |
|-----|------------|--|-----------|
| | | its designated partner Mr.Maneyapanda Raoul Chittiappa for Sy.no.194, measuring 02 acres | |
| 83. | --- | Plaint copy in OS No.926/2023, suit filed by Shobha D/o.Late.Thimmarayappa & Rajeshwari in the court of the Hon'ble Senior Civil Judge at Hoskote against 1.Smt.Susheelamma D/o.Thimmarayamma & Muniyappa, 2. Sri.Muniraju, 3.Smt.Uma, 4. Smt.Suma (2 to 4 are children of Late.Thimmarayappa) 5. Kuttiparampil Vardhese Chacko @ KV Chacko) 6. Muneyapanda Raoul Chittiappa, BCK Delphi Estates LLP Limited for partition and separate possession of 1/3 rd share in land bearing Sy.no.194, measuring 02 acres. | Photocopy |
| 84. | 22.12.2022 | Registered sale deed bearing No.13868/2022-23 executed by BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.194, measuring 02 acres, Sy.no.193, measuring 02 acres 01 guntas, Sy.no.20/1, measuring 01 acre 20 guntas. | Photocopy |
| | | Sy.no.195 | |
| 85. | 07.02.1962 | Certified copy of registered sale deed bearing No.3361/1961-62 executed by Sri.K.V.Varadhachar in favour of Smt.Muniyamma for Sy.no.195, measuring 02 acres. | Photocopy |
| 86. | 27.03.1962 | Certified copy of registered sale deed bearing No.3790/1961-62 executed by Smt.Muniyamma and her children Munivenkatappa and Venkatashamappa in favour of Sri.Munigiriyappa for Sy.no.195, measuring 02 acres. | Photocopy |
| 87. | 14.06.1965 | Registered sale deed bearing No.973/1965-66 executed by Sri.Munigiriyappa in favour of Smt.Muniyamma W/o.Munishamappa for Sy.no.195, measuring 02 acres | Photocopy |
| 88. | 10.08.1971 | Certified copy of registered sale deed bearing No.1683/1971-72 executed by Smt.Muniyamma in favour of Sri.K.M.Krishnappa for Sy.no.195, measuring 01 acre. | Photocopy |
| 89. | Nil | Mutation register bearing No.35/1994-95 for Sy.no.195, measuring 01 acre in the name of Sri.K.M.Krishnappa on the basis of registered sale deed bearing No.1683/1971-72 | Photocopy |
| 90. | 25.04.2011 | Endorsement issued by Tahsildar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them. | Photocopy |
| 91. | 16.11.2010 | Endorsement issued by Tahsildar stating that RTC's from 1960 to 1969 for Sy.no.192, 195, 45/2 | Photocopy |

| | | | |
|-----|------------|---|-----------|
| | | are not available with them. | |
| 92. | Nil | IHC bearing No.37/1994-95 for sy.no.195, measuring 01 acre in the name of Dasappa on death of his father Late.K.M.Chennaiah K.C.Gopi, K.C.Ranga children of K.M.Channaiah have given their consent for transfer of khata in the name of Dasappa | Photocopy |
| 93. | Nil | RTC's from 1990-91 to 1996-97 for Sy.no.195, measuring 01 acre in the name of K.M.Krishnappa (MR No.35/1994-95) and measuring 01 acre in the name of K.C.Dasappa (MR no.37/1994-95) | Photocopy |
| 94. | 14.12.1995 | Registered sale deed bearing No.3637/1995-96 executed by 1.Mr.K.C.Dasappa, 2.K.C.Gopi, 3.K.C.Ranga (children of Late.K.M.Chennaiah), 4. Mrs.Muniyamma W/o.Water Cooli Muniswamy , and her children 5.Mr.Munivenkatappa, 6.Mr.Kakanna, 7.Doddavenkataiah, 8.Chikkavenkataswamy, 9.Munivenkataswamy, 10. Srinivasa, 11. Muniraja minor represented by his father Doddavenkataiah, 12.Gopala, 13.Muniraja both are minors represented by their father Chikkavenkataswamy, 14. Rajesh Babu minor represented by his father Munivenkataswamy, 15. Mrs.Sampamma in favour of Sri.K.V.Chacko represented by his GPA holder Mr.A.N.Jayaprakash for sy.no.195, measuring 01 acre. | Photocopy |
| 95. | Nil | Mutation register bearing No.38/1996-97 for sy.no.195, measuring 01 acre in the name of Sri.K.V.Chacko on the basis of registered sale deed bearing No.3637/1995-96 | Photocopy |
| 96. | 22.12.1995 | Certified copy of registered sale deed bearing No.1337/1996-97 executed by 1.Mr.K.M.Krishnappa and his children 2. Shankar, 3. Ashok, 4. Vijay Kumar, 3 & 4 are minors represented by their father Mr.K.M.Krishnappa in favour of Mr.K.V.Chacko represented by his GPA holder A.N.Jayaprakash for Sy.no.195, measuring 01 acre. | Photocopy |
| 97. | Nil | RTC's from 1997-98 to 2011-12 for Sy.no.195, measuring 01 acre in the name of K.M.Krishnappa (MR No.35/1994-95) and measuring 01 acre in the name of Mr.K.V.Chacko (MR no.58/1996-97) | Photocopy |
| 98. | 18.11.2002 | Final order passed in case no.LRD.SR(DHO) 58, 60/2000-01 filed before the Sub-Divisional Officer, Doddabalapura Sub-Division filed by Government against Sri.K.V.Chacko for violation of 79 A, B & 80 of Land reform act for sy.no.195, measuring 02 acre and other properties Wherein court ordered that sy.no.195, measuring 01 Acre and other properties are not acquired in | Photocopy |

| | | | |
|------|------------|--|-----------|
| | | violation of 79 (A) (B) of Land Reform Act, | |
| 99. | 02.01.2012 | <p>Final order passed in case no.PTCL.(H) SR.20/2007-08 before the court of Assistant Commission by Smt.Rathnamma W/o.Thimmarayappa @ Veerappa and Sri.K.C.Gopi S/o.Late.Chinnaiah against Sri.K.Krishnappa and Sri.K.V.Chacko, the petition was filed under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 and the land bearing Sy.no.195 (old No.42) was conveyed to respondent under sale deed bearing No.1683/1971-72, 3637/1995-6 in violation of the provision of the act. And, therefore to hold the said sale deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Dasappa who was granted as per DD.No.4542/1936-37 dated 04.06.1937</p> <p>The court ordered that the petition of the petitioners for restoration of the land in Sy.no.195 (old No.42), measuring 02 acres is liable to be rejected.</p> <p>Accordingly it is rejected.</p> <p>All further proceedings are also dropped.</p> | Photocopy |
| 100. | 28.10.2019 | <p>Final order passed in case No.LND.SC/ST(A)02/2012 C/w Case No.LND.SC/ST(A)MIS.02/2017 filed before the Deputy Commissioner & District Magistrate Bangalore by Smt.Rathanamma against The Assistant Commissioner, Sri.K.M.Krishnappa and Sri.K.V.Chacko challenging the order passed in case no.PTCL.(H) SR.20/2007-08</p> <p>The court ordered that the appeal is liable to be dismissed.</p> <p>Accordingly, the appeal is dismissed.</p> | |
| 101. | 06.05.2017 | <p>Final order passed in case No.PTCL.SR(H):11/2012-13 by Sri.Paapa against Sri.K.M.Krishnappa and Sri.K.V.Chacko represented by his GPA holder A.N.Jayaprakash the petition was filed under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 and the land bearing Sy.no.195 (old No.42) was conveyed by petitioners to respondent under sale deed dated 27.03.1962, 14.06.1965, 01.06.1970, 01.06.1970, 10.08.1971, 22.06.1976, 22.06.1976, 14.12.1995, 22.12.1995 and ultimately in favour of respondent herein under</p> | Photocopy |

| | | | |
|------|------------|---|-----------|
| | | <p>sale deed dated 14.12.1995 & 22.12.1995 in violation of the provision of the act. And, therefore it is requested to hold the said sale deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Pappa who granted as per DD.No.4542/1936-37 dated 04.06.1937</p> <p>The court ordered that the claims on land bearing Sy.no.195 (old no.42), measuring 02 acres against the defendants under sections 4 and 5 of the Karnataka Scheduled Castes/Schedule Tribes (prohibition of transfer of Scheduled Lands) Act 1978 are dropped</p> <p>The order was revised.</p> | |
| 102. | 26.03.2012 | <p>Rectified order issued by Sub-Divisional Officer bearing no.RRT(H)CR:253/2011-12 to rectify the mutation number in Column No.10 at RTC with respect to land bearing Sy.no.195</p> <p>In the Column No.10 of RTC the mutation number was wrongly mentioned as 58/1996-97 instead of 38/1996-97 and the same was rectified.</p> | Photocopy |
| 103. | 23.04.2012 | Mutation register bearing No.H127/2011-12 for Sy.no.195, measuring 01 acre in the name of K.V.Chacko on the basis of RRT(H)CR:253/2011-12 | Photocopy |
| 104. | Nil | RTC's from 2012-13 for Sy.no.195, measuring 01 acre in the name of K.M.Krishnappa (MR No.35/1994-95) and measuring 01 acre in the name of Mr.K.V.Chacko (MR no.H127/2011-12) | Photocopy |
| 105. | 17.01.2012 | Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.195 | Photocopy |
| 106. | Nil | Resurvey sketch for Sy.no.195/1 & 2 for old no.195 | Photocopy |
| 107. | 27.05.2022 | Mutation register bearing No.T17/2014-15 for Sy.no.195 phoded as Sy.no.195/1 measuring 01 acre in the name of K.V.Chacko and Sy.no.195/2 measuring 01 acre in the name of Sri.K.M.Krishnappa | Photocopy |
| 108. | Nil | RTC's from 2014-15 to 2021-22 for sy.no.195/1, measuring 01 acre in the name of Sri.K.V.Chacko (MR No.T17/2014-15) | Photocopy |
| 109. | Nil | RTC's from 2014-15 to 2016-17 for sy.no.195/2, measuring 01 acre in the name of Sri.K.M.Krishnappa (MR No.T17/2014-15) | Photocopy |
| 110. | 15.07.2022 | Mutation register bearing No.H49/2016-17 for sy.no.195/2, measuring 01 acre in the name of K.V.Chacko on the basis of RRT.CR.103/2016-17 | Photocopy |
| 111. | Nil | RTC's from 2017-18 to 2021-22 sy.no.195/2, measuring 01 acre in the name of K.V.Chacko (MR | Photocopy |

| | | | |
|------|------------|---|-----------|
| | | No.H49/2016-17) | |
| 112. | 14.09.2016 | DC conversion order bearing No.ALN(HOKA)SR:147/2015-16 for conversion of land bearing Sy.no.195, measuring 01 acre from agriculture to non agricultural residential purpose. | Photocopy |
| 113. | 25.05.2022 | DC conversion order bearing No.301043 for conversion of land bearing Sy.no.195/2, measuring 01 acre from agriculture to non agricultural residential purpose. | Photocopy |
| 114. | 27.05.2022 | Mutation register bearing No.T58/2021-22 for Sy.no.195/2, measuring 01 acre in the name of K.V.Chacko on the basis of DC conversion order | Photocopy |
| 115. | 05.04.2022 | Registered General Power of Attorney bearing No.28/2022 executed by Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko in favour of Mr.Santhosh K.Karimattom to do acts, deeds and things together with sale of land bearing Sy.no.191, 194, 195, 197, 199, 20/1 and other properties | |
| 116. | 13.07.2023 | Registered sale deed bearing No.4587/2023-24 executed by Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko represented by his GPA holder Mr.Santhosh J Karimattoam (Vendor No.1) and Mr.K.S.Suresh (Vendor No.2) in favour of City Projects And Developers represented by its managing partner Mr.Joseph Sajan for Sy.no.195/1 (old no.195), measuring 01 acre, Sy.no. 195/2 (old No.195), measuring 01 acre and Sy.no.198, measuring 02 acres 04 guntas. | Photocopy |
| 117. | 11.07.2024 | DC conversion order bearing No.674111 for conversion of land bearing Sy.no.195/1, measuring 01 acre from agriculture to non agricultural residential purpose. | Photocopy |
| 118. | 15.07.2014 | Rectified DC conversion order bearing No.674111 for land bearing Sy.no.195/1 rectifying the boundaries | Photocopy |
| 119. | 14.07.2023 | Registered sale deed bearing No.4607/2023-24 executed by City Projects And Developers represented by its managing partner Mr.Joseph Sajan in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal Sy.no.195/1 (old no.195), measuring 01 acre, Sy.no. 195/2 (old No.195), measuring 01 acre and Sy.no.198, measuring 02 acres 04 guntas. | Photocopy |
| | | Sy.no.196 | |
| 120. | 17.07.1946 | Certified copy of registered sale deed bearing No.222/1946-47 executed by Sri.Venkata in favour of Sri.K.Sajjan Saheb for Sy.no.196, measuring 01 acre 39 guntas | Photocopy |
| 121. | 08.11.1948 | Certified copy of registered sale deed bearing No.1218/1948-49 executed by Sri.K.Sajjan Saheb | Photocopy |

| | | | |
|------|------------|---|-----------|
| | | in favour of Munivenkatappa for Sy.no.196, measuring 01 acre 39 guntas. | |
| 122. | nil | RTC's from 1991-92 to 1994-95 and from 2001-02 to 2006-07 for Sy.no.196, measuring 01 acre 39 guntas in the name of Muneeramma, Munishami, Munimarappa and Venkataramanappa (MR No.39/1994-95) | Photocopy |
| 123. | 14.09.2006 | Registered sale deed bearing no.5242/2006-07 executed by Smt.Muneeramma, Smt.Lakshamma, Sri.Srinivasa, Munivenkatappa, Manjunatha, Venkatamma, Sri.V.Munimarappa, Sri.Venkataramanappa in favour of Sri.R.K.Shanmugam for Sy.no.196, measuring 01 acre 39 guntas. Wherein Nanjamma, Anantharamu, Yashodamma, Venkatesha, Muniraj, Sunita, Padmavathi, Pradeep, Nagaraja, Ramakrishna, Manjula have signed as consenting witness. | Photocopy |
| 124. | 30.07.2007 | Mutation register bearing No.5/2007-08 for Sy.no.196, measuring 01 acre 39 guntas in the name of Sri.R.K.Shanmugam on the basis of RRT(2) DIS 155/2006-07 | Photocopy |
| 125. | Nil | RTC's from 2007-08 to 2022-23 for sy.no.196, measuring 01 acre 39 guntas in the name of Sri.R.K.Shanmugam (MR No.5/2007-08) | Photocopy |
| 126. | 06.01.2023 | Final order passed in OS No.138/2022 filed by Karagamma, Krishna Murthy and Muniyappa against Srinivas, Venkatamma, Manjunatha (LR's of N.V.Munishami) smt.Nanjamma, Manjula, Anathu, Sunitha (LR's of Late.Munimarappa) Padmavathi, Venkatesh, Yashodha, Nagaraju, Muniraju, Ramakrishna (LR's of Late.Venkataramanappa), Manjunath (S/o.Muniswamy and Lakshamma), R.K.Shanmugam for partition of 1/6 th share in land bearing Sy.no.196, measuring 01 acre 06 guntas and the sale deed dated 14.09.2006 is not binding on the plaintiff. The court ordered that the memo filed by the plaintiff is allowed and the suit of the plaintiff is hereby disposed of as settled out of court. | Photocopy |
| 127. | 06.01.2023 | Registered sale deed bearing No.14597/2022-23 executed by Sri.R.K.Shanmugam in favour of Mr.Joseph Sajan for sy.no.196, maturing 01 acre 39 guntas Wherein City Projects and Developers have signed as consenting witness. | Photocopy |
| 128. | 18.03.2023 | DC conversion order bearing No.481755 for conversion of land bearing Sy.no.196, measuring 01 acre 39 guntas from agriculture to non | Photocopy |

| | | | |
|------|------------|---|-----------|
| | | agricultural residential purpose. | |
| 129. | 14.07.2023 | Registered sale deed bearing No.4631/2023-24 executed by Mr.Joseph Sajan in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.197/2, measuring 26 ½ guntas and Sy.no.196, measuring 01 acre 39 guntas. | Photocopy |
| | | Sy.no.197 | |
| 130. | 10.10.1946 | Certified copy of registered sale deed bearing No.1046/1946-47 executed by Sri.Kempa in favour of Sri.Syed Kasim Saheb for Sy.no.197, measuring 02 acres | Photocopy |
| 131. | 21.06.1948 | Certified copy of Registered sale deed bearing No.2978/1948-49 executed by Sri.Syed Kasim Saheb in favour of Syed Musthaffa for Sy.no.197, measuring 02 acres | Photocopy |
| 132. | 06.06.1957 | Registered sale deed bearing No.912/1957-58 executed by Syed Musthaffa in favour of Sri.Appaiah @ Byalahalliyappa (S/o.Muniyappa) for Sy.no.197, measuring 02 acres | Photocopy |
| 133. | Nil | RTC;s from 1980-81 to 1989-90 for Sy.no.197, measuring 02 acres in the name of M.Appaiah | Photocopy |
| 134. | 23.04.2012 | Endorsement issued by Thasildhar stating that CD No.45/1936-37 with respect to Sy.no.191, 192, 193, 194, 195, 197, 203, 204, 207, 209 is not available with them. | Photocopy |
| 135. | 25.04.2011 | Endorsement issued by Thasildhar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them. | Photocopy |
| 136. | 16.11.2010 | Endorsement issued by Thasildhar stating that RTC's from 1968 to 1980 for Sy.no.192, 195, 45/2 are not available with them. | Photocopy |
| 137. | 16.01.1995 | Unregistered partition deed entered into between (1) Giriyamma D/o.Late.Doddasonappa S/o.Muniyappa, 2. Munishamappa, 3. Chikkasonappa, 4. M.Appaiah , 5. Thimmarayappa (Sl.no.2 to 5 are children of Late.Muniyappa) Wherein land bearing Sy.no.197, measuring 26 ¾ guntas and other properties were allotted to Munishamappa | Photocopy |
| 138. | Nil | Mutation register bearing No.67/1995-96 for sy.no.197, measuring 26 ¾ guntas and other properties were allotted to Chikka Sonappa on the basis of partition deed dated 16.01.1995 entered into between (1) Giriyamma 2. Munishamappa, 3. Chikkasonappa, 4. M.Appaiah, 5. Thimmarayappa | Photocopy |
| 139. | Nil | Mutation register bearing No.26/1994-95 for | Photocopy |

| | | | |
|------|------------|---|-----------|
| | | sy.no.197, measuring 26 ³ / ₄ guntas and other properties were allotted to Thimarayappa on the basis of partition entered into between (1) Giriyamma 2. Munishamappa, 3. Chikkasonappa, 4. M.Appaiah, 5. Thimmarayappa | |
| 140. | Nil | RTC;s from 1990-91 to 1996-97 for Sy.no.197, measuring 02 acres in the name of M.Appaiah, Munishamappa (MR No.26/1994-95), Thimmarayappa (MR No.26/1994-95) | Photocopy |
| 141. | 17.01.2000 | Registered sale deed bearing No.2238/1999-2000 executed by Sri.M.Munishyamappa, Sri.K.M.Lokesh in favour of Sri.K.V.Chacko represented by his GPA holder A.N.Jayaprakash for Sy.no.197, measuring 26 ³ / ₄ guntas. | Photocopy |
| 142. | Nil | Mutation register bearing no.33/1999-2000 for sy.no.197, measuring 26 ³ / ₄ guntas in the name of Sri.K.V.Chacko on the basis of Registered sale deed bearing No.2238/1999-2000 | Photocopy |
| 143. | Nil | RTC;s from 1997-98 to 2002-03 for Sy.no.197, measuring 26.12 guntas in the name of Chikka Sonappa (MR No.67/1995-96), measuring 26.12 guntas in the name of K.V.Chacko (MR No.33/1999-2000), measuring 26.12 guntas in the name of Thimmarayappa (MR No.26/1994-95) | Photocopy |
| 144. | Nil | RTC;s from 2003-04 to 2011-12 for Sy.no.197, measuring 26.12 guntas in the name of K.V.Chacko (MR No.33/1999-2000), measuring 26.12 guntas in the name of Thimmarayappa (MR No.26/1994-95) measuring 26.12 guntas in the name of C.Nanjamma W/o.Late.Chikka Sonappa (MR No.13/2003-04), | Photocopy |
| 145. | Nil | Resurvey sketch for Sy.no.197/1, 2, 3 for old No.197 As follows: Sy.no.197/1, in the name of K.V.Chacko, Sy.no.197/2, in the name of Thimmarayappa and Sy.no.197/3, in the name of C.Nanjamma | Photocopy |
| 146. | Nil | RTC's from 2012-13 to 2021-22 for Sy.no.197/1, measuring 26.12 guntas in the name of K.V.Chacko (MR No.33/1999-2000) | Photocopy |
| 147. | Nil | RTC's from 2012-13 to 2013-14 for Sy.no.197/2, measuring 26.08 guntas in the name of Thimmarayappa (MR No.26/1994-95) | Photocopy |
| 148. | 08.01.2014 | Certified copy of Registered gift deed bearing No.8398/2013-14 executed by Sri.Thimarayappa, Smt.Puttamma W/o.Thimarayappa and their children Smt.Jayalakshmi, Sri.Muniraju, Sri.Venkatesh, Sri.Krishna Murthy, Smt.Manjula, Sri.Babu in favour of Sri.Shankar S/o.Thimmarayappa for Sy.no.197/2, measuring 26 ¹ / ₂ guntas and Sy.no.199/2, measuring 26 ¹ / ₂ guntas. | Photocopy |
| 149. | 27.03.2014 | Mutation register bearing No.H74/2013-14 for | Photocopy |

| | | | |
|------|------------|--|-----------|
| | | Sy.no.197/2, measuring 26.08 guntas and other property in the name of Shankar on the basis of Registered gift deed bearing No.8398/2013-14 | |
| 150. | Nil | RTC's from 2014-15 to 2016-17 for Sy.no.197/2, measuring 26.08 guntas in the name of Shankar (MR No.H74/2013-14) | Photocopy |
| 151. | 20.03.2019 | Final order passed in case No.PTCL.C.R(H):16/2017 and filed before Sub-divisional Court, Doddabalapura Sub-Division filed by Sri.Lokesh.K.M against Sri.K.V.Chacko The court ordered that, As per the judgment reported in (1969)2 SCC 187, since the petitioner has not submitted his application within the prescribed period under section 4 of the PTCL act, 1978, the petitioner is not entitled to grant the relief sought in their petition, rejected | Photocopy |
| 152. | 20.02.2017 | The final order passed in PTCL:SR(H):15/2016-17 filed before the Sub-divisional Court, Doddabalapura Sub-division filed by Government against Sri.Kempa, M.Appaiah, Muniswamappa, K.V.Chacko the case was registered under the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978 The court ordered that As per the judgment passed in Bandyamma V/s. Commissioner ILR 1993 KAR 2694, which was granted in 1937, and since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent. | Photocopy |
| 153. | 28.08.2014 | Registered sale agreement bearing No.3910/2014-15 entered into between Sri.Shankar with Sri.S.L.Suresh for sy.no.197/2, measuring 1 ¼ guntas out of 26 ½ guntas | Photocopy |
| 154. | 05.07.2022 | Registered cancellation of registered agreement bearing No.4886/2022-23 entered into between Sri.S.L.Suresh with Sri.Shankar Wherein Registered sale agreement bearing No.3910/2014-15 got cancelled. | Photocopy |
| 155. | 15.11.2014 | Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.197/2, measuring 26 ½ guntas and other properties It is further mentioned that the case bearing No.PTCL.SR:40/2008-09 was registered under Sy.no.42 and for new Sy.no.197/2 and other properties there no claims under PTCL act | Photocopy |

| | | | |
|------|------------|--|-----------|
| 156. | 17.01.2012 | Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.197. | Photocopy |
| 157. | 18.08.2022 | Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.197/1, 197/2, 197/3 | Photocopy |
| 158. | 06.08.2015 | DC conversion order bearing No.ALN(HK)SR 159/2014-15 for Sy.no.197/2, measuring 26 ½ guntas and other properties from agriculture to non agricultural residential purpose (shankar share) | Photocopy |
| 159. | 22.08.2017 | Mutation register bearing No.T3/2017-18 for sy.no.197/2, measuring 26.08 guntas and other properties in the name of Sri.Shankar on the basis of DC conversion order | Photocopy |
| 160. | Nil | RTC's from 2017-18 to 2020-21 for Sy.no.197/2, measuring 26.08 guntas in the name of Shankar (MR No.T3/2017-18) | Photocopy |
| 161. | 25.05.2022 | DC conversion order bearing No.301044 for Sy.no.197/1, measuring 26.12 guntas from agriculture to non agricultural residential purpose (Chacko share) | Photocopy |
| 162. | 27.05.2022 | Mutation register bearing No.T59/2021-22 for Sy.no.197/1, measuring 26.12 guntas in the name of K.V.Chacko on the basis of DC conversion order. | Photocopy |
| 163. | Nil | RTC's from 2022-23 for Sy.no.197/1, measuring 26.12 guntas in the name of K.V.Chacko (MR No.T59/2021-22) | Photocopy |
| 164. | 07.11.2022 | Mutation register bearing No.T34/2022-23 for Sy.no.197/2, measuring 26.08 guntas and other properties in the name of Shankar on the basis of RRT(DIS)BHM 602/2022-23. | Photocopy |
| 165. | 28.09.2022 | Online copy of Registered sale deed bearing No.9083/2022-23 executed by Mrs.Puttamma W/o.Late.Thimmarayappa and her LR's Mrs.Jayalakshmi @ Lakshmi, Ms.Kavya Nagg.K, Ms.Divya Nag K, Mr.Shankar (for self and on behalf of his minor children) Mrs.Mahalakshmi, Mr.Tilak, Mr.Manjunath, Mr.Muniraju, Mrs.Pushpa, Mr.Mohit, Mr.Bhushan, Mr.Venkatesh, Mrs.Sudharani, Sri.,Krishnamurthy, Mrs.Manjula, Mrs.Manjula, Mr.Bharath.M, Mr.Harsha Nag, Mr.Babu in favour of Joseph Sajan for Sy.no.197/2, measuring 26 ½ guntas and other properties | Photocopy |
| 166. | 14.07.2023 | Registered sale deed bearing No.4606/2023-24 executed by Mr.Kuttiarampil Varghese Chacko @ K.V.Chacko represented by hits GPA holder Santhosh J Karimattom in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for | Photocopy |

| | | | |
|------|------------|--|-----------|
| | | Sy.no.197/1, measuring 26 ³ / ₄ guntas | |
| 167. | 14.07.2023 | Registered sale deed bearing No.4631/2023-24 executed by Mr.Joseph Sajan in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.197/2, measuring 26 ¹ / ₂ guntas and Sy.no.196, measuring 01 acre 39 guntas. | Photocopy |
| | | Sy.No.20/1 | |
| 168. | 04.04.1961 | Final order passed in case No.25/1959-60 passed in the Court of The Special Deputy Commissioner for Inam Abolition filed by Sri.Ganesha Mudaliar against Jodidars of J.Apajipura Village seeking occupancy rights over land bearing Sy.no.20/1, measuring 01 acre 20 guntas. The court ordered that the petitioner i.e. Sri.Ganesha Mudaliar is registered as occupant under section 6 of the act in respect of land bearing Sy.No.20/1, measuring 01 acre 20 guntas. | Photocopy |
| 169. | 21.08.1961 | Endorsement issued by The Special Deputy Commissioner for Inam Abolition for sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.Ganesha Mudaliar | Photocopy |
| 170. | Nil | Mutation register bearing No.31/1962-63 for Sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.Ganesha Mudaliar on the basis of Inam order | Photocopy |
| 171. | 10.02.1972 | Certified copy of registered sale deed bearing No.3875/1971-72 executed by Sri.Ganesha Mudaliar in favour of Sri.Muniyappa for Sy.no.20/1, measuring 01 acre 20 guntas. | Photocopy |
| 172. | Nil | Mutation register bearing No.1/1971-72 for Sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.Muniyappa on the basis of registered sale deed bearing No.3875/1971-72 | Photocopy |
| 173. | Nil | RTC's from 1969-70 to 2010-11 for Sy.no.20/1, measuring 01 acre 20 guntas in the name of Muniyiappa | Photocopy |
| 174. | 12.07.1995 | Registered General Power of Attorney bearing No.34/1995-96 executed by Sri.K.V.Chacko in favour of Sri.A.S.Jayaprakash to do acts, deeds and things together with purchase of immovable properties situated at Bangalore,. | Photocopy |
| 175. | 01.09.1995 | Registered sale deed bearing no.3145/1995-96 executed by Sri.Muniyappa in favour of Sri.K.V.Chacko represented by his GPA holder Sri.A.N.Jayaprakash for sy.no.20/1, measuring 01 acre 20 guntas. | Photocopy |
| 176. | Nil | RTC's from 2011-12 to 2024-25 for Sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.K.V.Chacko (MR No.6/2011-12) | Photocopy |

| | | | |
|------|------------|--|-----------|
| 177. | 18.11.2002 | Final order passed in case no.LRD.SR(DHO) 58, 60/2000-01 filed before the Sub-Divisional Officer, Doddabalapura Sub-Division filed by Government against Sri.K.V.Chacko for violation of 79 A, B & 80 of Land reform act for sy.no.20/1, measuring 01 acre 20 guntas and other properties Wherein court ordered that sy.no.20/1, measuring 01 acre 20 guntas and other properties are not under violation of 79 (A) (B) of Land Reform Act, | Photocopy |
| 178. | 30.11.2011 | Mutation register bearing No.6/2011-12 for sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.K.V.Chacko on the basis of Final order passed in case no.LRD.SR(DHO) 58, 60/2000-01 | Photocopy |
| 179. | 17.01.2012 | Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.20/1 | Photocopy |
| 180. | 10.02.2012 | Endorsement issued by Sub-divisional Officer, stating that, there no claims under PTCL act for property bearing Sy.No.20/1. | Photocopy |
| 181. | 14.09.2016 | DC conversion order bearing No.ALN(HO.KA)SR.164/2014-15 for conversion of land bearing Sy.no.20/1, measuring 01 acre 20 guntas from agriculture to non agricultural residential purpose. | Photocopy |
| 182. | 05.04.2022 | Registered General Power of Attorney bearing No.28/2022 executed by Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko in favour of Mr.Santhosh K.Karimattom to do acts, deeds and things together with sale of land bearing Sy.no.191, 194, 195, 197, 199, 20/1 and other properties | Photocopy |
| 183. | 03.06.2022 | Registered sale deed bearing No.3009/2022-23 executed by Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko represented by its General Power of Attorney holder Mr.Santhosh K.Karimattom in favour of BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa for Sy.no.20/1, measuring 01 acre 20 guntas. | Photocopy |
| 184. | 22.12.2022 | Registered sale deed bearing No.13868/2022-23 executed by BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal for Sy.no.194, measuring 02 acres, Sy.no.193, measuring 02 acres 01 guntas, Sy.no.20/1, measuring 01 acre 20 guntas. | Photocopy |
| | | Common documents | |

| | | | |
|------|------------|--|-----------|
| 185. | Nil | AOA and MOA of Goyal and Co (const) Private Limited | Photocopy |
| 186. | ---- | Acknowledgement of registration of M/s.Nirvana Developers | Photocopy |
| 187. | 25.04.2022 | Deed of partnership entered into between Goyal and Co (const) Private Limited, Satvik Wealth Advisors LLP to carryon the business in the name and style of M/s.Nirvana developers. | Photocopy |
| 188. | 15.03.2023 | Supplementary deed of partnership entered into between Goyal and Co (const) Private Limited, Satvik Wealth Advisors LLP to carryon the business in the name and style of M/s.Nirvana developers. | Photocopy |
| 189. | 29.12.2011 | Endorsement issued by Karnataka Industrial Areas Development Board stating that land bearing Sy.no.42/7B, 42/8B, 191, 194, 195, 197, 199, 202, 203, 204, 207 of Koralluru Village and Sy.no.20/1 of Appajipura Village are not acquired for any of its projects, | Photocopy |
| 190. | 26.11.2024 | Approved residential development vide LP No.5/2023-24 issued by STRR for construction of residential building consisting of Block A to S with ground, first, second and Terrace floor at sy.no.192/1, 192/2, 193, 194, 195/1, 195/2, 196, 197/1, 197/2 of Koralluru Village and Sy.no.20/1 of Appajipura Village, measuring 12 acres 23.85 guntas OR 50974.50 sq.mtrs | Photocopy |
| 191. | 27.10.2024 | NOC issued by BESCO | Photocopy |
| 192. | 24.11.2023 | NOC issued by KSPCB | Photocopy |
| 193. | 01.12.2023 | NOC issued by Ministry of Environment, Forest and climate change | Photocopy |
| 194. | 08.11.2024 | Registered relinquishment deed bearing No.13526/2024-25 executed by M/s.Nirvana Developers in favour of STRR for relinquishment of an extent of 6546.40 sq.mtrs for park and gourd and 2327.36 & 221.42 sq.mtrs for Bhoo Bank and 480.94 sq.mtrs for road purpose | Photocopy |
| 195. | 16.12.2024 | E-swathu in From No.9 (Rule 28(1)) & Form No.11A (Rule 30) issued by Samethanahalli Village Panchayath in the name of M/s.Nirvana Developers for property No.1847, ID No.150300402500221657, Sy.no.192/1, 192/2, 193, 194, 195/1, 195/2, 196, 197/1, 197/2, 20/1 measuring 38850.60 sq.mtrs | Photocopy |
| 196. | 16.12.2024 | Tax paid receipt for the year 2024-25 issued by Samethanahalli Village Panchayath for ID No.150300402500221657, Sy.no.192 | Photocopy |
| 197. | 21.03.2012 | EC from 01.04.1960 to 13.03.2012 (4093, 674, 2349) | Photocopy |
| 198. | 20.01.2017 | Nil EC from 01.04.2004 to 13.01.2017 | Photocopy |

| | | | |
|------|------------|--|-----------|
| 199. | 02.07.2022 | Nil EC from 18.11.2021 to 02.07.2022 Sy.no.192 | Photocopy |
| 200. | 02.07.2022 | Nil EC from 01.04.2021 to 02.07.2022 sy.no.192/1 | Photocopy |
| 201. | 02.07.2022 | Nil EC from 01.04.2021 to 02.07.2022 sy.no.192/2 | Photocopy |
| 202. | 02.07.2022 | Nil EC from 28.01.2022 to 02.07.2022 for sy.no.192/1 | Photocopy |
| 203. | 02.07.2022 | Nil EC from 28.01.2022 to 02.07.2022 for sy.no.192/2 | Photocopy |
| 204. | 10.08.2022 | Nil EC from 02.07.2022 to 06.08.2022 for sy.no.192/1 | Photocopy |
| 205. | 10.08.2022 | Nil EC from 02.07.2022 to 06.08.2022 for sy.no.192/2 | Photocopy |
| 206. | 25.07.2023 | EC from 01.08.2022 to 25.07.2023 for Sy.no.192/1 (13858) | Photocopy |
| 207. | 25.07.2023 | EC from 01.08.2022 to 25.07.2023 for Sy.no.192/2 (13858, 13829) | Photocopy |
| 208. | 10.01.2025 | Nil EC from 13.01.2017 to 10.01.2025 for Sy.no.192/1 & 192/2 | Photocopy |
| | | Sy.no.193 | |
| 209. | 25.09.1998 | EC from 01.04.1964 to 31.03.1980 (645, 1075, 4490, 3795-mortgage to SBI) | Photocopy |
| 210. | 21.12.1994 | EC from 01.04.1980 to 20.12.1994 (2687-dsicharge) | Photocopy |
| 211. | 24.06.1995 | Nil EC from 21.12.1994 to 22.06.1995 | Photocopy |
| 212. | 25.10.2006 | EC from 01.04.1992 to 25.08.2006 (2337) | Photocopy |
| 213. | 17.10.2011 | Nil EC from 01.08.2006 to 14.10.2011 | Photocopy |
| 214. | 02.07.2022 | EC from 15.10.2011 to 02.07.2022 (3003) | Photocopy |
| 215. | 10.08.2022 | Nil EC from 02.07.2022 to 06.08.2022 | Photocopy |
| 216. | 25.07.2023 | EC from 01.08.2022 to 25.07.2023 (13868) | Photocopy |
| 217. | 18.07.2024 | Nil EC from 25.07.2023 to 18.07.2024 | Photocopy |
| | | Sy.no.194 | |
| 218. | 16.03.2012 | Nil EC from 01.04.1940 to 31.03.1960 | Photocopy |
| 219. | 16.10.2011 | Nil EC from 01.04.1960 to 31.07.1970 | Photocopy |
| 220. | 20.10.2011 | Nil EC from 01.04.1970 to 31.03.1992 | Photocopy |
| 221. | 25.10.2006 | EC from 01.04.1992 to 25.08.2006 (3132) | Photocopy |
| 222. | 20.10.2011 | Nil EC from 01.08.2006 to 15.10.2011 | Photocopy |
| 223. | 16.03.2012 | Nil EC from 15.10.2011 to 13.03.2012 | Photocopy |
| 224. | 15.07.2022 | EC from 01.06.2022 to 15.07.2022 (3005) | Photocopy |
| 225. | 11.08.2022 | Nil EC from 15.07.2022 to 06.08.2022 | Photocopy |
| 226. | 25.07.2023 | EC from 01.08.2022 to 25.07.2023 (13868) | Photocopy |
| | | Sy.no.195 | |

| | | | |
|------|------------|---|-----------|
| 227. | 07.07.2022 | EC from 01.04.1950 to 31.03.1979 (3361, 3790, 973, 786-lease, 787-lease, 1683, 867- lease release, 868-lease release) | Photocopy |
| 228. | 23.12.2014 | EC from 01.04.1975 to 31.03.2014 (867- lease release, 868-lease release, 3637, 1337) | Photocopy |
| 229. | 02.07.2022 | Nil EC from 09.09.2010 to 02.07.2022 | Photocopy |
| 230. | 11.08.2022 | Nil EC from 01.04.2014 to 06.08.2022 for sy.no.195/1 | Photocopy |
| 231. | 11.08.2022 | Nil EC from 02.04.2022 to 06.08.2022 for sy.no.195/2 | Photocopy |
| 232. | 05.10.2023 | EC from 01.04.2022 to 05.10.2023 (4607, 4587) | Photocopy |
| 233. | 18.07.2024 | Nil EC from 05.10.2023 to 18.07.2024 for Sy.no.195/1 | Photocopy |
| 234. | 18.07.2024 | Nil EC from 05.10.2023 to 18.07.2024 for Sy.no.195/2 | Photocopy |
| | | Sy.no.196 | |
| 235. | 15.11.2021 | EC from 01.04.1930 to 31.03.2004 (222, 1218) | Photocopy |
| 236. | 06.11.2021 | EC from 01.04.2004 to 06.11.2021 (5242) | Photocopy |
| 237. | 02.07.2022 | Nil EC from 02.11.2011 to 02.07.2022 | Photocopy |
| 238. | 05.10.2023 | EC from 01.04.2022 to 05.10.2023 (4631) | Photocopy |
| 239. | 18.07.2024 | Nil EC from 16.10.2023 to 18.07.2024 | Photocopy |
| | | Sy.no.197 | |
| 240. | 07.07.2022 | EC for the period from 01.04.1935 to 31.03.2004 (1046, 912, 2871, 2238) | Photocopy |
| 241. | 15.06.2022 | EC from 01.04.2012 to 14.06.2022 (3910, 8398) | Photocopy |
| 242. | 17.08.2022 | EC from 02.07.2022 to 17.08.2022 (4886) | Photocopy |
| 243. | 18.01.2017 | Nil EC from 01.04.2004 to 12.01.2017 | Photocopy |
| 244. | 02.07.2022 | Nil EC from 01.04.2006 to 02.07.2022 | Photocopy |
| 245. | 02.07.2022 | Nil EC from 28.01.2022 to 02.07.2022 for sy.no.197/1 | Photocopy |
| 246. | 02.07.2022 | Nil EC from 18.11.2021 to 02.07.2022 for sy.no.,197/2 | Photocopy |
| 247. | 05.10.2023 | EC from 01.04.2022 to 05.10.2023 Sy.no.197/1 (4606) | Photocopy |
| 248. | 18.07.2023 | Nil EC from 05.10.2023 to 18.07.2024 for sy.no.197/1 | Photocopy |
| 249. | 18.07.2023 | Nil EC from 05.10.2023 to 18.07.2024 for sy.no.197/2 | Photocopy |
| 250. | 10.01.2024 | Nil EC from 01.01.2012 to 10.01.2025 for Sy.no.193, 194, 195/1, 195/2, 196, 197/1, 197/2 | Photocopy |
| | | Sy.no.20/1 | |
| 251. | 25.09.1995 | EC from 01.04.1964 to 31.03.1980 (3875) | Photocopy |
| 252. | 20.10.2011 | EC from 01.04.1970 to 31.03.192 (3875) | Photocopy |
| 253. | 02.08.1995 | Nil EC from 01.04.1983 to 01.08.1995 | Photocopy |

| | | | |
|------|------------|--|-----------|
| 254. | 21.10.2011 | EC from 01.04.1995 to 31.03.2004 (3145) | Photocopy |
| 255. | 19.10.2011 | Nil EC from 01.04.2004 to 18.10.2011 | Photocopy |
| 256. | 22.03.2012 | Nil EC from 19.10.2011 to 13.03.2012 | Photocopy |
| 257. | 02.07.2022 | EC from 18.11.2021 to 02.07.2022 (3009) | Photocopy |
| 258. | 08.08.2022 | Nil EC from 02.07.2022 to 08.08.2022 | Photocopy |
| 259. | 25.07.2023 | EC from 01.08.2022 to 25.07.2023 (13868) | Photocopy |
| 260. | 18.07.2024 | Nil EC from 25.07.2023 to 18.07.2024 | Photocopy |
| 261. | 10.01.2025 | EC from 13.03.2012 to 10.01.2025 (13868) | Photocopy |

III. FLOW OF TITLE TO THE PROPERTY:

Sy.no.192

The property bearing Sy No.192 was previously belonging to Sri.Thulasappa, Sri.Byrappa, Smt.Jayamma and Smt.Baiyamma, who have partitioned the same, as seen from the Certified copy of registered partition deed bearing No.4093/1975-76, which is referred in **Sl No.1 of II Para.**Wherein the land bearing Sy.no.192, measuring 22 guntas and other properties were allotted to Sri.Thulasappa AND

land bearing Sy.no.192, measuring 01 acre 22 guntas and other properties were allotted to Byrappa.

The khatha was accordingly transferred, as seen from the Mutation register bearing No.13/1989-90 for Sy.no.192, measuring 01 acre 22 guntas in the name of Byrappa on the basis of registered partition deed bearing no.4093/1975-76, which is referred in **Sl No.2 of II Para.**

Byrappa has then filed suit for permanent injunction over Sy.no.192, measuring 01 acre 22 guntas against Muniswamy, Peremal, Talamuniyappa in the Court of Additional Second Munsiff at Bangalore, wherein the court ordered and decreed that the defendants are permanently restrained from interfering with the plaintiffs peaceful possession and enjoyment of the suit schedule property, as seen from the Final order passed in OS No.328/1976, which is referred in **Sl No.3 of II Para.**

The Endorsement issued by Thasildhar stating that Saguvalli Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them, is referred in **Sl No.4 of II Para.**

The RTC's from 1980-81 to 1989-90 for Sy.no.192, measuring 02 acre 03 guntas in the names of Thulasappa and Byrappa, is referred in **Sl No.5 of II Para.**

On death of Thulasappa, the khatha for Sy No.192 measuring 22 guntas was transferred in the name of his son Sri.T.Narayanappa, as seen from the RTC's from 1990-91 to 2003-04 for Sy.no.192, measuring 01 acre 22 guntas in the name of Byrappa, which is referred in **Sl No.6 of II Para.**

The Endorsement issued by Thasildhar stating that mutation register bearing No.19/1993-94 for Sy.no.192/1 & 192/2 are not available with them, is referred in **Sl No.7 of II Para.**

Sri.Byrappa his son Lakshmi Kanth have sold Sy.no.192, measuring 01 acre 22 guntas in favour of Mrs.Suja Issac, through Registered sale deed bearing no.674/1996-97, which is referred in **Sl No.8 of II Para.**

The Mutation register bearing No.37/1996-97 and Mutation register bearing No.85/2004-05 for Sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac on the basis of Registered sale deed bearing no.674/1996-97, are referred in **Sl No.9 and 10 of II Para.**

The RTC's from 2004-05 to 2006-07 for Sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac (MR no.85/2004-05) measuring 22 guntas in the name of Sri.T.Narayanappa S/o. Thulasappa (MR no.19/1993-94), is referred in **Sl No.11 of II Para.**

The Family tree of Late.Vithalappa issued by Village accountant, shows his children,

1. Late.Narayanappa
2. Late.Thulasappa, Muddamma is his wife and their son T.Narayanaswamy
3. Bairappa, Late.Narayanamma is his wife and their son Kantharaju
4. Late.Pillappa, Late.Jayamma is his wife and their son Devaraj, is referred in **Sl No.12 of II Para.**

Sri.T.Narayanaswamy S/o.Thulasappa has then sold Sy.no.192, measuring 22 guntas in favour of Sri.M.N.Chittiappa, through Registered sale deed bearing No.2349/1999-2000, which is referred in **Sl No.13 of II Para.**

The khatha for Sy.no.192, measuring 22 guntas was accordingly transferred in the name of Sri.M.N.Chittiappa on the basis of Registered sale deed bearing No.2349/1999-2000, as seen from the Mutation register bearing No.144/2006-07, which is referred in **Sl No.14 of II Para.**

The Government has then filed an petition in PTCL:SR(H):14/2016-17 before the Sub-divisional Court, Doddabalapura Sub-division against 1.Danada Muniyappa, 2.Patel Rudrappa, 3. Thulasappa died by his LRs Narayanaswamy, 4.Byrappa, 5.Mrs.Suja Issac, 6.M.N.Chittiappa under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978. Wherein, the court ordered that as per the judgment passed in Bandyamma V/s Commissioner ILR 1993 KAR 2694, which was granted in 1937, which states since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent, which is referred in **Sl No.15 of II Para.**

The final order passed in PTCL:SR(H):17/2016-17 filed before the Sub-divisional Court, Doddabalapura Sub-division filed by Government against 1. Thulasappa died by his LRs Narayanaswamy, 2. Byrappa, 3. Mrs.Suja Issac on, 4. M.N.Chittiappa, the case was registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978, Wherein, the court ordered that as per the judgment passed in Bandyamma V/s Commissioner ILR 1993 KAR 2694, which was granted in 1937, which states since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent, which is referred in **Sl No.16 of II Para.**The case is registered for Sy.no.192, measuring 01 acre 22 gunta is abandoned.

The RTC's from 2006-07 to 2020-21 for Sy.no.192, measuring 01 acre 22 guntas in the name of Mrs.Suja Issac (MR no.85/2004-05) measuring 22 guntas in the name of Sri.M.N.Chittiappa (MR no.144/2006-07), is referred in **Sl No.17 of II Para.**

The Resurvey sketch assigning Sy.no.192/1 & 2 for old No.192, is referred in **SI No.18 of II Para.**

The khatha for property was accordingly transferred on the basis of Phodi, as seen from the Mutation register bearing No.T28/2021-22 for Sy.no.192 phoded as Sy.no.192/1 measuring 22 guntas in the name of Sri.M.N.Chittiappa and Sy.no.192/2, measuring 01 acre 21 guntas in the name of Mrs.Suja Issac, which is referred in **SI No.19 of II Para.**

The RTC's from 2022-23 for Sy.no.192/1 measuring 22 guntas in the name of Sri.M.N.Chittiappa (MR no.T28/2021-22) AND RTC's from 2021-22 to 2022-23 for Sy.no.192/2, measuring 01 acre 21 guntas in the name of Mrs.Suja Issac (MR No.T28/2021-22 & T52/2021-22), are referred in **SI No.20 and 21 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.192, is referred in **SI No.22 of II Para.**

The land in Sy.no.192/1, measuring 22 guntas is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.353045, which is referred in **SI No.23 of II Para.**

The land bearing sy.no.192/2, measuring 01 acres 21 gunta is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.303649, which is referred in **SI No.24 of II Para.**

The Mutation register bearing No.T52/2021-22 for sy.no.192/2, measuring 01 acres 21 guntas in the name of Mrs.Suja Issac on the basis of DC conversion order, is referred in **SI No.25 of II Para.**

The Mutation register bearing No.T62/2022-23 for Sy.no.192/2, measuring 01 acres 21 guntas in the name of Mrs.Suja Issac on the basis of RRTDisp/0847/2023, is referred in **SI No.26 of II Para.**

The Mutation register bearing No.T63/2022-23 for sy.no.192/1, measuring 22 guntas in the name of Sri.M.N.Chittiappa on the basis of RRTDisp/0846/2023, is referred in **SI No.27 of II Para.**

Mrs.Suja Issac has sold Sy.no.192/2, (old No.192) measuring 01 acre 21 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, through Registered sale deed bearing No.13829/2022-23, which is referred in **SI No.28 of II Para.**

Mr.Maneyapanda Nachaiah Chittiappa has sold Sy.no.192/1, (old No.192) measuring 22 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, through Registered sale deed bearing No.13858/2022-23, which is referred in **SI No.29 of II Para.**

Sy.No.193

The land bearing Sy.no.193, measuring 02 acres 01 gunta was previously belonging to Sri.Munishamappa who has sold the same in favour of Fathima Bee, as seen from the Certified copy of registered sale deed bearing No.645/1968-69, which is referred in **SI No.30 of II Para.**

Fathima Bee has then sold Sy.no.193, measuring 02 acres 01 gunta in favour of Sri.B.Bairappa, as seen from the Certified copy of registered sale deed bearing No.1075/1971-72, which is referred in **Sl No.31 of II Para.**

Sri.Bairappa has then sold Sy.no.193, measuring 02 acres 01 gunta in favour of Sri.Venkataramanappa, as seen from the Certified copy of registered sale deed bearing No.4490/1974-75, which is referred in **Sl No.32 of II Para.**

The Endorsement issued by Thasildhar stating that CD No.45/1936-37 with respect to Sy.no.191, 192, 193, 194, 195, 197, 203, 204, 207, 209 is not available with them, is referred in **Sl No.33 of II Para.**

The Endorsement issued by Tahsildar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them, is referred in **Sl No.34 of II Para.**

The Endorsement issued by Tahsildar stating that mutation register bearing No.14/1980-81, 5/1963-64, 10/1964-65, 5/1963-64, 10/1964-65, 2/1975-76 with respect to Sy.no.209, 204 & 193 are not available with them, is referred in **Sl No.35 of II Para.**

The Endorsement issued by Tahsildar stating that RTC's from 1969 to 1979-80 for Sy.no.191, 193, 194 are not available with them, is referred in **Sl No.36 of II Para.**

The RTC's from 1980-81 to 1994-95 for Sy.no.193, measuring 02 acre 01 gunta in the name of Venkataramanappa, is referred in **Sl No.37 of II Para.**

Sri.Venkataramanappa has then sold Sy.no.193, measuring 02 acre 01 guntas in favour of Sri.Sajan Joseph.K, through Registered sale deed bearing No.2337/1995-96, which is referred in **Sl No.38 of II Para.**

The khatha for property was accordingly transferred, as seen from the Mutation register bearing No.44/1996-97 for sy.no.193, measuring 02 acres 01 gunta in the name of Sri.Sajan Joseph.K on the basis of Registered sale deed bearing No.2337/1995-96 and RTC's from 1997-98 to 2006-07 for Sy.no.193, measuring 02 acres 01 gunta in the name of Sri.Sajan Joseph.K (MR No.44/1996-97), which are referred in **Sl No.39 and 40 of II Para.**

As per the Order passed in LRF SR 59/2000-01, the property bearing Sy.no.193, measuring 02 acre 01 gunta and other properties were vested in the name of Government for violation of PTCL act, as seen from the Mutation register bearing No.186/2006-07 and RTC's from 2007-08 to 2014-15 for Sy.no.193, measuring 02 acres 01 gunta in the name of Government (MR No.186/2006-07), which are referred in **Sl No.41 and 42 of II Para.**

Smt.Karagamma W/o.Muniyappa and Smt.Neelamma W/o.Chandrappa have then filed an petition before the Court of Assistant Commissioner against Sri.Sajan Joseph under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 stating the land bearing Sy.no.193 was conveyed by petitioners to respondent under sale deed dated 07.08.1961, 11.09.1964, 09.05.1968, 24.06.1974, 12.12.1974, 15.10.182 and ultimately in favour of respondent herein under sale deed dated 22.07.1996 in violation of the provision of the act. And therefore, it is requested to hold the said sale deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Sri.Ganga who was granted as per SDO.No.AS.DD.68/36-37 dated 24.05.1937 and deputy Commissioner order No.B2.DD.99/1936-37 dated 13.05.1937.

Wherein, the court ordered that the registered sale deed dated 07.08.1961, 11.09.1964, 09.05.1968, 24.06.1974, 12.12.1974, 15.10.182 and ultimately in favour of respondent herein under sale deed dated 22.07.1996 under which the land in sy.no.193 (old No.42) measuring 02 acres 01 guntas is held as null and void. Hence by virtue of the said sale deed the respondent shall not derive any right and title over the land in question. Further, in exercise of the powers conferred under section 5 (1) and (b) of the act, it is ordered to resume the said land to Government free from all encumbrances and restitute the same in favour of the original grantee or his legal heirs, and The Tahsildar , Hoskote Taluk shall take necessary action and make necessary entries in the revenue records, as seen from the Final order passed in case no.PTCL.SR(HO)22/2009-10 filed, which is referred in **Sl No.43 of II Para.**

Sajan J Karimattom has then bequeathed the land bearing Sy No.193, measuring 02 acres 01 gunta and other properties in favour of his wife Smt.Shobha, as seen from the Unregistered will, which is referred in **Sl No.44 of II Para.**

The final order passed in PTCL:SR(H):18/2016-17 in petition filed before the Sub-divisional Court, Doddabalapura Sub-division filed by Government against Smt.Fathima Bee, B.Bairappa, Sri.Venkataramanappa, Sri.Sajjan Joseph registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978, wherein the court ordered that As per the judgment passed in Bandyamma V/s.Commissioner ILR 1993 KAR 2694, which was granted in 1937, states that since no period of prohibition of alienation has been imposed in accordance with the rules, in this case section 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent and the case registered for sy.no.193, measuring 02 acre 01 gunta is abandoned, is referred in **Sl No.45 of II Para.**

The Final order passed in case no.LRD:SR(H):2013/2012-13 & 18/2013-14 (Old No.LRF:SR(H):59/2000-01 by the Sub-Divisional Officer, Doddabalapura Sub-Division in petition filed by Government against Smt.Sobha Sajan for violation of 79 A, B of Land reform act for sy.no.193, measuring 02 acres 01 gunta and other properties, wherein the court ordered that sy.no.193, measuring 02 acres 01 gunta and other properties are not under violation of 79 (A) (B) of Land Reform Act, is referred in **Sl No.46 of II Para.**

The Final order passed in case No.PTCL.C.R(H):33/2016-17 and PTCL:CR(H):22/2009-10 in petition filed before Sub-divisional Court, Doddabalapura Sub-Division by Smt.Karagadamma and Smt.Neelamma against Sri.Sajan Joseph since died by his Wife Smt.Sobha Sajan, wherein the case was registered under section 4 and 5 of the Karnataka Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978 and the court ordered that, as per the judgment reported in (1969)2 SCC 187, since the petitioner has not submitted his application within the prescribed period under section 4 of the PTCL act, 1978 and the order of this authority dated 20.02.2017 and 03.05.2017 regarding the same land has rejected the petitioner's petition, the petitioner is not entitled to grant the relief sought in their petition, rejected, is referred in **Sl No.47 of II Para.**

The Judgment passed in Appeal No.562/2010 (CH-2) filed before the Karnataka Appellate Tribunal by Sri.Sanjan Joseph.K since dead by his Lrs Smt.Shoba Sajan against 1.The State of Karnataka, 2.The Thasildar, 3. The Assistant Commissioner to set aside the order dated 08.05.2006 in case No.LRF/SR/59/2000-01, wherein the appeal is allowed and consequently the order dated 08.05.2006 passed in case No.LRF/SR/59/2000-01 is set aside and the matter is remitted to R-3 with a

direction to dispose of the matter a fresh in accordance with law. After impleading the appellant in the proceedings as respondent and providing sufficient opportunities to her to file statement and documents to substantiate her defense to be taken by filing her written statement by issuing notice, is referred in **Sl No.48 of II Para.**

The Order bearing No.LRF SR (HO):213/2012-13 & 18/2013-14 (old no.59/2000-01) in petition filed by Government against Sobha Sajan for violation of 79 A, B of Land reform act over Sy.no.193, measuring 02 acres 01 guntas and other properties, wherein court ordered that sy.no.193, measuring 02 acres 01 guntas and other properties are not purchased in violation of 79 (A) (B) of Land Reform Act, is referred in **Sl No.49 of II Para.**

The khatha for Sy.no.193, measuring 02 acre 01 guntas and other properties was transferred in the name of Sobha Sajan on the basis of will executed by Sajan J Karimattom, as seen from the Mutation register bearing No.H19/2014-15 and RTC's from 2015-16 to 2021-22 for Sy.no.193, measuring 02 acre 01 guntas in the name of Sobha Sajan (MR no.H19/2014-15), which are referred in **Sl No.50 and 51 of II Para.**

The Probate order passed in O.P.No.1/1998 by the District Judge in petition filed by Santhosh J.K (petitioner) Sobha Sajan, Joseph Sajan, John Sajan (Non-Applicants- Exparte), wherein Sri.R.Raveendran, Judge at District court, Kottayam on 07.06.1997 ordered that the last will of Sajan J Karimattom on 20.07.1997, was proved and registered before him and that Administration of the properties and credits of the said deceased and in anyway concerning his will was granted to the petitioner the executor of the said will named, he having undertaken to administer the name and to make a full and true inventory of the properties and credits and exhibit the same in the court within six months from the date of this grant or within such further time as the court may from time to time appoint and also to render to this court a true account of the said properties and credits within one year from the same date or within such further time as the court may from time to time appoint, is referred in **Sl No.52 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.193, is referred in **Sl No.53 of II Para.**

The land in Sy.no.193, measuring 02 acres 01 gunta is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.303648, which is referred in **Sl No.54 of II Para.**

The Mutation register bearing No.T51/2021-22 for sy.no.193, measuring 02 acres 01 gunta in the name of Sobha Sajan on the basis of DC conversion order, is referred in **Sl No.55 of II Para.**

The Registered General Power of Attorney bearing No.179/2021 executed by Mr.Sobha Sajan in favour of Mr.Joseph Sajan to do acts, deeds and things together with sale, gift etc for Sy.no.193, measuring 02 acres 01 guntas, is referred in **Sl No.56 of II Para.**

Mrs.Shoba Sajan represented by her General Power of Attorney holder Mr.Joseph Sajan has then sold Sy.no.193, measuring 02 acre 01 guntas in favour of BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa, through Registered sale deed bearing No.3003/2022-23, which is referred in **Sl No.57 of II Para.**

BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa has then sold Sy.no.194, measuring 02 acres, Sy.no.193,

measuring 02 acres 01 guntas, Sy.no.20/1, measuring 01 acre 20 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, through Registered sale deed bearing No.13868/2022-23, which is referred in **Sl No.58 of II Para.**

Sy.No.194

The property bearing Sy No.194 was previously belonging to Thimarayamma, as seen from the RTC's from 1980-81 to 1989-90 for Sy.no.194, measuring 02 acres, which is referred in **Sl No.59 of II Para.**

The Endorsement issued by Tahsildar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them, is referred in **Sl No.60 of II Para.**

The Endorsement issued by Tahsildar stating that RTC's from 1969 to 1979-80 for Sy.no.191, 193, 194 are not available with them, is referred in **Sl No.61 of II Para.**

On death Thimmarayamma and Chikka Muniyappa, the khatha for Sy.no.194, measuring 02 acres was transferred to their legal heirs Thimmarayappa, Susheelamma, as seen from the Mutation register bearing No.8/1994-95 and RTC's from 1990-91 to 1996-97 for Sy.no.194, measuring 02 acres in the names of Thimmarayappa and Susheelamma (MR No.8/1994-95), which are referred in **Sl No.62 and 63 of II Para.**

The Family tree of Late.Thimmarayamma issued by Village Accountant, which shows Thimmarayappa and Susheelamma are her children, is referred in **Sl No.64 of II Para.**

Sri.Thimmarayappa and Smt.Susheelamma have sold Sy.no.194, measuring 02 acres in favour of Sri.K.V.Chacko, through Registered sale deed bearing No.2132/1995-96, which is referred in **Sl No.65 of II Para.**

The khatha for property was accordingly transferred in the name of Sri.K.V.Chacko on the basis of Registered sale deed bearing No.2132/1995-96, as seen from the Mutation register bearing No.43/1996-97 and RTC's from 1997-98 to 2012-13 for sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko (MR No.43/1996-97), which are referred in **Sl No.66 and 67 of II Para.**

Later, the Government had filed an application against Sri.K.V.Chacko for violation of Section of 79 A, B & 80 of Land Reforms act to purchase Sy.no.194, measuring 02 acres and other properties, wherein, the Final order was passed in case no.LRD.SR(DHO) 58, 60/2000-01 by the Sub-Divisional Officer, Doddabalapura Sub-Division declaring that the land in Sy.no.194, measuring 02 acres and other properties were not purchased in violation of 79 (A) (B) of Land Reforms Act, is referred in **Sl No.68 of II Para.**

Thimmarayappa and Smt.Susheelamma have then filed a petition against Sri.K.V.Chacko under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978, stating the land bearing Sy.no.194 (old No.42) was conveyed by petitioners to respondent under sale deed bearing No.3132 dated 10.07.1995 in violation of the provision of the act. And therefore it is requested to hold the said sale deed as null and void as well as to restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Chikkamuniyappa who granted as per SDO.No.AS.DD.68/36-37 dated 24.05.1937 and deputy Commission order No.B2.DD.99/1936-37 dated 13.05.1937,

Wherein, the court ordered that the registered sale deed dated 25.03.1966 as well as the sale deed dated 09.11.1995 under which the land in sy.no.194 (old No.42) measuring 02 acres was conveyed is declared as null and void. Hence by virtue of the said sale deed the respondent shall not derive any right and title over the land in question. Further, in exercise of the powers conferred under section 5 (1) and (b) of the act, it is ordered to resume the said land to Government free from all encumbrances and reconstitute the same in favour of the original grantee or his legal heirs AND The Tahsildar, Hoskote Taluk was directed to shall take necessary action and make necessary entries in the revenue records, as seen from the Final order passed in case no.PTCL.SR(HO)21/2009-10 by the Court of Assistant Commissioner, which is referred in **Sl No.69 of II Para.**

On the basis of order Final order passed in case no.PTCL.SR(HO)21/2009-10, the property was restored in the name of Government, as seen from the Mutation register bearing No.H97/2012-13 for Sy.no.194 and RTC's for the year 2013-14 for Sy.no.194, measuring 02 acres in the name of Government (MR no.H97/2012-13), which are referred in **Sl No.70 and 71 of II Para.**

Later, the property was transferred in the names legal heirs of original grantee Thimmarayappa and Smt.Susheelamma on the basis of Final order passed in case no.PTCL.SR(HO)21/2009-10, as seen from the Mutation register bearing No.H41/2013-14 and RTC's for the year 2014-15 to 2019-20 for Sy.no.194, measuring 02 acres in the name of Thimmarayappa and Smt.Susheelamma (MR no.H41/2013-14), which are referred in **Sl No.72 and 73 of II Para.**The RTC reflects the Court stay order in case No.LND.SC/ST(A)4/2014-15 dated 19.06.2014.

Sri.K.V.Chacko represented by his General Power of Attorney holder A.B.Amas Paul had filed an appeal against The Assistant Commissioner, Sri.Thimmarayappa, Smt.Susheelamma challenging the Final order passed in case no.PTCL.SR(HO)21/2009-10, wherein the Appeal is allowed and the impugned order passed by the Assistant Commissioner Doddaballapura in case no.PTCL.SR(HO)21/2009-10 was set aside.

Further the Tahsildar, was directed to continue the revenue entries of the land bearing sy.no.194 (Old no.42), measuring 02 acres in the name of appellant i.e. Sri.K.V.Chacko herein, as seen from the Final order passed in case No.LND SC/ST(A) 04/2014-15, which is referred in **Sl No.74 of II Para.**

The khatha for Sy.no.194, measuring 02 acres was registered in the name of Sri.K.V.Chacko, on the basis of Final order passed in case No.LND SC/ST(A) 04/2014-15, as seen from the Mutation register bearing No.H87/2019-20 and RTC's for the year 2020-21 & 2021-22 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko (MR no.H87/2019-20), which are referred in **Sl No.75 and 76 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.194, is referred in **Sl No.77 of II Para.**

The land in Sy.no.194, measuring 02 acres is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.303647, which is referred in **Sl No.78 of II Para.**

The Mutation register bearing No.T50/2021-22 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko and RTC's for the year 2021-22 for Sy.no.194, measuring 02 acres in the name of Sri.K.V.Chacko (MR no.T50/2021-22), recording the DC conversion order, are referred in **Sl No.79 and 80 of II Para.**

Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko has executed Registered General Power of Attorney bearing No.28/2022 in favour of Mr.Santhosh K.Karimattom, authorizing him to do acts, deeds and things and sell the land bearing Sy.no.191, 194, 195, 197, 199, 20/1 and other properties, is referred in **Sl No.81 of II Para.**

Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko represented by its General Power of Attorney holder Mr.Santhosh K.Karimattom has sold Sy.no.194, measuring 02 acres in favour of BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa, through Registered sale deed bearing No.3005/2022-23, which is referred in **Sl No.82 of II Para.**

Shobha D/o.Late.Thimmarayappa & Rajeshwari has filed a suit for partition and separate possession of 1/3rd share in land bearing Sy.no.194, measuring 02 acres in the court of the Hon'ble Senior Civil Judge at Hoskote against 1.Smt.Susheelamma D/o.Thimmarayamma & Muniyappa, 2.Sri.Muniraju, 3.Smt.Uma, 4. Smt.Suma (2 to 4 are children of Late.Thimmarayappa) 5.Kuttiparampil Vardhese Chacko @ KV Chacko) 6.Maneyapanda Raoul Chittiappa, BCK Delphi Estates LLP Limited in in OS No.926/2023, as seen from the Plaint copy in OS No.926/2023, which is referred in **Sl No.83 of II Para.***It is informed that the suit in O.S.No.926/2023 is pending, hence final order in O.S.No.926/2023 has to be obtained.*

BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa has sold Sy.no.194, measuring 02 acres, Sy.no.193, measuring 02 acres 01 guntas, Sy.no.20/1, measuring 01 acre 20 guntas M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, through Registered sale deed bearing No.13868/2022-23, which is referred in **Sl No.84 of II Para.**

Sy.No.195

The property bearing Sy.no.195 measuring 02 acres was previously belonging to Sri.K.V.Varadhachar who has sold the same in favour of Smt.Muniyamma, as seen from the Certified copy of registered sale deed bearing No.3361/1961-62, which is referred in **Sl No.85 of II Para.**

Smt.Muniyamma and her children Munivenkatappa and Venkatashamappa have sold Sy.no.195, measuring 02 acres in favour of Sri.Munigiriyappa, as seen from the Certified copy of registered sale deed bearing No.3790/1961-62, which is referred in **Sl No.86 of II Para.**

Sri.Munigiriyappa has sold Sy.no.195, measuring 02 acres in favour of Smt.Muniyamma W/o.Munishamappa, through Registered sale deed bearing No.973/1965-66, which is referred in **Sl No.87 of II Para.**

Smt.Muniyamma has then sold portion of Sy.no.195 measuring 01 acre in favour of Sri.K.M.Krishnappa, as seen from the Certified copy of registered sale deed bearing No.1683/1971-72, which is referred in **Sl No.88 of II Para.**

The Mutation register bearing No.35/1994-95 for Sy.no.195, measuring 01 acre in the name of Sri.K.M.Krishnappa on the basis of registered sale deed bearing No.1683/1971-72, is referred in **Sl No.89 of II Para.**

The Endorsement issued by Tahsildar stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them, is referred in **Sl No.90 of II Para.**

The Endorsement issued by Tahsildar stating that RTC's from 1960 to 1969 for Sy.no.192, 195, 45/2 are not available with them, is referred in **Sl No.91 of II Para.**

It is informed that Smt.Muniyamma had retained 1 acre in Sy No.195 and upon her death the property was inherited by K.M.Chennaiah and on death of Chennaiah, the khatha for sy.no.195, measuring 01 acre was transferred in the name of his son Dasappa, as seen from the IHC bearing No.37/1994-95, which is referred in **Sl No.92 of II Para.** Wherein, K.C.Gopi, K.C.Ranga other children of K.M.Channaiah have given their consent for transfer of khata in the name of Dasappa.

The RTC's from 1990-91 to 1996-97 for Sy.no.195, measuring 01 acre in the name of K.M.Krishnappa (MR No.35/1994-95) and measuring 01 acre in the name of K.C.Dasappa (MR no.37/1994-95), is referred in **Sl No.93 of II Para.**

1.Mr.K.C.Dasappa, 2.K.C.Gopi, 3.K.C.Ranga (children of Late.K.M.Chennaiah), 4.Mrs.Muniyamma W/o.Water Cooli Muniswamy, and her children 5.Mr.Munivenkatappa, 6.Mr.Kakanna, 7.Doddavenkataiah, 8.Chikkavenkataswamy, 9.Munivenkataswamy, 10. Srinivasa, 11. Muniraja minor represented by his father Doddavenkataiah, 12.Gopala, 13.Muniraja both are minors represented by their father Chikkavenkataswamy, 14. Rajesh Babu minor represented by his father Munivenkataswamy, 15. Mrs.Sampamma has then sold Sy.no.195, measuring 01 acre in favour of Sri.K.V.Chacko represented by his GPA holder Mr.A.N.Jayaprakash, through Registered sale deed bearing No.3637/1995-96, which is referred in **Sl No.94 of II Para.**

The Mutation register bearing No.38/1996-97 for sy.no.195, measuring 01 acre in the name of Sri.K.V.Chacko, on the basis of registered sale deed bearing No.3637/1995-96, is referred in **Sl No.95 of II Para.**

1.Mr.K.M.Krishnappa and his children 2. Shankar, 3. Ashok, 4.Vijay Kumar, 3 & 4 are minors represented by their father Mr.K.M.Krishnappa have sold Sy.no.195, measuring 01 acre in favour of Mr.K.V.Chacko represented by his GPA holder A.N.Jayaprakash, as seen from the Certified copy of registered sale deed bearing No.1337/1996-97, which is referred in **Sl No.96 of II Para.**

The RTC's from 1997-98 to 2011-12 for Sy.no.195, measuring 01 acre in the name of K.M.Krishnappa (MR No.35/1994-95) and measuring 01 acre in the name of Mr.K.V.Chacko (MR no.58/1996-97), is referred in **Sl No.97 of II Para.**

The Final order passed in case no.LRD.SR(DHO) 58, 60/2000-01 by the Sub-Divisional Officer, Doddabalapura Sub-Division in petition filed by Government against Sri.K.V.Chacko for violation of 79 A, B & 80 of Land reform act in purchase of Sy.no.195, measuring 02 acre and other properties, wherein the court ordered that Sy.no.195, measuring 01 Acre and other properties are not acquired in violation of 79 (A) (B) of Land Reform Act, is referred in **Sl No.98 of II Para.**

Smt.Rathnamma W/o.Thimmarayappa @ Veerappa and Sri.K.C.Gopi S/o.Late.Chinnaiah has filed a petition before the court of Assistant Commission against Sri.K.Krishnappa and Sri.K.V.Chacko, the petition was filed under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 seeking the land bearing Sy.no.195 (old No.42) was conveyed to respondent under sale deed bearing No.1683/1971-72, 3637/1995-96 are in violation of the provision of the act. And, therefore to hold the said sale deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Dasappa who was granted as per DD.No.4542/1936-37

dated 04.06.1937, wherein the court ordered that the petition of the petitioners for restoration of the land in Sy.no.195 (old No.42), measuring 02 acres is liable to be rejected and accordingly the petition is rejected and all further proceedings are also dropped, as seen from the Final order passed in case no.PTCL.(H) SR.20/2007-08, which is referred in **Sl No.99 of II Para.**

Smt.Rathanamma has filed an appeal challenging the order passed in case no.PTCL.(H)SR.20/2007-08 against The Assistant Commissioner, Sri.K.M.Krishnappa and Sri.K.V.Chacko before the Deputy Commissioner & District Magistrate Bangalore, wherein the said appeal is dismissed, as seen from the Final order passed in case No.LND.SC/ST(A)02/2012 C/w Case No.LND.SC/ST(A)MIS.02/2017, which is referred in **Sl No.100 of II Para.**

Later, Sri.Paapa has filed the petition against Sri.K.M.Krishnappa and Sri.K.V.Chacko represented by his GPA holder A.N.Jayaprakash under section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain lands) Act, 1978 and the land bearing Sy.no.195 (old No.42) was conveyed by petitioners to respondent under sale deed dated 27.03.1962, 14.06.1965, 01.06.1970, 01.06.1970, 10.08.1971, 22.06.1976, 22.06.1976, 14.12.1995, 22.12.1995 and ultimately in favour of respondent herein under sale deed dated 14.12.1995 & 22.12.1995 in violation of the provision of the act. And, therefore to hold the said sale deed as null and void as well as restore the land in favour of petitioners who are the legal heirs of original grantee i.e. Pappa who was granted as per DD.No.4542/1936-37 dated 04.06.1937. On examination, the court ordered that the claims on land bearing Sy.no.195 (old no.42), measuring 02 acres against the defendants under sections 4 and 5 of the Karnataka Scheduled Castes/Schedule Tribes (prohibition of transfer of Scheduled Lands) Act 1978 are dropped and the order was revised, as seen from the Final order passed in case No.PTCL.SR(H):11/2012-13, which is referred in **Sl No.101 of II Para.**

The Rectified order issued by Sub-Divisional Officer bearing no.RRT(H)CR:253/2011-12 to rectify the mutation number in Column No.10 in RTC with respect to land bearing Sy.no.195, wherein the Column No.10 of RTC the mutation number was wrongly mentioned as 58/1996-97 instead of 38/1996-97 and the same was rectified, which is referred in **Sl No.102 of II Para.**

The khatha for Sy.no.195, measuring 01 acre was transferred in the name of K.V.Chacko on the basis of RRT(H)CR:253/2011-12, as seen from the Mutation register bearing No.H127/2011-12 and RTC's from 2012-13 for Sy.no.195, measuring 01 acre in the name of K.M.Krishnappa (MR No.35/1994-95) and measuring 01 acre in the name of Mr.K.V.Chacko (MR no.H127/2011-12), which are referred in **Sl No.103 and 104 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.195, is referred in **Sl No.105 of II Para.**

The Resurvey sketch for assigning Sy.no.195/1 & 2 for old no.195, is referred in **Sl No.106 of II Para.**

The Mutation register bearing No.T17/2014-15 for Sy.no.195, on the basis of phodi as Sy.no.195/1 measuring 01 acre in the name of K.V.Chacko and Sy.no.195/2 measuring 01 acre in the name of Sri.K.M.Krishnappa, is referred in **Sl No.107 of II Para.**

The RTC's from 2014-15 to 2021-22 for sy.no.195/1, measuring 01 acre in the name of Sri.K.V.Chacko (MR No.T17/2014-15), is referred in **Sl No.108 of II Para.**

The RTC's from 2014-15 to 2016-17 for sy.no.195/2, measuring 01 acre in the name of Sri.K.M.Krishnappa (MR No.T17/2014-15), is referred in **Sl No.109 of II Para.**

The Mutation register bearing No.H49/2016-17 for sy.no.195/2, measuring 01 acre in the name of K.V.Chacko on the basis of RRT.CR.103/2016-17 and RTC's from 2017-18 to 2021-22 sy.no.195/2, measuring 01 acre in the name of K.V.Chacko (MR No.H49/2016-17), are referred in **Sl No.110 and 111 of II Para.**

The land bearing Sy.no.195, measuring 01 acre is converted from agriculture to non-agricultural residential purpose, as seen from the DC conversion order bearing No.ALN(HOKA)SR:147/2015-16, which is referred in **Sl No.112 of II Para.**

The DC conversion order bearing No.301043 for conversion of land bearing Sy.no.195/2, measuring 01 acre from agriculture to non-agricultural residential purpose, is referred in **Sl No.113 of II Para.**

The Mutation register bearing No.T58/2021-22 for Sy.no.195/2, measuring 01 acre in the name of K.V.Chacko on the basis of DC conversion order, is referred in **Sl No.114 of II Para.**

Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko has executed Registered General Power of Attorney bearing No.28/2022 in favour of Mr.Santhosh K.Karimattom, authorizing him to do acts, deeds and things together with sale of land bearing Sy.no.191, 194, 195, 197, 199, 20/1 and other properties, is referred in **Sl No.115 of II Para.**

Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko represented by his GPA holder Mr.Santhosh J Karimattoam (Vendor No.1) and Mr.K.S.Suresh (Vendor No.2) have sold Sy.no.195/1 (old no.195), measuring 01 acre, Sy.no. 195/2 (old No.195), measuring 01 acre and Sy.no.198, measuring 02 acres 04 guntas in favour of City Projects And Developers represented by its managing partner Mr.Joseph Sajan, as seen from the Registered sale deed bearing No.4587/2023-24, which is referred in **Sl No.116 of II Para.**

The DC conversion order bearing No.674111 for conversion of land bearing Sy.no.195/1, measuring 01 acre from agriculture to non-agricultural residential purpose, is referred in **Sl No.117 of II Para.**

The Rectified DC conversion order bearing No.674111 for land bearing Sy.no.195/1 rectifying the boundaries, which is referred in **Sl No.118 of II Para.**

City Projects And Developers represented by its managing partner Mr.Joseph Sajan have sold Sy.no.195/1 (old no.195), measuring 01 acre, Sy.no. 195/2 (old No.195), measuring 01 acre and Sy.no.198, measuring 02 acres 04 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, through Registered sale deed bearing No.4607/2023-24, which is referred in **Sl No.119 of II Para.**

Sy.No.196

The property bearing Sy.no.196, measuring 01 acre 39 guntas was previously belonging to Sri.Venkata who has sold the same in favour of Sri.K.Sajjan Saheb, as seen from the Certified copy of registered sale deed bearing No.222/1946-47, which is referred in **Sl No.120 of II Para.**

Sri.K.Sajjan Saheb has then sold Sy.no.196, measuring 01 acre 39 guntas in favour of Munivenkatappa, as seen from the Certified copy of registered sale deed bearing No.1218/1948-49, which is referred in **Sl No.121 of II Para.**

The RTC's from 1991-92 to 1994-95 and from 2001-02 to 2006-07 for Sy.no.196, measuring 01 acre 39 guntas in the name of Muneeramma, Munishami, Munimarappa and Venkataramanappa (MR No.39/1994-95), is referred in **Sl No.122 of II Para.**

Smt.Muneeramma, Smt.Lakshamma, Sri.Srinivasa, Munivenkatappa, Manjunatha, Venkatamma, Sri.V.Munimarappa, Sri.Venkataramanappa have sold Sy.no.196, measuring 01 acre 39 guntas in favour of Sri.R.K.Shanmugam, through Registered sale deed bearing no.5242/2006-07, which is referred in **Sl No.123 of II Para.**Wherein Nanjamma, Anantharamu, Yashodamma, Venkatesha, Muniraj, Sunita, Padmavathi, Pradeep, Nagaraja, Ramakrishna, Manjula have signed as consenting witness.

The khatha for property was accordingly transferred, as seen from the Mutation register bearing No.5/2007-08 for Sy.no.196, measuring 01 acre 39 guntas in the name of Sri.R.K.Shanmugam on the basis of RRT(2) DIS 155/2006-07 and RTC's from 2007-08 to 2022-23 for sy.no.196, measuring 01 acre 39 guntas in the name of Sri.R.K.Shanmugam (MR No.5/2007-08), which are referred in **Sl No.124 and 125 of II Para.**

Karagamma, Krishna Murthy and Muniyappa have filed suit for partition against Srinivas, Venkatamma, Manjunatha (LR's of N.V.Munishami) smt.Nanjamma, Manjula, Anathu, Sunitha (LR's of Late.Munimarappa) Padmavathi, Venkatesh, Yashodha, Nagaraju, Muniraju, Ramakrishna (LR's of Late.Venkataramanappa), Manjunath (S/o.Muniswamy and Lakshamma), R.K.Shanmugam for partition of 1/6th share in land bearing Sy.no.196, measuring 01 acre 06 guntas and declare the sale deed dated 14.09.2006 is not binding on the plaintiff. The court ordered that the memo filed by the plaintiff is allowed and the suit of the plaintiff is hereby disposed of as settled out of court, as seen from the Final order passed in OS No.138/2022, which is referred in **Sl No.126 of II Para.**

Sri.R.K.Shanmugam has sold Sy.no.196, maturing 01 acre 39 guntas in favour of Mr.Joseph Sajan, through Registered sale deed bearing No.14597/2022-23, which is referred in **Sl No.127 of II Para.**Wherein City Projects and Developers have signed as consenting witness.

The DC conversion order bearing No.481755 for conversion of land bearing Sy.no.196, measuring 01 acre 39 guntas from agriculture to non-agricultural residential purpose, is referred in **Sl No.128 of II Para.**

Mr.Joseph Sajan has sold Sy.no.197/2, measuring 26 ½ guntas and Sy.no.196, measuring 01 acre 39 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, through Registered sale deed bearing No.4631/2023-24, which is referred in **Sl No.129 of II Para.**

Sy.no.197

The land bearing Sy.no.197, measuring 02 acres was originally belonged to Sri.Kempa.

The said Sri.Kempa had sold and conveyed the land bearing Sy.no.197, measuring 02 acres in favour of Sri.Syed Kasim Saheb, as could be seen from Certified copy of registered sale deed bearing No.1046/1946-47, which is referred in **Sl.No.130 of II Para.**

Thereafter the said Sri.Syed Kasim Saheb had sold and conveyed the Sy.no.197, measuring 02 acres in favour of Syed Musthaffa, as could be seen from Certified copy of Registered sale deed bearing No.2978/1948-49, which is referred in **Sl.No.131 of II Para.**

Subsequently the said Syed Musthaffa had sold and conveyed the land bearing Sy.no.197, measuring 02 acres in favour of Sri.Appaiah @ Byalahallyappa (S/o.Muniyappa), as could be seen from Registered sale deed bearing No.912/1957-58, which is referred in **Sl.No.132 of II Para.**

The RTC;s from 1980-81 to 1989-90 for Sy.no.197, measuring 02 acres in the name of M.Appaiah, which is referred in **Sl.No.133 of II Para.**

The Thasildhar had issued an Endorsement stating that CD No.45/1936-37 with respect to Sy.no.191, 192, 193, 194, 195, 197, 203, 204, 207, 209 is not available with them, which is referred in **Sl.No.134 of II Para.**

The Thasildhar had issued an Endorsement stating that Saguvali Chit pertaining to land bearing Sy.no.191, 192, 193, 194, 195, 197, 199, 202, 203, 204, 207 and 209 are not available with them, which is referred in **Sl.No.135 of II Para.**

The Thasildhar had issued an Endorsement stating that RTC's from 1968 to 1980 for Sy.no.192, 195, 45/2 are not available with them, which is referred in **Sl.No.136 of II Para.**

Later 1. M.Appaiah along with his brothers and sister in law namely 2.Giriyamma D/o.Late.Doddasonappa S/o.Muniyappa, 3. Munishamappa, 4. Chikkasonappa, 4. Thimmarayappa have entered into Unregistered partition deed

Wherein land bearing Sy.no.197, measuring 26 $\frac{3}{4}$ guntas and other properties were allotted to Munishamappa, which is referred in **Sl.No.137 of II Para.**

The khatha of the land bearing sy.no.197, measuring 26 $\frac{3}{4}$ guntas and other properties were mutated in the name of Chikka Sonappa on the basis of partition deed dated 16.01.1995 entered into between (1) Giriyamma 2. Munishamappa, 3. Chikkasonappa, 4. M.Appaiah, 5. Thimmarayappa, as could be seen from Mutation register bearing No.67/1995-96, which is referred in **Sl.No.138 of II Para.**

The khatha of the land bearing sy.no.197, measuring 26 $\frac{3}{4}$ guntas and other properties were mutated in the name of Thimmarayappa on the basis of partition entered into between (1) Giriyamma 2. Munishamappa, 3. Chikkasonappa, 4. M.Appaiah, 5. Thimmarayappa, as could be seen from Mutation register bearing No.26/1994-95, which is referred in **Sl.No.139 of II Para.**

The RTC;s from 1990-91 to 1996-97 for Sy.no.197, measuring 02 acres in the name of M.Appaiah, Munishamappa (MR No.26/1994-95), Thimmarayappa (MR No.26/1994-95), which is referred in **Sl.No.140 of II Para.**

Subsequently the said Sri.M.Munishyamappa, Sri.K.M.Lokesh have sold and conveyed the land bearing Sy.no.197, measuring 26 $\frac{3}{4}$ guntas in favour of Sri.K.V.Chacko represented by his GPA holder A.N.Jayaprakash, as could be seen from Registered sale deed bearing No.2238/1999-2000, which is referred in **Sl.No.141 of II Para.**

The khatha of the land bearing sy.no.197, measuring 26 $\frac{3}{4}$ guntas was mutated in the name of Sri.K.V.Chacko on the basis of Registered sale deed bearing No.2238/1999-2000, as could be seen from Mutation register bearing no.33/1999-2000, which is referred in **Sl.No.142 of II Para.**

The RTC;s from 1997-98 to 2002-03 for Sy.no.197, measuring 26.12 guntas in the name of Chikka Sonappa (MR No.67/1995-96), measuring 26.12 guntas in the name of K.V.Chacko (MR No.33/1999-2000), measuring 26.12 guntas in the name of Thimmarayappa (MR No.26/1994-95), which is referred in **Sl.No.143 of II Para.**

The RTC;s from 2003-04 to 2011-12 for Sy.no.197, measuring 26.12 guntas in the name of K.V.Chacko (MR No.33/1999-2000), measuring 26.12 guntas in the name of Thimmarayappa (MR No.26/1994-95) measuring 26.12 guntas in the name of C.Nanjamma W/o.Late.Chikka Sonappa (MR No.13/2003-04), which is referred in **Sl.No.144 of II Para.**

The land bearing Sy.no.197 phoded and renumbered as follows:

Sy.no.197/1, in the name of K.V.Chacko, Sy.no.197/2, in the name of Thimmarayappa and Sy.no.197/3, in the name of C.Nanjamma, as could be seen from resurvey sketch, which is referred in **Sl.No.145 of II Para.**

The RTC's from 2012-13 to 2021-22 for Sy.no.197/1, measuring 26.12 guntas in the name of K.V.Chacko (MR No.33/1999-2000), which is referred in **Sl.No.146 of II Para.**

The RTC's from 2012-13 to 2013-14 for Sy.no.197/2, measuring 26.08 guntas in the name of Thimmarayappa (MR No.26/1994-95), which is referred in **Sl.No.147 of II Para.**

Later the said Sri.Thimarayappa, Smt.Puttamma W/o.Thimarayappa and their children Smt.Jayalakshmi, Sri.Muniraju, Sri.Venkatesh, Sri.Krishna Murthy, Smt.Manjula, Sri.Babu have gifted the land bearing Sy.no.197/2, measuring 26 $\frac{1}{2}$ guntas and Sy.no.199/2, measuring 26 $\frac{1}{2}$ guntas in favour of Sri.Shankar S/o.Thimmarayappa, as could be seen from Certified copy of Registered gift deed bearing No.8398/2013-14, which is referred in **Sl.No.148 of II Para.**

The khatha of the land bearing Sy.no.197/2, measuring 26.08 guntas and other property were mutated in the name of Shankar on the basis of Registered gift deed bearing No.8398/2013-14, as could be seen from Mutation register bearing No.H74/2013-14, which is referred in **Sl.No.149 of II Para.**

The RTC's from 2014-15 to 2016-17 for Sy.no.197/2, measuring 26.08 guntas in the name of Shankar (MR No.H74/2013-14), which is referred in **Sl.No.150 of II Para.**

The Sri.Lokesh.K.M have filed case bearing No.PTCL.C.R(H):16/2017 before Sub-divisional Court, Doddabalapura Sub-Division against Sri.K.V.Chacko

The court ordered that, As per the judgment reported in (1969)2 SCC 187, since the petitioner has not submitted his application within the prescribed period under section 4 of the PTCL act, 1978, the petitioner is not entitled to grant the relief sought in their petition, rejected, as could be seen from final order passed in case bearing No.PTCL.C.R(H):16/2017, which is referred in **Sl.No.151 of II Para.**

The Government had filed case in PTCL:SR(H):15/2016-17 before the Sub-divisional Court, Doddabalapura Sub-division against Sri.Kempa, M.Appaiah, Muniswamappa, K.V.Chacko the case was registered under the Karnataka

Scheduled Caste/Scheduled Tribes) Prohibition of Alienation of certain lands) Act, 1978

The court ordered that As per the judgment passed in Bandyamma V/s. Commissioner ILR 1993 KAR 2694, which was granted in 1937, and since no period of prohibition of alienation has been imposed in accordance with the rules, in this case sections 4 & 5 of the Karnataka SC/ST Prohibition of alienation of several lands act, 1978 are not applicable, against the respondent, as could be seen from final order passed in PTCL:SR(H):15/2016-17, which is referred in **Sl.No.152 of II Para.**

Sri.Shankar had entered into Registered sale agreement bearing No.3910/2014-15 with Sri.S.L.Suresh for sy.no.197/2, measuring 1 ¼ guntas out of 26 ½ guntas and the said agreement got cancelled by way of Registered cancellation of registered agreement bearing No.4886/2022-23, which are referred in **Sl.Nos.153 & 154 of II Para.**

The Sub-divisional Officer had issued an Endorsement stating that, there no claims under PTCL act over property bearing Sy.No.197/2, measuring 26 ½ guntas and other properties,

It is further mentioned that the case bearing No.PTCL.SR:40/2008-09 was registered for Sy.no.42 and for new Sy.no.197/2 and there is no claims on other properties under PTCL act, is referred in **Sl.No.155 of II Para.**

The Thasildhar issued an Endorsement stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.197, which is referred in **Sl.No.156 of II Para.**

The Sub-divisional Officer had issued an Endorsement stating that, there no claims under PTCL act for property bearing Sy.No.197/1, 197/2, 197/3, which is referred in **Sl.No.157 of II Para.**

The land bearing Sy.no.197/2, measuring 26 ½ guntas and other properties were converted from agriculture to nonagricultural residential purpose, as could be seen from DC conversion order bearing No.ALN(HK)SR 159/2014-15, which is referred in **Sl.No.158 of II Para.**

On the basis of DC conversion order, the khatha of the land bearing sy.no.197/2, measuring 26.08 guntas and other properties were mutated in the name of Sri.Shankar, as could be seen from Mutation register bearing No.T3/2017-18, which is referred in **Sl.No.159 of II Para.**

The RTC's from 2017-18 to 2020-21 for Sy.no.197/2, measuring 26.08 guntas in the name of Shankar (MR No.T3/2017-18), which is referred in **Sl.No.160 of II Para.** The RTC is reflecting suit in O.S.No.1768/2016, hence final order in O.S.No.1768/2016 has to be obtained.

The land bearing Sy.no.197/1, measuring 26.12 guntas was converted from agriculture to nonagricultural residential purpose, as could be seen from DC conversion order bearing No.301044, which is referred in **Sl.No.161 of II Para.**

The khatha of the land bearing Sy.no.197/1, measuring 26.12 guntas mutated in the name of K.V.Chacko on the basis of DC conversion order, as could be seen from Mutation register bearing No.T59/2021-22, which is referred in **Sl.No.162 of II Para.**

The RTC's from 2022-23 for Sy.no.197/1, measuring 26.12 guntas in the name of K.V.Chacko (MR No.T59/2021-22), which is referred in **Sl.No.163 of II Para.**

The khatha of the land bearing Sy.no.197/2, measuring 26.08 guntas and other properties were mutated in the name of Shankar on the basis of RRT(DIS)BHM 602/2022-23, as could be seen from Mutation register bearing No.T34/2022-23, which is referred in **Sl.No.164 of II Para.**

Later Mrs.Puttamma W/o.Late.Thimmarayappa and her LR's Mrs.Jayalakshmi @ Lakshmi, Ms.Kavya Nagg.K, Ms.Divya Nag K, Mr.Shankar (for self and on behalf of his minor children) Mrs.Mahalakshmi, Mr.Tilak, Mr.Manjunath, Mr.Muniraju, Mrs.Pushpa, Mr.Mohit, Mr.Bhushan, Mr.Venkatesh, Mrs.Sudharani, Sri.,Krishnamurthy, Mrs.Manjula, Mrs.Manjula, Mr.Bharath.M, Mr.Harsha Nag, Mr.Babu have sold and conveyed the Sy.no.197/2, measuring 26 ½ guntas and other properties in favour of Joseph Sajan, as could be seen from Online copy of Registered sale deed bearing No.9083/2022-23, which is referred in **Sl.No.165 of II Para.**

Later the said Mr.Kuttiparampil Varghese Chacko @ K.V.Chacko represented by hits GPA holder Santhosh J Karimattom had sold and conveyed the Sy.no.197/1, measuring 26 ¾ guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, as could be seen from Registered sale deed bearing No.4606/2023-24, which is referred in **Sl.No.166 of II Para.**

Subsequently the said Mr.Joseph Sajan had sold and conveyed the Sy.no.197/2, measuring 26 ½ guntas and Sy.no.196, measuring 01 acre 39 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, as could be seen from Registered sale deed bearing No.4631/2023-24, which is referred in **Sl.No.167 of II Para.**

Sy.No.20/1

The Sri.Ganesha Mudaliar had filed case No.25/1959-60 before the Court of The Special Deputy Commissioner for Inam Abolition against Jodidars of J.Apajipura Village seeking occupancy rights over land bearing Sy.no.20/1, measuring 01 acre 20 guntas,

The court ordered that the petitioner i.e. Sri.Ganesha Mudaliar is registered as occupant under section 6 of the act in respect of land bearing Sy.No.20/1, measuring 01 acre 20 guntas, as could be seen from final order passed in No.25/1959-60, which is referred in **Sl.No.168 of II Para.**

The Special Deputy Commissioner for Inam Abolition had issued an Endorsement for sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.Ganesha Mudaliar, which is referred in **Sl.No.169 of II Para.**

The khatha of the land bearing Sy.no.20/1, measuring 01 acre 20 guntas was mutated in the name of Sri.Ganesha Mudaliar on the basis of Inam order, as could be seen from Mutation register bearing No.31/1962-63, which is referred in **Sl.No.170 of II Para.**

Later the said Sri.Ganesha Mudaliar had sold and conveyed the Sy.no.20/1, measuring 01 acre 20 guntas in favour of Sri.Muniyappa, as could be seen from Certified copy of registered sale deed bearing No.3875/1971-72, which is referred in **Sl.No.171 of II Para.**

The khatha of the land bearing Sy.no.20/1, measuring 01 acre 20 guntas was mutated in the name of Sri.Muniyappa on the basis of registered sale deed bearing No.3875/1971-72, as could be seen from Mutation register bearing No.1/1971-72, which is referred in **Sl.No.172 of II Para.**

The RTC's from 1969-70 to 2010-11 for Sy.no.20/1, measuring 01 acre 20 guntas in the name of Muniyiappa, which is referred in **Sl.No.173 of II Para.**

The Sri.K.V.Chacko had authorized Sri.A.S.Jayaprakash to do acts, deeds and things together with purchase of immovable properties situated at Bangalore as could be seen from Registered General Power of Attorney bearing No.34/1995-96 which is referred in **Sl.No.174 of II Para.**

Later the said Sri.Muniyappa had sold and conveyed the sy.no.20/1, measuring 01 acre 20 guntas in favour of Sri.K.V.Chacko represented by his GPA holder Sri.A.N.Jayaprakash, as could be seen from Registered sale deed bearing no.3145/1995-96, which is referred in **Sl.No.175 of II Para.**

The RTC's from 2011-12 to 2024-25 for Sy.no.20/1, measuring 01 acre 20 guntas in the name of Sri.K.V.Chacko (MR No.6/2011-12), which is referred in **Sl.No.176 of II Para.**

The Government had filed case no.LRD.SR(DHO) 58, 60/2000-01 filed before the Sub-Divisional Officer, Doddabalapura Sub-Division against Sri.K.V.Chacko for violation of 79 A, B & 80 of Land reform act for sy.no.20/1, measuring 01 acre 20 guntas and other properties

Wherein court ordered that sy.no.20/1, measuring 01 acre 20 guntas and other properties are not under violation of 79 (A) (B) of Land Reform Act, as could be seen from final order passed in case no.LRD.SR(DHO) 58, 60/2000-01, which is referred in **Sl.No.177 of II Para.**

The khatha of the land bearing sy.no.20/1, measuring 01 acre 20 guntas was mutated in the name of Sri.K.V.Chacko on the basis of Final order passed in case no.LRD.SR(DHO) 58, 60/2000-01, as could be seen from Mutation register bearing No.6/2011-12, which is referred in **Sl.No.178 of II Para.**

The Thasildar had issued an Endorsement stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.20/1, which is referred in **Sl.No.179 of II Para.**

The Sub-divisional Officer had issued an Endorsement stating that, there no claims under PTCL act for property bearing Sy.No.20/1, which is referred in **Sl.No.180 of II Para.**

The land bearing Sy.no.20/1, measuring 01 acre 20 guntas was converted from agriculture to nonagricultural residential purpose, as could be seen from DC conversion order bearing No.ALN(HO.KA)SR.164/2014-15, which is referred in **Sl.No.181 of II Para.**

The Mr.Kuttiarampil Varghese Chacko @ K.V.Chacko had authorized Mr.Santhosh K.Karimattom to do acts, deeds and things together with sale of land bearing Sy.no.191, 194, 195, 197, 199, 20/1 and other properties, as could be seen from Registered General Power of Attorney bearing No.28/2022, which is referred in **Sl.No.182 of II Para.**

Thereafter the said Mr.Kuttiarampil Varghese Chacko @ K.V.Chacko represented by its General Power of Attorney holder Mr.Santhosh K.Karimattom had sold and conveyed the land bearing Sy.no.20/1, measuring 01 acre 20 guntas in favour of BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda

Raoul Chittiappa, as could be seen from Registered sale deed bearing No.3009/2022-23, which is referred in **Sl.No.183 of II Para.**

The said BCK Delphi Estates LLP represented by its designated partner Mr.Maneyapanda Raoul Chittiappa had sold and conveyed the Sy.no.194, measuring 02 acres, Sy.no.193, measuring 02 acres 01 guntas, Sy.no.20/1, measuring 01 acre 20 guntas in favour of M/s.Nirvana Developers represented by its partner company Goyal & Co Construction Pvt Ltd represented by its Director Mr.Tanmay Trilokchand Agarwal, as could be seen from Registered sale deed bearing No.13868/2022-23, which is referred in **Sl.No.184 of II Para.**

COMMON DOCUMENTS

The Memorandum of Association and Articles of Association of Goyal and Co (const) Private Limited, which is referred in **Sl.No.185 of II Para.**

The Acknowledgement of registration of M/s.Nirvana Developers, which is referred in **Sl.No.186 of II Para.**

A Deed of partnership entered into between Goyal and Co (const) Private Limited, and Satvik Wealth Advisors LLP to carry on the business in the name and style of M/s.Nirvana Developers, is referred in **Sl.No.187 of II Para.**

A Supplementary deed of partnership entered into between Goyal and Co (const) Private Limited, Satvik Wealth Advisors LLP to carry on business in the name and style of M/s.Nirvana developers, is referred in **Sl.No.188 of II Para.**

The Karnataka Industrial Areas Development Board had issued an Endorsement stating that land bearing Sy.no.42/7B, 42/8B, 191, 194, 195, 197, 199, 202, 203, 204, 207 of Koraluru Village and Sy.no.20/1 of Appajipura Village are not acquired for any of its projects, which is referred in **Sl.No.189 of II Para.**

The STRR had approved the residential development vide LP No.5/2023-24 for construction of residential building consisting of Block A to S with ground, first, second and Terrace floor at sy.no.192/1, 192/2, 193, 194, 195/1, 195/2, 196, 197/1, 197/2 of Koraluru Village and Sy.no.20/1 of Appajipura Village, measuring 12 acres 23.85 guntas OR 50974.50 sq.mtrs, which is referred in **Sl.No.190 of II Para.**

No objection certificates were issued by concerned authorities i.e. BESCO, KSPCB, Ministry of Environment, Forest and climate change, which are referred in **Sl.Nos.191 to 193 of II Para.**

The said M/s.Nirvana Developers had executed Registered relinquishment deed bearing No.13526/2024-25 in favour of STRR for relinquishment of an extent of 6546.40 sq.mtrs for park and ground, 2327.36 & 221.42 sq.mtrs for Bhoo Bank and 480.94 sq.mtrs for road purpose, which is referred in **Sl.No.194 of II Para.**

The khatha of the property No.1847, ID No.150300402500221657, Sy.no.192/1, 192/2, 193, 194, 195/1, 195/2, 196, 197/1, 197/2, 20/1 measuring 38850.60 sq.mtrs stands transferred in the name of M/s.Nirvana Developers, as could be seen from E-swathu in Form No.9 (Rule 28(1)) & Form No.11A (Rule 30) issued by Samethanahalli Village Panchayath, which is referred in **Sl.No.195 of II Para.**

Upto date tax is paid for ID No.150300402500221657, as could be seen from Tax paid receipt for the year 2024-25 issued by Samethanahalli Village Panchayath, which is referred in **Sl.No.196 of II Para.**

IV. TITLE :

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that M/s.Nirvana Developers have clear marketable title over the subject property described in Para 1.

V. POSSESSION:

On the basis of the documents scrutinized above, M/s.Nirvana Developers is in possession of the captioned property described in Para 1.

VI. ENCUMBRANCE CERTIFICATE:

On perusal of the Encumbrance Certificate referred at **Sl.No.197 to 261 of II Para.**, I certify that the above property is free from all encumbrances during the period from 01.04.1960 to 10.01.2025 for Sy.No.192/1 & 2, EC from 01.04.1964 to 10.01.2024 for Sy.no.193, from 01.04.1940 to 10.01.2025 for sy.no.194, from 01.04.1950 to 10.01.2025 for Sy.no.195/1 & 195/2, from 01.04.1930 to 10.01.2025 and from 01.04.1935 to 10.01.2025 for Sy.no.197/1 & 2 and from 01.04.1964 to 10.01.2025 for Sy.no.20/1.

CERTIFICATE

On the basis of documents scrutinized by me as referred in II Para., and subject to condition of obtaining :

Sy.no.194

1. Final order passed in OS No.926/2023

Sy.no.197

1. Final order passed in Court case No.1768/2016.

I certify that, M/s.Nirvana Developers has valid clear absolute marketable title over the subject property described in Para 1.

D & M LAW ASSOCIATES