

Ref : 03.07.2025
Bangalore.

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To,

M/s Sattva City Private Limited
Bangalore.

Sirs,

Sub:-	<p>Legal scrutiny report in respect of following properties ;</p> <ol style="list-style-type: none">a. converted land bearing Sy no.43/16, E-katha no.150200200900100282 (269/242/43/16) (converted vide Official Memorandum dated 23.07.1994 bearing No B.DIS.ALN.SR (N) 166/93-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) measuring 2 acresb. vacant non-agricultural undeveloped land bearing Sy no.167 (converted for residential purposes vide official memorandums dated 23.06.1996, 23.12.1993, 17.02.1994, 23.02.1996, 29.02.1996 bearing nos.B(DIS)ALN.SR.(N)8/1993-94, B(DIA)ALN SR (N)75/1993-94, B(DIS)ALN SR (N)77/1993-94, B(DIS)ALN(NA)159/1995-96, B(DIS)ALNSR(NA)174/1995-96, measuring 5 acres excluding 5 guntasc. vacant non-agricultural undeveloped land bearing Sy no.169/1 (converted for residential purpose vide official memorandum dated 17.01.1994 bearing no.B.(DIS)ALN/SR(N)78/1993-94 issued by the office of Deputy Commissioner, Bangalore District) E-katha no.150200200900100279 (269/242/169/1) situated measuring 34 guntasd. vacant non-agricultural undeveloped land bearing Sy no.169/2 (converted for residential purpose vide official memorandum dated 26.07.1996 bearing no.B(DIS)ALN/SR(NA)142/1995-96 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) E-Katha no.150200200900100291 (269/242/169/2) measuring 1 acre 5 guntas excluding 1 gunta of kharab.e. vacant non-agricultural undeveloped land bearing Sy no.172/1 (converted for residential purpose vide official memorandum dated 21.05.1993 bearing no.B(DIS)/ALN/SR (N)2/93-94 issued by the office of Deputy Commissioner, Bangalore District), E-katha no.150200200900100294 (267/240/172/1) measuring 3 acres 15 guntas
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- f. vacant non-agricultural undeveloped land bearing Sy no.172/2, E-katha no.150200200900100295 (267/240/172/2) (converted for residential purpose vide official memorandum dated 20.05.1993 bearing no.B(DIS)ALN/SR (N)4/1993-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore), measuring 21 guntas
- g. converted land bearing Sy no.172/3, E-katha no.150200200900121393 (1672/1/172/3) (converted for commercial purpose vide Official Memorandum dated 27.11.2023 bearing No.544780 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) measuring 2225.77 Sq. Mtrs., or 22 guntas
- h. vacant non-agricultural undeveloped land bearing Sy no.176/1, E-katha no.150200200900100273 (269/242/176/1) (converted for residential purpose vide official memorandum dated 21.05.1993 bearing no.B(DIS)ALNSR(N)5/1993-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore), measuring 2 acres 7 guntas
- i. vacant non-agricultural undeveloped land bearing Sy no.176/2, E-katha no.1502002009000100274 (269/242/176/2) (converted for residential purpose vide official memorandum dated 21.05.1993 bearing no.B (DIS) ALN SR (N) 3/1993-94 issued by the office of Deputy Commissioner, Bangalore District) measuring 2 acres 6 guntas
- j. vacant non-agricultural undeveloped land bearing Sy no.177, E-katha nos.150200200900100285, 150200200900100290 & 150200200900100292 (269/242/177) (converted for residential purpose vide official memorandum dated 02.03.1996, 26.07.1996 & 20.08.1996 bearing no.B(DIS)ALN/SR/(NA)160/1995-96, ALN/SR(NA)1/1996-97 & B(dis)ALN/SR140/1996-97 issued by the office of Deputy Commissioner, Bangalore District) measuring 4 acres 4 guntas excluding 4 guntas of kharab
- k. vacant non-agricultural undeveloped land bearing Sy no.178/1, E-katha no.150200200900100283 (269/242/178/1) (converted for residential purpose vide official memorandum dated 23.07.1994 bearing no.B DIS ALN SR (N)165/1993-94 issued by the office of Deputy Commissioner, Bangalore District) measuring 1 acre 35 guntas along with 1 gunta of unconverted land and excluding 1 gunta of kharab land




- l. vacant non-agricultural undeveloped land bearing Sy no.178/2, E-katha no.150200200900100284 (269/242/178/2) (converted for residential purpose vide official memorandum dated 23.07.1994 bearing no.B(DIS)ALN/SR(N)164/1993-94 issued by the office of Deputy Commissioner, Bangalore District) measuring 2 acres 10 guntas
- m. vacant non-agricultural undeveloped land bearing Sy no.180, E-katha nos.150200200900100280, 150200200900100278 (269/242/180) (converted for residential purpose vide official memorandum dated 23.06.1993 bearing no.B(DIS)ALN SR (N) 8/1993-94 & B DS ALN SR (N)78/1993-94 issued by the office of Deputy Commissioner, Bangalore District) measuring 5 acres 20 guntas
- n. vacant non-agricultural undeveloped land bearing Sy no.180, E-katha nos.150200200900100280, 150200200900100278 (269/242/180) (converted for residential purpose vide official memorandum dated 23.06.1993 bearing no.B(DIS)ALN SR (N) 8/1993-94 & B DS ALN SR (N)78/1993-94 issued by the office of Deputy Commissioner, Bangalore District) measuring 5 acres 20 guntas
- o. vacant non-agricultural undeveloped land bearing Sy no.181/2 (old Sy no.181), E-katha no.150200200900100286 (269/242/181) (converted vide official memorandum dated 28.02.1996 bearing no.B(DIS)ALN SR (NA)175/1995-96 issued by the office of Deputy Commissioner, Bangalore District) measuring 1 acre 9 guntas
- p. vacant non-agricultural undeveloped land bearing Sy no.185, E-katha no.150200200900100293 (267/240/185) (converted for residential purpose vide official memorandum dated 21.05.1993 (2 nos.) & 19.06.2023 (2 nos.) bearing nos.B(DIS)ALNSR (N)6/1993-94, B(DIS)ALN SR (N) 7/1993-94, B (DIS)ALN SR (N) 9/1993-94 & B(DIS)ALN SR (N) 10/1993-94 issued by the office of Deputy Commissioner, Bangalore District) measuring 2 acres 2 guntas

All situated at Doddajala Village, Jala Hobli, Bangalore North (Additional) Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore

- q. vacant non-agricultural undeveloped land bearing Sy no.4/2 (old no.4), E-katha no.150200203100900210 (171/161/1) measuring 1 acre and Sy no.4/3 (old no.4), E-katha no.150200203100900298 (257/4) measuring 2 acres 15 guntas



	<p>(converted for residential purposes vide official memorandum/s dated 20.08.1996 bearing no.B.DIS.ALN.SR (NA)141/1996-97 and B.DIS.ALN SR(NA)54/2001-02 issued by the office of Deputy Commissioner, Bangalore District) measuring 3 acres 15 guntas</p> <p>r. vacant non-agricultural undeveloped land bearing Sy no.5/2 (part) E-katha no.150200203100900210 (171/161/1) (converted for residential purpose vide official memorandum dated 27.09.1994 and rectified official memorandum dated 05.07.2013 bearing no.B(DIS)ALN/SR(N)8/1994-95 issued by the office of Deputy Commissionr, Bangalore District, Bangalore) measuring 29 guntas</p> <p>s. vacant non-agricultural undeveloped land bearing Sy no.67 (Part) (converted for residential purpose vide official memorandum dated 20.08.1996 bearing no.B(DIS)ALN SR (NA) 2/1996-97 issued by the office of Special Deputy Commissioner, Bangalore District), E-Katha no.150200203100900210 (171/161/1), measuring 1 acre 0.59 guntas</p> <p>t. vacant non-agricultural undeveloped land bearing Sy no.45 (converted for residential purpose vide official memorandum dated 05.09.1996 & 09.08.1996 bearing nos.B(DIS)ALN/SR(NA) 114/1996-97 & B(DIS)ALN/SR(NA) 115/1996-97 issued by the office of Deputy Commissioner, Bangalore District), E-katha no.150200203100900211 (172/161/2) measuring 5 acres 3 guntas i.e., with an extent of 5 acres along with regularised extent of 3 guntas</p> <p>All situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Meenukunte Village Panchayath, Bangalore</p>
Total Extent :	48 acres 35.59 guntas

I DESCRIPTION OF PROPERTY :

Item-1

All that piece and parcel of converted land bearing Sy no.43/16, E-katha no.150200200900100282 (269/242/43/16) (converted vide Official Memorandum dated 23.07.1994 bearing No B.DIS.ALN.SR (N) 166/93-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Doddajala Village, Jala Hobli, Bangalore North (Additional) Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 2 acres and bounded as follows:



On the East by	:	Land in Sy no.43
West by	:	Land in Sy nos.180 & 43/8
North by	:	Land in Sy no.43 and road
South by	:	Land in Sy no.181

Item-2

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.167 (converted for residential purposes vide official memorandums dated 23.06.1996, 23.12.1993, 17.02.1994, 23.02.1996, 29.02.1996 bearing nos.B(DIS)ALN.SR.(N)8/1993-94, B(DIA)ALN SR (N)75/1993-94, B(DIS)ALN SR (N)77/1993-94, B(DIS)ALN(NA)159/1995-96, B(DIS)ALNSR(NA)174/1995-96, situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 5 acres excluding 5 guntas and bounded as follows :

On the East by	:	Land in Sy nos.166 & 171
West by	:	Meenukunte Village Boundary
North by	:	Land in Sy nos.169/1 and 169/2
South by	:	Land in Sy no.165

Item-3

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.169/1 (converted for residential purpose vide official memorandum dated 17.01.1994 bearing no.B.(DIS)ALN/SR(N)78/1993-94 issued by the office of Deputy Commissioner, Bangalore District) E-katha no.150200200900100279 (269/242/169/1) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 34 guntas and bounded as follows :

On the East by	:	Land in Sy no.169/2
West by	:	Meenukunte Village Boundary
North by	:	Land in Sy nos.179 & 172/3
South by	:	Land in Sy no.167



Item-4

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.169/2 (converted for residential purpose vide official memorandum dated 26.07.1996 bearing no.B(DIS)ALN/SR(NA)142/1995-96 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) E-Katha no.150200200900100291 (269/242/169/2) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 1 acre 5 guntas excluding 1 gunta of kharab and bounded as follows :

On the East by	:	Land in Sy no.171
West by	:	Land in Sy no.169/1
North by	:	Land in Sy no.179
South by	:	Land in Sy no.167


Item-5

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.172/1 (converted for residential purpose vide official memorandum dated 21.05.1993 bearing no.B(DIS)/ALN/SR (N)2/93-94 issued by the office of Deputy Commissioner, Bangalore District, E-katha no.150200200900100294 (267/240/172/1) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 3 acres 15 guntas and bounded as follows :

On the East by	:	Land in Sy nos.178/1, 178/2 & 179
West by	:	Land in Sy nos.4 & 7 of Meenukunte Village
North by	:	Land in Sy nos.176/1 & 176/2
South by	:	Land in Sy no.172/2

Item-6

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.172/2, E-katha no.150200200900100295 (267/240/172/2) (converted for residential purpose vide official memorandum dated 20.05.1993 bearing no.B(DIS)ALN/SR (N)4/1993-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore), situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 21 guntas and bounded as follows



On the East by	:	Land in Sy no.179
West by	:	Meenukunte Village Boundary
North by	:	Land in Sy no.172/1
South by	:	Land in Sy no.172/3

Item-7

All that piece and parcel of converted land bearing Sy no.172/3, E-katha no.150200200900121393 (1672/1/172/3) (converted for commercial purpose vide Official Memorandum dated 27.11.2023 bearing No.544780 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Doddajala Village, Jala Hobli, Bangalore North (Additional) Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 2225.77 Sq. Mtrs., or 22 guntas and bounded as follows :

On the East by	:	Land in Sy no.179
West by	:	Meenukunte Village Boundary
North by	:	Land in Sy no.172/2
South by	:	Land in Sy no.169/1

Item-8

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.176/1, E-katha no.150200200900100273 (269/242/176/1) (converted for residential purpose vide official memorandum dated 21.05.1993 bearing no.B(DIS)ALNSR(N)5/1993-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore), situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 2 acres 7 guntas and bounded as follows :

On the East by	:	Land in Sy no.176/2
West by	:	Land in Sy nos.44 & 45 of Meenukunte Village
North by	:	Land in Sy no.190
South by	:	Land in Sy no.172/1



Item-9

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.176/2, E-katha no.1502002009000100274 (269/242/176/2) (converted for residential purpose vide official memorandum dated 21.05.1993 bearing no.B (DIS) ALN SR (N) 3/1993-94 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 2 acres 6 guntas and bounded as follows :

On the East by	:	Land in Sy no.177
West by	:	Land in Sy no.176/1
North by	:	Land in Sy no.190
South by	:	Land in Sy no.172/1


Item-10

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.177, E-katha nos.150200200900100285, 150200200900100290 & 150200200900100292 (269/242/177) (converted for residential purpose vide official memorandum dated 02.03.1996, 26.07.1996 & 20.08.1996 bearing no.B(DIS)ALN/SR/(NA)160/1995-96, ALN/SR(NA)1/1996-97 & B(dis)ALN/SR140/1996-97 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 4 acres 4 guntas excluding 4 guntas of kharab and bounded as follows :

On the East by	:	Land in Sy nos.180 & 185
West by	:	Land in Sy no.176/2
North by	:	Land in Sy no.190
South by	:	Land in Sy no.178/1

Item-11

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.178/1, E- katha no.150200200900100283 (269/242/178/1) (converted for residential purpose vide official memorandum dated 23.07.1994 bearing no.B DIS ALN SR (N)165/1993-94 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 1 acre 35 guntas along with 1 gunta of unconverted land and excluding 1 gunta of kharab land and bounded as follows :




On the East by	:	Land in Sy no.180
West by	:	Land in Sy nos.172/1 & 176/2
North by	:	Land in Sy No.177
South by	:	Land in Sy no.178/2

Item-12

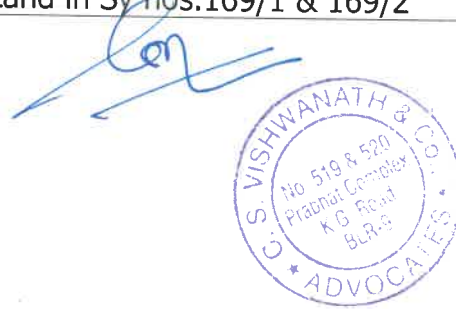
All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.178/2, E-katha no.150200200900100284 (269/242/178/2) (converted for residential purpose vide official memorandum dated 23.07.1994 bearing no.B(DIS)ALN/SR(N)164/1993-94 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 2 acres 10 guntas and bounded as follows :

On the East by	:	Land in Sy no.180
West by	:	Land in Sy no.172/1
North by	:	Land in Sy no.178/1
South by	:	Land in Sy no.179

Item-13

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.179, E-katha no.150200200900100287 (269/242/179) (converted for residential purpose vide official memorandum dated 29.02.1996 bearing no.B(DIS)ALN SR (NA)135/1995-96 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 3 acres 37 guntas excluding 3 guntas kharab and bounded as follows :

On the East by	:	Land in Sy nos.171 and 182
West by	:	Land in Sy nos.172/1, 172/2 & 172/3
North by	:	Land in Sy nos.180 & 178/2
South by	:	Land in Sy nos.169/1 & 169/2



Item-14

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.180, E-katha nos.150200200900100280, 150200200900100278 (269/242/180) (converted for residential purpose vide official memorandum dated 23.06.1993 bearing no.B(DIS)ALN SR (N) 8/1993-94 & B DS ALN SR (N)78/1993-94 issued by the office of Deputy Commissioner, Bangalore District) Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 5 acres 20 guntas and bounded as follows :

On the East by	:	Land in Sy nos.43, 181 & 182
West by	:	Land in Sy nos.178/1, 178/2 & 177
North by	:	Land in Sy nos.185 & 43
South by	:	Land in Sy no.179

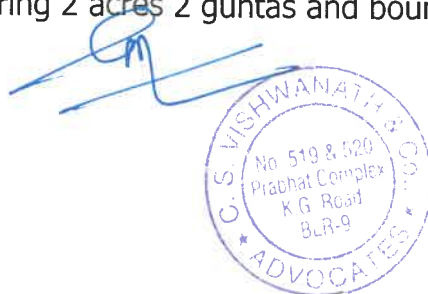
Item-15

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.181/2 (old Sy no.181), E-katha no.150200200900100286 (269/242/181) (converted vide official memorandum dated 28.02.1996 bearing no.B(DIS)ALN SR (NA)175/1995-96 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 1 acre 9 guntas and bounded as follows :

On the East by	:	Land in Sy no.43
West by	:	Land in Sy no.180
North by	:	Land in Sy no.43/16
South by	:	Land in Sy no.182

Item-16

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.185, E-katha no.150200200900100293 (267/240/185) (converted for residential purpose vide official memorandum dated 21.05.1993 (2 nos.) & 19.06.2023 (2 nos.) bearing nos.B(DIS)ALNSR (N)6/1993-94, B(DIS)ALN SR (N) 7/1993-94, B (DIS)ALN SR (N) 9/1993-94 & B(DIS)ALN SR (N) 10/1993-94 issued by the office of Deputy Commissioner, Bangalore District) situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Doddajala Village Panchayath, Bangalore measuring 2 acres 2 guntas and bounded as follows :



On the East by	:	Land in Sy no.43/8
West by	:	Lands in Sy nos.177 & 178/1
North by	:	Land in Sy no.43
South by	:	Land in Sy no.180

Item-17

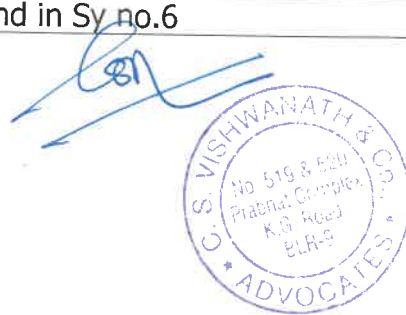
All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.4/2 (old no.4), E-katha no.150200203100900210 (171/161/1) measuring 1 acre and Sy no.4/3 (old no.4), E-katha no.150200203100900298 (257/4) measuring 2 acres 15 guntas (converted for residential purposes vide official memorandum/s dated 20.08.1996 bearing no.B.DIS.ALN.SR (NA)141/1996-97 and B.DIS.ALN SR(NA)54/2001-02 issued by the office of Deputy Commissioner, Bangalore District) situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Meenukunte Village Panchayath, Bangalore in all measuring 3 acres 15 guntas and bounded as follows :

On the East by	:	Land in Sy no.172/1 of Doddajala Village
West by	:	Land in Sy nos.5 & 44
North by	:	Land in Sy no.44
South by	:	Land in Sy no.7

Item-18

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.5/2 (part) E-katha no.150200203100900210 (171/161/1) (converted for residential purpose vide official memorandum dated 27.09.1994 and rectified official memorandum dated 05.07.2013 bearing no.B(DIS)ALN/SR(N)8/1994-95 issued by the office of Deputy Commissionr, Bangalore District, Bangalore) situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Meenukunte Village Panchayath, Bangalore measuring 29 guntas and bounded as follows :

On the East by	:	Land in Sy no.4
West by	:	Land in Sy no.67
North by	:	Land in Sy no.5
South by	:	Land in Sy no.6



Item-19

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.67 (Part) (converted for residential purpose vide official memorandum dated 20.08.1996 bearing no.B(DIS)ALN SR (NA) 2/1996-97 issued by the office of Special Deputy Commissioner, Bangalore District), E-Katha no.150200203100900210 (171/161/1), situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Meenukunte Village Panchayath, Bangalore measuring 1 acre 0.59 guntas and bounded as follows :

On the East by	:	Land in Sy no.5/2
West by	:	National highway
North by	:	Remaining portion of land in Sy no.67
South by	:	Land in Sy no.3

Item-20

All that piece and parcel of vacant non-agricultural undeveloped land bearing Sy no.45 (converted for residential purpose vide official memorandum dated 05.09.1996 & 09.08.1996 bearing nos.B(DIS)ALN/SR(NA) 114/1996-97 & B(DIS)ALN/SR(NA) 115/1996-97 issued by the office of Deputy Commissioner, Bangalore District), E-katha no.150200203100900211 (172/161/2) situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, within the revenue jurisdiction of Meenukunte Village Panchayath, Bangalore measuring 5 acres 3 guntas i.e., with an extent of 5 acres along with regularised extent of 3 guntas and bounded as follows :

On the East by	:	Land in Sy no.176/1 of Doddajala Village
West by	:	Land in Sy no.68
North by	:	Land in Sy nos.68 & 69
South by	:	Land in Sy no.44

I LIST OF DOCUMENTS SCRUTINISED (all photo-copies):

In respect of Survey No 43/16

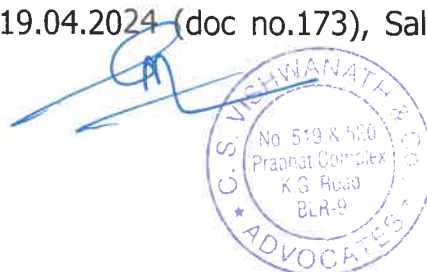
1. RTC/s for the period 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, in respect of Sy no.43/16, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.




2. Grant order dated 15.05.1962 bearing no.LNDSRI437/1961-62 by the office of Tahsildar favouring Sri.Pillappa S/o Sri.Bachappa
3. Mutation register bearing MR no.1/1968-69 issued by the office of Village Accountant, Doddajala.
4. Mutation Register Extract bearing MR No H19/2014-15 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
5. Mutation Register Extract bearing MR No.14/1985-86 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore- reference purpose only.
6. Mutation Register Extract bearing MR No 39/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
7. Mutation Register Extract bearing MR No.38/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore
8. Endorsement dated 10.09.2009 bearing No.LND CR:64/09-10 issued by the Tahsildar, Devanahalli
9. Endorsement dated 07.05.2012 issued by the office of the Tahsildar, Bangalore North Taluk, Yelahanka.
10. Endorsement dated 24.06.2015 bearing No RKCR:101/15-16 issued by the office of the Tahsildar, Bangalore North Taluk, Yelahanka
11. Sale Deed dated 27.07.1994 executed by Sri.Pillappa and his children Sri.Naganna and Sri.Bachegowda in favour of The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc No.2077/1994-95, Book 1, volume 506, pages 46-50, at the office of the Sub-Registrar, Yelahanka, Bangalore.
12. Sale Deed dated 27.07.1994 executed by Sri.Pillappa and his children Sri.Naganna and Sri.Bachegowda in favour of The Hamlet rep by its partner Sri.Bimal Goenka, registered as document No 2078/1994-95, book 1, volume 507, pages 12-16, at the office of the Sub-Registrar, Yelahanka, Bangalore.
13. Official Memorandum dated 23.07.1994 bearing No B (Dis) ALNSR (N) 166/93-94 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 2 acres of land in Sy no.43/16, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
14. Deed of Easementary rights dated 29.03.1995 executed by Sri.M.Sidda Reddy and Smt.Jayamma in favour of The Hamlet rep by its GPA holder Sri.S.R.Chandak, registered as doc no.3483/1997-98, in Book-I, Volume-SF 902, entered in pages 151 to 153, at the office of Sub-Registrar, Yelahanka, Bangalore.
15. Order dated 24.10.2011 passed by the Court of Special Deputy Commissioner, Bangalore North and North (Addl). Taluk, Bangalore in case no.RRT (2)N (N)CR817/2009-10



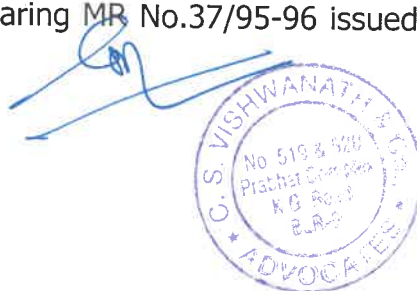
16. Order dated 01.02.2021 passed by the High Court of Karnataka, Bangalore.in WP 14871/2013
17. Order dated 22.09.2021 passed by the High Court of Karnataka at Bengaluru in W.A. no.312/2021 in W.P. no.14871/2013 (KLR-RR/SUR).
18. Order dated 08.11.2022 passed by the High Court of Karnataka at Bengaluru in Writ Petition no.5769/2022 (KLR-Res).
19. Endorsement dated 10.12.2015 bearing No RKCR:529/15-16 issued by the office of the Tahsildar, Bangalore North Taluk, Yelahanka
20. Endorsement dated 10.12.2015 bearing No RKCR:530/15-16 issued by the office of the Tahsildar, Bangalore North Taluk, Yelahanka
21. Endorsement dated 26.09.2017 bearing No TQBN(A)TC:1304/17-18 issued by the Supervisor from the office of the Assistant Director of Land Records, Bangalore North (Additional) Taluk, Yelahanka
22. Nil Tenancy Certificate dated 29.12.1992 bearing No LRF:CR:441/1992-93 issued by the office of the Tahsildar, Bangalore North Taluk
23. Encumbrance certificates :
 - a) Dated 23.09.1993 for the period 01.01.1931 to 31.12.1947.
 - b) Dated 01.08.2017 for the period 01.01.1948 to 31.03.1960.
 - c) Dated 12.06.2015 for the period 01.04.1960 to 31.07.1986.
 - d) Dated 12.06.2015 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 12.06.2015 for the period 01.04.1983 to 21.07.1986.
 - f) Dated 18.06.2015 for the period 01.06.1989 to 31.03.2004
 - g) Dated 17.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entries of sale deed dated 27.07.1994 (doc no.2077 & 2078)
 - h) Dated 18.06.2015 for the period 01.04.1996 to 31.03.2004
 - i) Dated 15.06.2015 for the period 01.04.2004 to 10.06.2015
 - j) Dated 19.06.2015 for the period 01.04.2014 to 10.06.2015.
 - k) Dated 24.07.2020 for the period 01.04.2015 to 23.07.2020.
 - l) Dated 14.07.2017 for the period 01.04.2015 to 12.07.2017.
 - m) Dated 20.07.2017 for the period 01.04.2015 to 18.07.2017.
 - n) Dated 24.01.2020 for the period 01.04.2015 to 23.07.2020 depicting the entry of release deed dated 03.12.2018 (doc no.3735).
 - o) Dated 10.07.2020 for the period 01.04.2017 to 09.07.2020.
 - p) Dated 03.08.2022 for the period 01.04.2021 to 02.08.2022.
 - q) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022.
 - r) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),



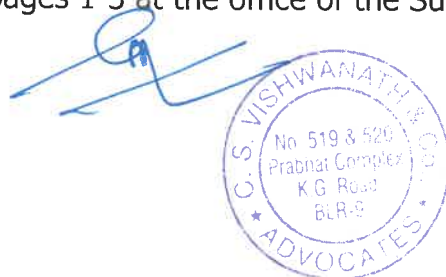
s) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),

In respect of Sy no.167.

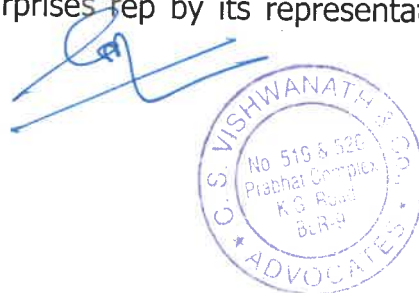
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1984-85 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23 in respect of Sy no.167, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
2. Index of Land for Survey No 167.
3. Copy of Record of Rights bearing RR No 338 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
4. Mutation Register Extract bearing MR No 13/91-92 issued by the office of Village Accountant, Doddajala
5. Mutation Register Extract bearing MR No 23/66-67 issued by the office of Village Accountant, Doddajala
6. Mutation Register Extract bearing MR No 18/91-92 issued by the office of Village Accountant, Doddajala.
7. Mutation Register Extract bearing MR No 17/91-92 issued by the office of Village Accountant, Doddajala
8. Mutation Register Extract bearing MR No 4/96-97 issued by the office of Village Accountant, Doddajala.
9. Mutation Register Extract bearing MR No.31/95-96 issued by the office of Shirastedar, Doddajala.
10. Mutation Register Extract bearing MR No 10/96-97 issued by the office of Village Accountant, Doddajala.
11. Mutation Register Extract bearing MR No 6/96-97 issued by the office of Village Accountant, Doddajala
12. Mutation Register Extract bearing MR No 36/95-96 issued by the office of Village Accountant, Doddajala.
13. Mutation Register Extract bearing MR No.37/95-96 issued by the office of Village Accountant, Doddajala.



14. Certified copy of Sale Deed dated 14.09.1953 executed by Sri.Nanjappa along with his sons Sri.Muniyappa and Sri.Muniveerappa in favour of Sri.Hanumanthappa, S/o Sri.Nanjundappa, registered as doc No.1735/53-54 in Book- I, Volume 636, entered in pages 172-174, in the office of the Sub-Registrar, Devanahalli.
15. Certified copy of Sale Deed dated 14.10.1959 executed by Sri.Nanjappa along with his son Sri.Muniyappa in favour of his son Sri.Erappa registered doc No.1796/59-60, in Book I, Volume 767, entered in pages pages 204-206, at the office of the Sub-Registrar, Devanahalli.
16. Sale Deed dated 03.09.1966 executed by Sri.Nanjappa along with his son Sri.Venkatappa in favour of Smt.Hanumakka D/o Sri.Diddappa, registered as document No 2174/66-67, in Book I, volume 967, entered in pages 42-43, at the office of the Sub-Registrar, Devanahalli.
17. Certified copy of Sale Deed dated 06.09.1966 executed by Sri.Nanjappa along with his son Sri.Venkatappa, in favour of Smt.Konamma (D/o Sri.Gangappa) registered as doc No.2212/66-67, in Book I, Volume 966, entered in pages 60-61, at the office of the Sub-Registrar, Devanahalli,
18. Certified copy of Sale Deed dated 29.10.1966 executed by Sri. Hanumantharayappa (S/o Sri.Nanjundappa) and Sri.Anjanappa (S/o Sri.Muniveerappa in favour of Sri.Govindappa (S/o Sri.Erappa) registered as doc No.2868/1966-67, in Book I, Volume 969, at the office of the Sub-Registrar, Devanahalli.
19. Sale Deed dated 20.07.1967 executed by Smt.Konamma in favour of Sri.C Narasimhaiah (S/o Sri.Chikkaveera) registered as doc No.1358/1967-68, in Book-I Volume-985, entered in pages 208-209, at the office of the Sub-Registrar, Devanahalli
20. Sale Deed dated 24.05.1971 executed by Sri.C.Narasimhaiah in favour of Sri.S.Narayanaswamy registered as doc No.543/71-72, in Book-I, Volume 1075, entered in pages 205-207, at the office of the Sub-Registrar, Devanahalli.
21. Certified copy of Sale Deed dated 06.06.1977 executed by Sri.C.Narasimhaiah in favour of Sri.Anjanappa registered as doc No.505/77-78, in Book I, Volume- 207, entered in pages 77-78, in the office of the Sub-Registrar, Devanahalli.
22. General Power of Attorney dated 06.09.1994 executed by Sri.Anjanappa in favour of Sri.S.R. Chandak and Sri.N.M.Jain, registered as doc No.238/94-95, in Book IV, volume SF 23, entered in pages 1-3 at the office of the Sub-Registrar, Yelahanka



23. Absolute Sale Deed dated 04.04.1996 executed by Sri.Anjanappa S/o Sri.Giddappa rep by his GPA holder Sri.N.M.Jain in favour of The Hamlet rep by its partner Sri.Gouri Shankar Agarwal, registered as doc No.404/1996-97, in Book-1, Volume 886, entered in pages 93-99, at the office of the Sub-Registrar, Yelahanka
24. Absolute Sale Deed dated 04.03.1996 executed by Sri.V.Govindaraju (S/o Venkataramanappa) in favour of The Hamlet rep by its partner Sri.Gouri Shankar Agarwal, registered as doc No.402/1996-97, in Book-1, Volume 886, entered in pages 76-84, at the office of the Sub-Registrar, Yelahanka- in respect of Sy no.179 measuring 2 acres.
25. General Power of Attorney dated 12.09.1994 executed by Sri.Erappa, Sri.Muniyappa, Sri.Muniraju, Sri.Krishna, Sri.Muniswamy, Sri.Muniyellappa, Sri.Narayanaswamy, Sri.M.R.Raja in favour of S R Chandak and N M Jain registered as doc No.248/94-95, in Book-IV, Volume SF 23, entered in pages 33-35, at the office of the Sub-Registrar, Yelahanka.
26. Sale Deed dated 04.04.1996 executed by Sri.Earappa, Sri.Muniyappa, Sri.Muniraju, Sri.Krishna, Sri.Muniswamy, Sri.Muniyellappa, Sri.Narayanaswamy, Sri.M.R.Raja rep by their GPA holder Sri.N.M.Jain in favour of /s The Hamlet rep by its partner Sri.Gouri Shankar Agarwal registered as doc No.403/1996-97, in Book-1, Volume 886, entered in pages 84-92, at the office of the Sub-Registrar, Yelahanka.
27. Sale Deed dated 27.07.1994 executed by Smt.Hanumakka in favour of M/s The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc No.2060/1994-95, in Book-I, volume 502, entered in pages 237-241, at the office of the Sub-Registrar, Devanahalli.
28. Sale Deed dated 23.06.1995 executed by Sri.S.Narayanaswamy, Sri.Vijayakumar, Sri.S.Patalappa, Sri.Gopala Gowda, Sri.P.Chandrappa, Sri.P.Jaishankar, Sri.S.Nanjundagowda, Sri.N.Purushotham in favour of M/s The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc No.2686/1995-96, in Book-I, Volume-783, entered in pages 82-88, in the office of the Sub-Registrar, Devanahalli.
29. Affidavit dated 12.09.1994 executed by Sri.Eerappa, Sri.Muniyappa, Sri.Muniraju, Sri.Krishna, Sri.Muniswamy Sri.Muniyellappa, Sri.Narayanaswamy and Sri.M.R.Raja (notarized).
30. Affidavit dated 06.09.1994 executed by Sri.Anjanappa (notarized).
31. Agreement of January 1993 entered into between Sri.S.Narayanaswamy of the one part and M/s Nandi Enterprises rep by its representative Seetharamaiah of the other part.



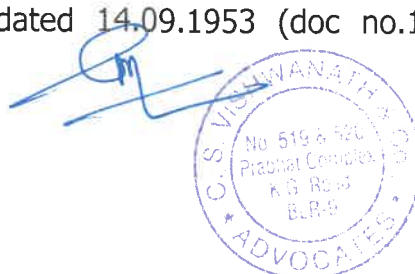
32. Agreement dated 23.01.1993 entered into between Sri.Anjinappa (S/o Sri.Giddappa) of the one part and M/s Nandi Enterprises rep by its representative Sri.P.Seetharamaiah of the other part.
33. Agreement dated 23.01.1993 entered into between Sri.Erappa (S/o Sri.Nanjappa) of the one part and M/s Nandi Enterprises rep by its representative Sri.P.Seetharamaiah of the other part.
34. Agreement dated 23.01.1993 entered into between Smt.Hanumakka (D/o Sri.Gidappa) of the one part and M/s Nandi Enterprises rep by its representative Sri.P.Seetharamaiah of the other part.
35. Agreement dated 23.01.1993 entered into between Smt.Gowramma of the one part and M/s Nandi Enterprises of the other part.
36. Sale Deed dated 11.01.1994 executed by Smt.Gowramma (W/o Sri.Annayappa) together with M/s Nandi Enterprises rep by its Managing Partner as consenting witness registered as doc No.3581/1993-94, in Book-I, Volume 432, entered in pages 141-147, at the office of the Sub-Registrar, Devanahalli.
37. Sale Deed dated 11.01.1994 executed by Smt.Gowramma (W/o Sri.Annayappa) together with M/s Nandi Enterprises rep by its Managing Partner as consenting witness in favour the Hamlet rep by its Partner Sri.Gauri Shankar Agarwal, registered as doc No.3579/1993-94, in Book-I, Volume- 433, entered pages 2-7, at the office of the Sub-Registrar, Devanahalli.
38. Official memorandum dated 23.06.1993 bearing No B.DIS.ALN.SR (N) 8/93-94 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 3 acres 10 guntas of land in Sy no.167 & 180 in Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural /residential purposes.
39. Official memorandum dated 23.12.1993 bearing No B.DIS.ALN.SR (N) 75/93-94 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 35 guntas of land in Sy no.167 in Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural /residential purposes.
40. Official memorandum 17.02.1994 bearing No B.DIS.ALN.SR (N) 77/93-94 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 10 guntas of land in Sy no.167 in Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural /residential purposes.
41. Official memorandum dated 23.02.1996 bearing No.B.DIS.ALN.SR (NA) 159/95-96 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 20 guntas of land in Sy no.167 in Doddajala Village, Jala Hobli,



- Bangalore North Taluk, Bangalore from agriculture to non-agricultural /residential purposes.
42. Official memorandum dated 29.02.1996 bearing No.B.DIS.ALN.SR (NA) 174/95-96 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 35 guntas of land in Sy no.167 in Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural /residential purposes.
 43. Order sheet passed in O.S. no.179/2008.
 44. Application under Order 7 Rule 1 of CPC filed in O.S. no.179/2008.
 45. Copy of order on I.A. no.V dated 17.01.2024 passed by the court of III Addl. Senior Civil Judge & JMFC Devanahalli, in O.S. no.179/2008
 46. Order sheet passed in O.S. no.556/2011.
 47. Compromise petition filed under Order XXIII Rule 3 of CPC filed in O.S. no.556/2011.
 48. Compromise decree drawn in O.S. no.556/2011.
 49. Copy of plaint filed in O.S. no.556/2011.
 50. Orders on I.A. no.4 dated 07.10.2016 passed by the Court of the Senior Civil Judge and JMFC, Devanahalli in O.S. no.55/2011.
 51. Order sheet filed in FR No. : O.S. 932/2021 registration no.O.S.908/2021
 52. Compromise petition filed on 09.01.2023 filed in O.S. no.932/2021.
 53. Compromise decree drawn in the Court of the III Add. Senior Civil Judge and JMFC, Devanahalli in O.S. no.908/2021.
 54. Confirmation deed dated 09.12.2022 executed by Smt.Anjinamma, Sri.Rajappa, Smt.Roopaa R, Smt.Kavitha R, Sri.Chandrashekar R, Smt.Bhagyamma, Sri.Ramesh M, Sri.Ashirwad R, Smt.Krupa R, Sri.Vishwas R, Master.Yashas R, Smt.Muniratnamma, Sri.M.Ravikumar, Sri.Srinivas S, Sri.Ravi Kumar C, Smt.Munilakshamma, Sri.Shivappa @ Shiva, Sri.Mahesh, Smt.Eramma, Smt.Jayalakshmi, Smt.Jayakumari, Sri.M.Lokesh, Sri.L. Prince, Kum.Prarathana L, Smt.Kalavathir, Smt.Sowmya, Smt.Pillamma, Smt.Jayasudha @ Sudha, Smt.Saroja M. Sri.Shivakumar N, Sri.Ananda M, Smt.Savithamma, Sri.Murali M, Smt.Nanjamma, Smt.Narasamma, Master.Abraham, Kum.Akhila S, Master. Abhilash S, Smt.Sujatha, Sri.Shiva @ Shivakumar, Sri.Naveen Kumar, Smt.Akkayamma @ Vathasala, Sri.Haridas G, Sri.Sunil Kumar, Sri.Anil Kumar G, Smt.Muniakkayamma @ Akkayamma, Sri.Suresh, Smt.Munirathna, Sri.Muniraju in favour of M/s The Hamlet rep by its Partner Sri.Bimal Kumar Goenka registered as doc no.3585/2022-23, in Book-I, stored in C.D. no.JALD1234, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.



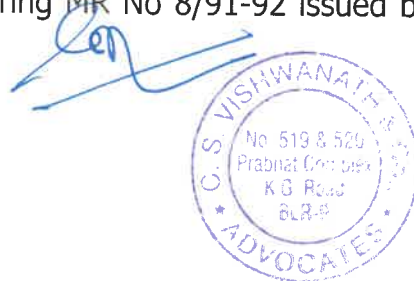
55. Endorsement dated 07.12.1992 bearing LRF:CR/366/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
56. Endorsement dated 07.12.1992 bearing LRF:CR/3272/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
57. Endorsement dated 09.12.1992 bearing LRF:CR/375/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
58. Endorsement dated 15.12.1992 bearing LRF:CR/386/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
59. Endorsement dated 28.12.2016 bearing no.RKCR/7892/2016-17 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
60. Endorsement dated 28.12.2016 bearing no.RKRT/CR:527/2016-17 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
61. Endorsement dated 30.05.2017 bearing no.CR/29/2016-17 issued by the office of Tahsildar, Bangalore North (Addl) Taluk, Bangalore
62. Endorsement dated 13.07.2015 bearing No R.K.C R :143/15-16 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli.
63. Endorsement dated 24.06.2016 bearing No RK/CR/102/15-16 issued by the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
64. Endorsement dated 30.05.2017 bearing No.Info/37/2016-17 issued by the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
65. Endorsement dated 15.10.2013 issued by the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
66. Genealogical tree of the family of Late Sri.Giddappa in the form of affidavit dated 07.08.2017 executed by Sri.Anjinappa (notarized).
67. Nil Tenancy Endorsement dated 03.10.2017 bearing no.RD0039204027427 issued by the Tahsildar, Bangalore North (Additional) Taluk
68. Karnataka Revision Settlement Akarbandh
69. Re Survey Tippani for Survey No 167
70. Copy of sketch.
71. Copy of Re-Survey tippani.
72. Village Map of Doddajala Village
73. Encumbrance certificates :
 - a) Dated 21.09.1993 for the period 01.01.1931 to 31.12.1947.
 - b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1967 depicting the sale deed dated 02.09.1966 (doc no.2174)
 - c) Dated 01.03.2011 for the period 01.04.1947 to 31.07.1986 depicting the entries of sale deeds dated 14.09.1953 (doc no.1735), 02.09.1966 (doc



- no.2174), 06.09.1966 (doc no.2212), 29.10.1966 (doc no.2868), 21.07.1967 (doc no.1358), 25.05.1971 (doc no.543) and 06.06.1977 (doc no.505).
- d) Dated 08.12.1992 for the period 01.08.1986 to 31.05.1989
- e) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
- f) Dated 26.09.2014 for the period 01.04.1993 to 31.03.2004 depicting the entries of sale deeds dated 11.01.1994 (doc nos.3579 & 3581) & sale deed dated 05.07.1995 (doc no.2686)
- g) Dated 10.11.2004 for the period 01.06.1989 to 31.03.2004 depicting the entries of sale deeds dated 11.01.1994 (doc no.3579 & 3581), 27.07.1994 (doc no.2060), 05.07.1995 (doc no.2686), 17.04.1996 (doc no.402 & 404).
- h) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entry of sale deed dated 17.04.1996 (doc no.403)
- i) Dated 11.05.1998 for the period 01.04.1997 to 08.05.1998.
- j) Dated 14.09.2001 for the period 01.04.1994 to 13.09.2001 depicting the entry of sale deed dated 17.04.1996 (doc no.404)
- k) Dated 12.09.2014 for the period 01.04.2004 to 10.09.2014.
- l) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022.
- m) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149), consent deed dated 15.11.2023 (doc no.143), Consent deed dated 09.12.2022 (doc no.3585).
- n) Dated 05.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),

In respect of Sy No.169/1

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2016-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24 in respect of Sy no.169/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Shirastedar, Bangalore North Taluk, Bangalore
2. Copy of Index of lands
3. Mutation Register Extract bearing MR No 8/91-92 issued by the office of Village Accountant, Bangalore.



4. Mutation Register Extract bearing MR No.25/1995-96 issued by the office of Village Accountant, Bangalore.
5. Mutation Register Extract bearing MR No 16/1991-92 issued by the office of Village Accountant, Bangalore.
6. Records of Rights bearing RR No 446 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
7. Certified copy of Sale Deed dated 22.09.1960 executed by Sri.Munishamappa (S/o Sri.Muniyappa) in favour of Smt.Rangamma (D/o Smt.Subbamma & W/o Sri.Ramachandran), registered as doc No.1957/1960-61, in Book I, volume 795, entered in pages 66-68, at the office of the Sub-Registrar, Devanahalli.
8. Certified copy of Sale Deed dated 22.11.1963 executed by Smt.Rangamma (W/o Sri.Ramachandrachari) in favour of Smt.Nanjamma (W/o Sri.Munishamappa), registered as doc No.2198/1963-64, Book I, Volume 885, entered in pages 180-181, at the office of the Sub-Registrar, Devanahalli.
9. Sale Deed dated 21.12.1964 executed by Ms.Nanjamma in favour of Sri.Karinnanappa, S/o Sri.Totadamuniyappa, registered as document No 2873/1964-65, in Book-I, Volume-919, entered pages 16-19, at the office of the Sub-Registrar, Devanahalli.
10. Agreement of Sale dated 23.01.1993 entered into between Sri.K Muniraja of the one part and Nandi Enterprises rep by its Sri.C.Seetharamaiah of the other part.
11. Official Memorandum dated 17.01.1994 bearing No B (Dis) ALN/SR (N) 78/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 3 acres 24 guntas of land in Sy nos.169/1 & 180, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
12. Sale Deed dated 27.07.1994 executed by Sri.K.Muniraju for self and as father and natural guardian for Master.Viswanath and Master.Ramamurthy in favour of The Hamlet rep by its Partner Sri.Gaurishankar Agarwal, registered as doc No.2075/1994-95, in Book I, Volume 503, entered in pages 142-147, at the office of the Sub-Registrar, Yelahanka, Bangalore.
13. Endorsement dated 30.05.2017 bearing No Info/CR/24/16-17 issued by the office of the Public Information Officer, Bangalore North (Additional) Taluk
14. Order dated 12.12.2007 passed by the court of Asst. Commissioner, Bangalore North Sub-division, Bangalore in case no. LRF(83) BNA 96/04-05
15. Endorsement dated 28.12.2016 bearing No RK/CR/7893/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli
16. Nil Tenancy Certificate dated 03.10.2017 issued by the office of Tahsildar, Bangalore North (Additional) Taluk



17. Karnataka Revision Settlement Akarbandh
18. Hissa Survey Tippani in relation to Survey No 169
19. Encumbrance certificates :
 - a) Dated 21.01.1993 for the period 01.01.1931 to 31.12.1947.
 - b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986 depicting the entries of sale deed/s dated 22.09.1960 (doc no.1957); 22.11.1963 (doc no.2198) and 21.02.1964 (doc no.2875)
 - c) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
 - d) Dated 22.08.1993 for the period 01.06.1989 to 26.08.1993
 - e) Dated 27.07.1996 for the period 01.01.1992 to 17.05.1996 depicting the entry of sale deed dated 27.07.1994 (doc no.2074).
 - f) Dated 07.10.2015 for the period 01.04.1992 to 31.03.1996 depicting the entry of sale deed dated 27.07.1994 (doc no.2075).
 - g) Dated 17.06.2015 for the period 01.04.1996 to 31.03.2004.
 - h) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022.
 - i) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),
 - j) Dated 03.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),

In respect of Sy no.169/2:

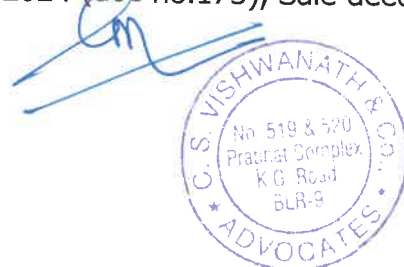
1. RTCs for the period 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2020-21, 2021-22, 2022-23, 2023-24 in respect of Sy no.169/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
2. Copy of Index of Lands
3. Records of Rights bearing RR No 447.
4. Mutation Register Extract bearing MR No 2/96-97 issued by the office of Village accountant, Bangalore North Taluk, Bangalore
5. Mutation Register Extract bearing MR No.57/2004-05 issued by the office of Village accountant, Bangalore North Taluk, Bangalore for 10 guntas of land (only for reference purpose)



6. Sale deed dated 18.05.1951 executed by Sri.Munishami (S/o Sri.Muniyappa) in favour of Sri.S.Shankarayana Rao (S/o Sri.Gonnur Narayana Rao). registered as doc No.448/1951-52, in Book-I, at the office of Sub-Registrar, Devanahalli.
7. Certified copy of Sale Deed dated 16.03.1955 executed by Sri.S.Shankarayana Rao (S/o Sri.Gonnur Narayana Rao) in favour of Smt.Munivenkatamma W/o Sri.Munihanumanthappa, registered as document No 2225/1954-55, in Book I, Volume- 658, entered in pages 23-24, the office of the Sub-Registrar, Devanahalli
8. Agreement of Sale dated 11.01.1993 entered into between Sri.Annayappa (S/o Late Sri.Munihanumappa) of the one part and Nandi Estates rep by Sri.P.Seetharamaiah of the other part.
9. General Power of Attorney dated 08.11.1995 executed by Sri.Annayappa(S/o Late Sri.Munihanumappa), Smt.Shardamma (W/o Late Sri.Venktesh) and Sri.K.Nagaraj (S/o Late Sri.Munihanthappa) in favour of Sri.Subhash Bagaria (Sri.G.S.Agarwal) and Sri.S.R.Chandak (S/o Sri.B.C.Chandak), registered as doc No.355/95-96, in Book-IV, volume SF 39, entered in pages 68 to 71, at the office of the Sub-Registrar, Yelahanka, Bangalore.
10. Sale Deed dated 10.09.1996 executed by Sri.Annayappa (S/o Late Sri.Munihanumappa), Smt.Shardamma (W/o Late Sri.Venktesh) and Sri.K.Nagaraj (S/o Late Sri.Munihanthappa) rep by their GPA holder Sri.S.R.Chandak (S/o Sri.B.C.Chandak), in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka, registered as doc no.2516/1996-97, in Book I, Volume 930, entered in pages 235-244, in the office of the Sub-Registrar Yelahanka, Bangalore.
11. Official memorandum dated 26.07.1996 bearing No B.DIS.ALN.SR (NA) 142/95-96 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 06 guntas of land in Sy no.169/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
12. Order sheet filed in O.S no.1023/2008
13. Application under VII Rule 1 & 2 of CPCP filed in O.S no.1023/2008
14. Application under VII Rule 1 of CPCP filed in O.S no.1023/2008
15. Order on I.A.no.XII dated 22.03.2024 passed by the Court of Addl. Senior Civil Judge & JMFC at Devanahalli in O.S. no.1023/2008
16. Copy of memorandum of Regular First Appeal Filed under section 96 read with order 41 Rule 1 of CPC filed in RFA no.1986/2024 before the High Court of Karnataka, Bangalore.

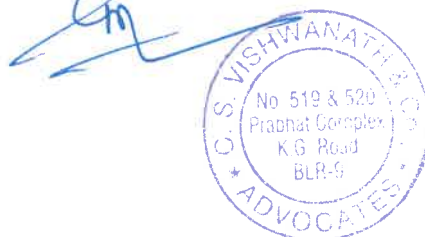


17. Endorsements dated 28.12.2016 bearing No.RK (Info)526/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli
18. Endorsement dated 19.07.1995 bearing no.RKCR361/1995-96 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
19. Endorsement dated 23.01.2017 bearing No.Info(RRT-NA)CR/42/16-17 issued by the office of the Public Information Officer, Bangalore North (Additional) Taluk
20. Endorsement dated 10.10.1994 bearing no.IRCR295/1994-95 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore
21. Endorsement dated 30.05.2017 bearing No Info/CR/28/16-17 issued by the office of the Public Information Officer, Bangalore North (Additional) Taluk
22. Nil Tenancy Certificate dated 06.10.2017 bearing No.RD0039204027429 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
23. Family Tree of Munivenkatamma wife of Munihanumappa duly certified by the Village Accountant
24. Karnataka Revision Settlement Akarbandh
25. Copy of Hissa Survey Tippani.
26. Copy of Tippani.
27. Genealogical Tree of the family of Late Sri.Munihanumappa and Late Munivenkatamma issued by the Village Accountant Tarabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk.
28. Encumbrance certificates :
 - a) Dated 21.09.1993 for the period 01.01.1931 to 31.12.1997.
 - b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1988 depicting the entries of sale deeds dated 18.05.1951 (doc no.448) and 16.03.1955 (doc no.2225).
 - c) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989
 - d) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - e) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996.
 - f) Dated 15.06.2015 for the period 01.04.1996 to 31.03.2004 depicting the entry of sale deed dated 11.09.1996 (doc no.2516).
 - g) Dated 14.09.2001 for the period 01.04.1996 to 13.09.2001 depicting the entry of sale deed dated 11.09.1996 (doc no.2516)
 - h) Dated 01.12.2022 for the period 01.04.2004 to 01.12.2022
 - i) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)
 - j) Dated 05.12.2024 for the period 01.04.2004 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)



In respect of Survey No 172/1

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1986-87, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2020-21, 2021-22, 2022-2023, 2023-24 in respect of Sy no.172/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
2. Mutation Register Extract bearing MR No 15/91-92 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
3. Records of Rights bearing RR No.1218 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
4. Records of Rights bearing RR No 343 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore
5. Mutation Register Extract bearing MR No.H38/2011-122 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
6. IHR register bearing no.3/1982-83
7. Agreement of Sale dated 11.01.1993 entered into between Sri.Puttappa, Smt.Pillamma and Sri.Honnurappa of the one part and Nandi Estates, rep by Sri.Seetharamaiah of the other part -land measuring 3 acres 15 guntas in Survey No 172/1.
8. Endorsement dated 09.12.1992 bearing no.LRF:377/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
9. Endorsement dated 09.12.1992 bearing no.LRF:378/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore
10. Official Memorandum dated 21.05.1993 bearing No B.DIS.ALN.SR (N) 2/93-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 3 acres 15 guntas of land in Sy no.172/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agriculture residential purpose.
11. Order Sheet filed in OS no.138/1994.
12. Application under Order VII Rule I of CPC filed in O.S. no.138/1994.
13. Memo for withdrawal filed in OS no.138/1994.
14. Affidavit dated 04.02.1995 executed by Sri.Patappa, Smt.Lakshamma, Sri.M.Munniya, Sri.Chikkamuniya, Sri.Honurappa (S/o Sri.Patappa), Sri.Gurappa, Smt.Pillamma and Sri.Honurappa (S/o Sri.Chinnappa)(notarised).
15. General Power of Attorney dated 04.02.1995 executed by Sri.Patappa, Smt.Lakshamma, Sri.M.Munniya, Sri.Chikkamuniya, Sri.Honurappa (S/o Sri.Patappa), Sri.Gurappa, Smt.Pillamma and Sri.Honurappa (S/o Sri.Chinnappa) in favour of Sri.S.R. Chandak and Sri.N. M Jain, registered as doc No 563/94-95, Book IV, Volume SF 28, pages 149 to 151 at the office of the Sub-Registrar, Yelahanka, Bangalore,



16. Deed of the Easementary Rights dated 08.02.1995 entered into between Smt.Pillamma, Sri.Honnurappa, Sri.Patappa and Sri.Dhekappa of the one part Sri.V.Govinda Raju rep by his GPA holder Sri.Nagar Mal Jain and M/s The Hamlet rep by its partner Sri.Gauri Shankar Agarwal, registered as doc No 3353/97-98, stored in CD No IV at the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
17. Settlement Deed dated 22.03.1996 executed by Smt.Lakshminarasamma for self and mother and natural guardian for Ms.Akkayamma in favour of M/s the Hamlet (notarised).
18. Sale Deed dated 28.08.2006 executed by Smt.Pillamma, Sri.Hunnurappa, Sri.Patappa @ Katappa and Sri.Dhekappa in favour of Smt.Manonmani Devi, registered as doc no.13153/2006-07 in Book I, stored in CD No YAND224 in the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
19. Order dated 06.04.2015 passed by the Court of Assistant Commissioner, Bangalore North Sub-Division, Bangalore in K.SC. ST.57/2010-11.
20. Endorsement dated 24.06.2015 bearing no.RK/104/2015-16 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
21. Endorsement dated 10.12.2015 bearing no.RK/CR/531/2015-16 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
22. Endorsement dated 28.12.2016 bearing No.RK/C R :525/16-17 issued by the office of the Tahsildar Devanahalli Taluk.
23. Letter dated 27.01.2017 bearing no.RK/RTI/CR:373/2016-17 given by the office of Commissioner, RTI Bangalore Rural District addressed to Deputy Commissioner, Bangalore Urban District, Bangalore
24. Endorsement dated 30.05.2017 bearing No. Info/CR/36/16-17 issued by the Public Information Officer, Bangalore North (Additional) Taluk, Bangalore.
25. Letter dated 02.02.2017 issued by the office of bearing No. Info/CR/47/2016-17 issued by the Public Information Officer, Bangalore North (Additional) Taluk, Bangalore.
26. Nil Tenancy Certificate dated 03.10.2017 bearing no.RD0039204027432 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk.
27. Katha in form no.11B dated 02.01.2018 issued by the office of Doddajala Village Panchayath in favour of M/s The Hamlet in respect of Sy no.172/1.
28. Order dated 25.04.2019 passed the Court of Deputy Commissioner, Bangalore Urban District, Bangalore in case no.SCST/A/22/2015-16
29. Sale Deed dated 08.05.2019 executed by Smt.Manonmani Devi in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria, registered as doc No. 540/2019-20 in Book I, stored in CD No.GNRD240, at the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore.
30. Confirmation Deed dated 14.08.2019 executed by Smt.Pillamma, Smt.Muniyamma, Smt.Lakshmiddev G, Smt.Munirathna @ Rathnamma, Smt.Obalamma @ Suma G, Smt.Gayithri G, Smt.Susheela G.S, Smt.Gowri G, Sri.Narasimhamurthy, Smt.Guramma, Smt.Anitha K, Smt.Bhavya K, Sri.Narasimha Murthy K, Sri.M.Munikrishnappa @ Munikrishna, Smt.Shailaja, Kum.Prarthana M,



Kum.Aradhana and Master.Sandesh rep by their father & natural guardian Sri.Munikrishnappa, Smt.Lakshminarasamma, Smt.Akkayamma, Sri.Honnirappa @ Honnurappa, Smt.Munigowramma, Sri.Manjunatha H, Sri.Santhosh Kumar, Sri.Muniyappa, Smt.Nanjamma, Smt.Basamma, Smt.Geethamma, Smt.Vasanthamma, Sri.Mallesha, Sri.Lokesh, Smt.Padma, Smt.Sumithramma, Smt.Nagaveni, Sri.Chikkamuniyappa, Smt.Gangamma, Sri.Ambarish, Sri.Sathish Kumar C, Sri.Srinivasa C, Sri.Honnurappa @ Honnirappa (S/o Sri.Pataappa @ Katappa), Sri.Gurappa, Smt.Kanthamma, Smt.Shilpa, Sri.Ravikumar G, Sri.Muniraju, Smt.Manjula, Smt.Nirmala, Smt.Shoba, Sri.Manoj Kumar M, Kum.Divya rep her father and natural guardian Sri.Muniraju, Sri.Narayanaswamy, Smt.Bhagyamma, Smt.Vijaya N, Sri.Subhash N, Sri.Jayasurya, Sri.Krishnappa @ Krishna, Smt.Sarojamma, Sri.Shivakumar, Kum.Saritha @ Charita & Master.Manjunatha rep their father and natural guardian Sri.Krishnappa, Smt.Munilakshamma, in favour of Hamlet rep by its partner Smt.Kum Kum Bagaria, registered as doc No.1284/2019-20, in Book I, stored in CD No.JALD405, at the Office of the Sub-Registrar Gandhinagar (Jala), Bangalore.

31. Karnataka Revision Settlement Akarbandh.

32. Village Map of Doddajala.

33. Re-Survey Tippani in relation to Survey No 172.

34. Encumbrance certificates :

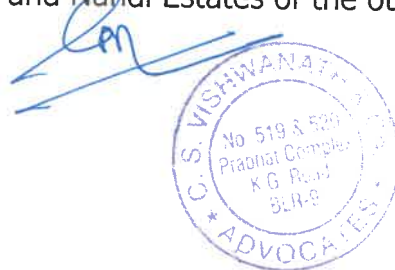
- a) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986.
- b) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
- c) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
- d) Dated 17.06.2015 for the period 01.04.1992 to 31.03.1993.
- e) Dated 27.07.2007 for the period 01.04.1993 to 31.03.2004 depicting the entry of easementary deed dated 26.07.1997 (doc no.3353).
- f) Dated 16.05.2019 for the period 01.04.2004 to 13.05.2019 depicting the entries of sale deeds dated 10.05.2019 (doc no.540), 28.08.2006 (doc no.13153) and 10.05.2019 (doc no.540).
- g) Dated 26.09.2019 for the period 01.04.2019 to 21.09.2019 depicting the entry of consent deed dated 14.08.2019 (doc no.1284),
- h) Dated 13.07.2020 for the period 01.04.2019 to 09.07.2020 depicting the entries of consent deed dated 14.08.2019 (doc no.1284), sale deed dated 10.07.2019 (doc no. 540/2019-20).
- i) Dated 03.08.2022 for the period 01.04.2021 to 02.08.2022.
- j) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
- k) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
- l) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entries of consent deed dated 14.08.2019 (doc no.1284) & sale deed dated 10.05.2019 (doc no.540).



m) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.172/2

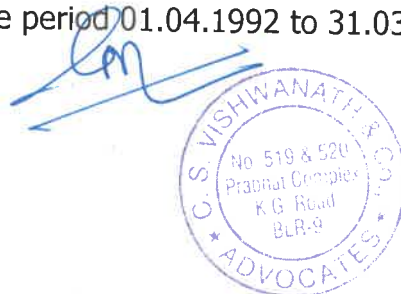
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1988-87, 1988-89 to 1991-92, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Shirastedar, Bangalore North Taluk, Bangalore in respect of Sy no.172/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.
2. Index of Land for Survey No 172/2
3. Record of Rights bearing RR No 344 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
4. Endorsement dated 30.05.2017 bearing No Info/CR/27/16-17 issued by the Public Information Officer, Bangalore North (Additional) Taluk, Bangalore
5. Endorsement dated 30.05.2017 bearing No Info/CR/36/16-17 issued by the Public Information Officer, Bangalore North (Additional) Taluk, Bangalore.
6. Endorsement dated 28.12.2016 bearing No. RK/C R :7887/16-17 issued by the office of the Tashildhar Devanahalli Taluk.
7. Endorsement dated 28.12.2016 bearing No RK/C R :525/16-17 issued by the office of the Tashildhar Devanahalli Taluk.
8. Mutation Register Extract bearing MR No 19/92-93 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
9. Copy of order sheet passed in O.S. no.138/1994
10. Application under Order VII Rule I of CPC filed in O.S. no.138/1994.
11. Memo for withdrawal in O.S. no.138/1994.
12. Endorsement dated 09.12.1992 bearing no.LRF:CR:379/2002-03 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
13. Endorsement dated 24.06.2015 bearing No RK/CR/103/15-16 issued by the Shriresthadhar, Bangalore North (Additional) Taluk, Yelahanka Bangalore.
14. Agreement of Sale dated 11.01.1993 entered into between Sri.Dekhappa (S/o Sri.Muniyappa) of the one part and Nandi Estates of the other part.



15. General Power of Attorney dated 04.02.1995 executed by Sri.Dekhappa and his son Sri.Mudappa in favour of Sri.S.R.Chandak and Sri.N.M. Jain, registered as doc No.562/94-95, in Book IV, Volume SF 28, pages 146 to 148, at the office of the Sub-Registrar, Yelahanka, Bangalore.
16. Sale Deed dated 28.08.2006 executed by Smt.Pillamma, Sri.Hunnurappa, Sri.Patappa @ Katappa and Sri.Dhekappa in favour of Smt.Manonmani Devi registered as doc No.13153/2006-7, in Book I stored in CD No YAND224, at the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
17. Sale Deed dated 08.05.2019 executed by Smt.M.V.Manonmanidevi @ Manonmanidevi in favour of M/s The Hamlet rep by its Partner Smt.Kum Kum Bagaria, registered as doc No.538/2019-20, in Book I, stored in CD No GNRD240, at the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore.
18. Confirmation Deed dated 28.07.2017 executed by Sri.Nanjappa (S/o Late Sri.Muniyappa @ Muniga) and his daughter Smt.Thippamma & Son Sri.Muniyappa, Sri.Kumar @ Eerappa (S/o Late Sri.Muniyappa @ Muniga), Smt.Allamma @ Almelamma (W/o Late Sri.Muniyappa @ Muniga), Sri.Thipaiah (S/o Late Sri.Muniyappa @ Muniga), Smt.Chikkamuniyamma & Smt.Manu (daughters of Late Sri.Muniyappa @ Muniga), Sri.Nanjappa, Smt.Nanjamma & Smt.Padma (children of Late Smt.Muniyamma), Smt.Bhagyamma (W/o Late Sri.Honnurappa deceased son Late Sri.Muniyappa @ Muniga) and her children Sri.Babu M.H. Smt.Madhu M.H. and Smt.Shantha Kumari, Smt.Munilakshamma D/o Late Thipaaya) and her children Smt.Gayathri, Smt.T.Shaila, Smt.Vanajamma Smt.Manjula T. & Ms.Sumithra, Sri.Narayanaswamy (S/o Late Muniyappa) and his children Sri.Manjunath M.N. Sri.Nandeesh & Smt.Manjula, Sri.Subramani (S/o Sri.Muniyappa and his son Sri.Santhosh, Smt.Dhanalakshmi (W/o Late Sri.Kalappa, deceased son of Late Sri.Muniyappa)and her children Sri.Raaja K. And Sri.Kumar, Smt.Rukkamma (W/o Late Sri.Kittappa @ Kitty, deceased son of Late Sri.Muniyappa) and her son Sri.Dilippa, Smt.Venkatamma (W/o Late Sri.Gunnappa, deceased son of Late Sri.Muniyappa) and her children Sri.Munikrishnappa, Smt.Sunitha, Smt.Minalkshmma, Smt.Obamma @ Shobha (D/o of late Sri.Gunnappa) and her daughter Smt.Savitha, Sri.Muddappa (S/o Late Dekappa) and his sons Sri.Premanath & Sri.Bharath, Smt.Doddaakkayamma @ Akkayamma (D/o Late Sri.Muniyappa @ Muniga), children of late Smt.Honniramma viz., Smt.Narayanamma @ Muniyamma, Sri.Narayanaswamy @ Muniyappa and Sri.Muniraja @ Muniraju in favour of The Hamlet, rep by its partner Sri.Bimal Kumar Goenka registered as doc No.1429/2017-18, in Book-I stored in CD No JALD229, at the Office of the Sub-Registrar Gandhinagar (Jala), Bangalore.



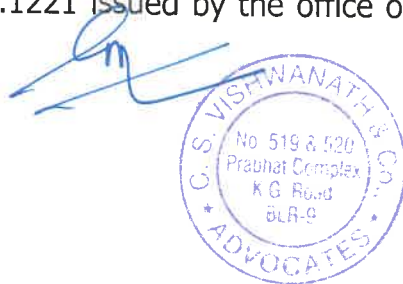

19. Deed of the Easementary Right dated 08.02.1995 executed by Smt. Pillamma, Sri. Honnurappa, Sri. Patappa, Sri. Dhekappa in favour of Sri. V. Govinda Raju rep by his GPA holder Sri. Nagar Mal Jain and M/s The Hamlet rep by its Partner Sri. Gauri Shankar, registered as document No 3353/97-98, stored in CD No. IV at the office of the Senior Sub-Registrar Yelahanka, Bangalore
20. Nil Tenancy endorsement dated 06.10.2017 bearing No RD0039204027434 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk.
21. Order sheet passed in O.S. no. 336/2012.
22. Memo filed before the Court of the Senior Civil Judge and JMFC at Devanahalli in OS No. 336/2012
23. Order sheet passed before the Court of the Civil Judge and JMFC at Devanahalli in OS No. 736/2012
24. Order dated 18.07.2019 filed in O.S. no. 736/2012.
25. Memo filed before the Court of Civil Judge and JMFC, Devanahalli in O.S. no. 736/2012.
26. Memorandum of plaint under order VII Rule I before the Court of the Civil Judge and JMFC at Devanahalli in OS No 736/2012
27. Order sheet passed in OS no. 665/2021.
28. Application under order VII Rule 1 of CPC filed in O.S. no. 665/2021.
29. Affidavit dated 08.02.1995 executed by Sri. Dekappa and Sri. Muddappa (notarised).
30. Official Memorandum dated 20.05.1993 bearing No. B (DIS) ALNSR(NA) 4/93-94 issued by the office of the Special Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 21 guntas of land in Sy no. 172/2, Jalahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
31. Copy of Atlas.
32. Copy of Hissa Mojini
33. Copy of settlement akarbhandh.
34. Copy of Hissa Survey Tippani and Hissa Pakka Book Extract.
35. Encumbrance certificates :
 - a) Dated 23.09.1993 for the period 01.01.1931 to 31.12.1947
 - b) Dated 23.01.2018 for the period 01.01.1948 to 31.03.1950.
 - c) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1983.
 - d) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 27.08.1997 for the period 01.06.1989 to 26.08.1993.
 - f) Dated 17.06.2015 for the period 01.04.1992 to 31.03.1993.



- g) Dated 27.07.2007 for the period 01.04.1993 to 31.03.2004 depicting the entry of easementary deed dated 08.02.1995 (doc no.3353)
- h) Dated 15.05.2019 for the period 01.04.2004 to 13.05.2019 depicting the entries of sale deed dated 10.05.2019 (doc no.538), consent deed dated 31.07.2017 (doc no.1429), sale deed dated 28.08.2006 (doc no.13153)
- i) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entries of sale deed dated 10.05.2019 (doc no.538), consent deed dated 31.07.2017 (doc no.1429), sale deed dated 28.08.2006 (doc no.13153),
- j) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of sale deed dated 18.04.2024 (doc no.149), JDA dated 19.04.2024 (doc no.173), consent deed dated 11.07.2023 (doc no.7464),
- k) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.172/3

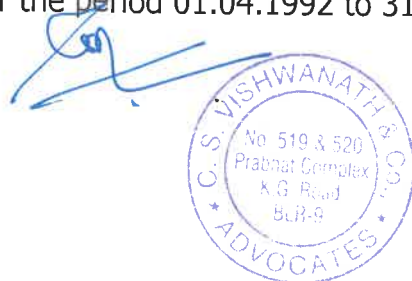
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 1993-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore in respect of Sy no.172/3, Doddajala Village, Jala Hobli, Devanahalli Taluk.
2. Mutation register bearing MR no.17/1981-82 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore
3. Mutation register bearing MR no.73/2008-09 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore
4. Mutation register bearing MR no.H29/2011-12 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore
5. Mutation register bearing MR no.H18/2018-19.
6. Mutation register bearing MR no.T8/2019-20.
7. Mutation register bearing MR no.T15/2023-24.
8. IHC register bearing no.21/2008-09 issued by the office of R.R.Shirastedar, Bangalore North Addl. Taluk.
9. Record of rights bearing no.1221 issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore.



10. Record of rights bearing no.345 issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore.
11. Copy of index of land.
12. Sale deed dated 07.06.1975 executed by Sri.Nanjappa in favour of Sri.Ramaiah (S/o Doddamuniyappa) registered as doc no.640/1975-76, in Book-I, Volume-1172, entered in pages 88 to 89, at the office of Sub-Registrar, Devanahalli.
13. Death certificate dated 05.09.2007 of Sri.Ramaiah M.
14. Will dated 24.04.2010 executed by Smt.Gowramma (W/o late Sri.Ramaiah)
15. Death certificate dated 06.07.2011 of Smt.Gowramma.
16. Certified copy of Interim loan bond dated 17.01.2014 executed by Smt.Lakshamma in favour of M/s Silk weavers and farmers Seva Co-operative Bank Ltd., registered as doc no.3489/2013-14, in Book-I, stored in C.D. no.JALD186, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
17. Interim loan bond dated 12.06.2020 executed by Sri.Byregowda in favour of M/s Silk weavers and farmers Seva Co-operative Bank Ltd., registered as doc no.224/2020-21, in Book-I, stored in C.D. no.JALD600, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
18. Loan discharge deed dated 26.09.2023 executed by M/s Silk weavers and farmers Seva Co-operative Bank Ltd., in favour of Smt.Lakshamma and Sri.Byregowda registered as doc no.1494/2023-24, in Book-I, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
19. Certified copy of gift deed dated 30.10.2018 executed by Smt.R.Lakshamma in favour of Sri.Byregowda, registered as doc no.3064/2018-19, in Book-I, stored in C.D. no.JALD244, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
20. Order sheet filed in O.S. no.116/2023
21. Memorandum of plaint filed under Order VII Rule 1 and 2 read with section 26 of CPC filed in O.S. no.116/2023
22. Application filed under Section 151 of CPC filed in I.A. no.1/2023 in O.S: no.116/2023.
23. Application filed under Order XXXIX Rule 1 and 2 read with Section 151 of CPC filed in I.A. no.1/2023 in O.S. no.116/2023.
24. Order sheet filed in O.S. no.224/2023
25. Order for dismissal dated 14.12.2024 filed in O.S. no.224/2023
26. Amended plaint in O.S. no.224/2023
27. Memo for dismissal dated 14.12.2024 filed in O.S. no.224/2023
28. Endorsement dated 17.05.2022 bearing no.RK/CR/Maha/169/2022-23 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.



29. Endorsement dated 17.05.2022 bearing no.RK/CR/Maha/170/2022-23 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.
30. Nil tenancy dated 06.10.2017 bearing no.RD0039204027435 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
31. Sale deed dated 26.09.2023 executed by Sri.Byregowda R. together with Smt.Lakshamma Rajanna (*as confirming party*) in favour of The Hamlet represented by its partner Sri.Bimal Kumar Goenka, registered as doc no.8173/2023-24, in Book-I, at the office of Sub-Registrar, Yelahanka, Bangalore.
32. Release-cum-confirmation deed dated 10.12.2024 executed by Sri.Ramaiah Maregowda and his family members Smt.Shyalaja, Sri.Vivek M. Gowda and Ms.Mridula M. Gowda in favour of M/s the Hamlet represented by its partner Sri.Karan Bagaria, registered as doc no.1690/2024-25, in Book-I, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
33. Sale deed dated 19.12.2024 executed by The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria in favour of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, registered as doc no.1745/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
34. Supplementary agreement to the Joint Development Agreement dated 19.12.2024 entered into between M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria of the one part and M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal of the other part, registered as doc no.1746/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
35. General Power of Attorney dated 19.12.2024 executed by The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaia in faovur of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, registered as doc no.62/2004-25, in Book-I, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
36. Copy of Hissa survey tippani.
37. Copy of settlement akarbandh.
38. Genealogical tree of the family of Late Sri.M.Ramaiah issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore.
39. Encumbrance certificates :
 - a) Dated 01.08.2017 for the period 01.04.1930 to 31.03.1950.
 - b) Dated 12.06.2015 for the period 01.04.1950 to 31.07.1986 depicting the entry of sale deed dated 07.06.1975 (doc no.640).
 - c) Dated 16.06.2015 for the period 01.08.1986 to 31.05.1989
 - d) Dated 18.06.2015 for the period 01.06.1989 to 31.03.1993
 - e) Dated 27.01.2006 for the period 01.04.1992 to 31.03.2005.



- f) Dated 23.07.2014 for the period 01.04.2004 to 21.07.2014 depicting the entry of mortgage deed dated 17.01.2014 (doc no.3489)
- g) Dated 14.07.2017 for the period 01.04.2014 to 12.07.2017.
- h) Dated 08.03.2019 for the period 01.04.2017 to 07.03.2019 depicting the entry of gift deed dated 30.10.2018 (doc no.3084).
- i) Dated 13.07.2020 for the period 01.04.2018 to 09.07.2020 depicting the entry of mortgage deed dated 12.06.2020 (doc no.224), gift deed dated 30.10.2018 (doc no.3084).
- j) Dated 22.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entry of mortgage deed dated 12.06.2020 (doc no.224), gift deed dated 30.10.2018 (doc no.3084) & mortgage deed dated 17.01.2014 (doc no.3489)
- k) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022
- l) Dated 15.02.2025 for the period 01.04.2004 to 06.02.2025 depicting the entries of Sale deed dated 19.12.2024 (doc no.1745), joint development agreement dated 19.12.2024 (doc no.1746), consent deed dated 10.12.2024 (doc no.1690), discharge deed dated 26.09.2023 (doc no.1494), sale deed dated 22.09.2023 (doc no.8173), mortgage deed dated 12.06.2020 (doc no.224), gift deed dated 30.10.2018 (doc no.3084) and mortgage deed dated 17.01.2014 (doc no.3489).

In respect of Survey No 176/1 (carved out of the Larger Survey No 43)


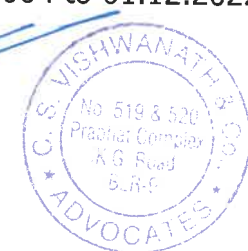
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-2001, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.176/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
2. Index of Land in relation Survey No 176/1
3. Record of Rights bearing RR No 354
4. Record of Rights bearing RR No 495
5. Mutation Register Extract bearing MR Nos.23 & 24/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
6. Mutation Register Extract bearing no.14/1991-92 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore



7. Endorsement dated 04.12.1992 bearing no.LRF:CR:357/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
8. Certified copy of Sale Deed dated 18.02.1953 executed by Sri.Venkatappa (S/o Sri.Chennappa) along with his son Munishami in favour of Sri.Madappa (S/o Sri.Chennappa) registered as doc No 2387/52-53, in Book 1, Volume 625, entered in pages 67-68 at the office of the Sub-Registrar, Devanahalli,
9. Certified copy of Sale Deed dated 16.09.1964 executed by Sri.Madappa, S/o Sri.Chenappa in favour of Sri.Kondappa, S/o Sri.Honurappa, registered as doc No.1962/1964-65, in Book I, volume 807, entered in pages 172-173, at the office of the Sub-Registrar, Devanahalli,
10. Endorsement dated 28.12.2016 bearing no.RK (Info) CR:524/2016-17 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
11. Endorsement dated 30.05.2017 bearing No Info/CR/35/16-17 issued by the office of the Public Information Officer, Bangalore North (Additional) Taluk
12. Endorsement dated 07.07.2017 bearing No RK/CR/267/17-18 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
13. Endorsement dated 11.08..2017 bearing No RK/CR/369/2017-18 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
14. Sale Deed dated 11.01.1994 executed by Sri.Lachappa together with Sri.Gunnappa, Sri.Muniya & Sri.Honnurappa AND Sri.Munivenkatappa and his son Sr.Gunnappa and Sri.Narayanaswamy in favour of The Hamlet rep by its Partner Sri.Gauri Shankar Agarwal registered as doc No.4790/1993-94, in Book I, Volume 452, entered in pages 150-157, at the office of the Sub-Registrar Yelahanka, Bangalore.
15. Sale Deed dated 11.01.1994 executed by Sri.Lachappa together with Sri.Gunnappa, Sri.Muniya & Sri.Honnurappa AND Sri.Munivenkatappa and his son Sr.Gunnappa and Sri.Narayanaswamy in favour of The Hamlet rep by its Partner Sri.Gauri Shankar Agarwal registered as doc No.4782/1993-94, in Book I, Volume 452, entered in pages 139-146, at the office of the Sub-Registrar Yelahanka, Bangalore.
16. Official Memorandum dated 21.05.1993 bearing No.B (Dis) ALN/SR (N) 5/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 2 acres 07 guntas of land in Sy no.176/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
17. Order dated 12.12.2007 passed by the office of Asst. Commissioner, Bangalore in case no.LRF.(83)[BNA]96/04-05



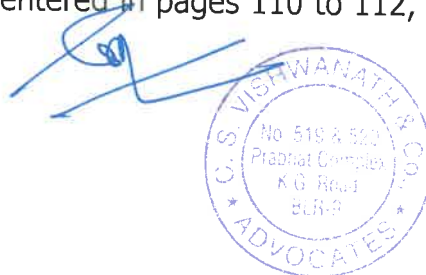

18. Endorsement dated 06.11.2024 bearing no. Boo/Sa/Ni/SR/4216/2024-25 issued by the office of Asst. Director for land records, Yelahanka Taluk, Mini Vidhanasoudha.
19. Nil Tenancy Certificate dated 06.10. 2017 bearing no. RD0039204027437 issued by the Tahsildar, Bangalore North (Additional) Taluk
20. Order sheet filed in O.S. no.33/2011
21. Application under VII Rule 1 of CPC filed in O.S. no.33/2011.
22. Judgment dated 17.12.2022 passed before the Court of Senior Civil Judge & JMFC, Devanahalli in OS no.33/2011.
23. Genealogical tree of the family of Late Sri.Kondappa issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
24. Copy of atlas.
25. Copy of Hissa Mojini
26. Copy of Hissa Survey Tippani.
27. Copy of tippani.
28. Copy of Village Map.
29. Encumbrance certificate:
 - a) Dated 21.09.1993 for the period 01.01.1931 to 31.12.1947
 - b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986 depicting the entries of sale deeds dated 18.02.1953 (doc no.123870 and 17.09.1964 (doc no.1962)
 - c) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989
 - d) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993
 - e) Dated 07.12.1992 for the period 01.06.1989 to 04.12.1992.
 - f) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - g) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996.
 - h) Dated 11.05.1998 for the period 01.04.1997 to 08.05.1998.
 - i) Dated 17.06.2015 for the period 01.04.1996 to 31.03.2004.
 - j) Dated 15..06.2015 for the period 01.04.2004 to 10.06.2015
 - k) Dated 21.07.2017 for the period 01.04.2015 to 18.07.2017.
 - l) Dated 10.07.2020 for the period 01.04.2017 to 09.07.2020.
 - m) Dated 02.08.2022 for the period 01.04.2021 to 02.08.2022.
 - n) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of sale deed dated 19.04.2024 (doc no.173), sale dated 18.04.2024 (doc no.149)
 - o) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022

p) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.176/2

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore in respect of Sy no.176/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.
2. Index of Land for Survey No 176/2 issued by the office of Shirasatedar, Bangalore North Taluk.
3. Record of Rights bearing R R No 355 issued by the office of Shirasatedar, Bangalore North Taluk.
4. Record of Rights bearing R R No 1428 issued by the office of Shirasatedar, Bangalore North Taluk.
5. Record of Rights bearing RR No 1429 issued by the office of Shirasatedar, Bangalore North Taluk.
6. Mutation Register Extract bearing MR No 25/83-84 issued by the office of Shirasatedar, Bangalore North Taluk.
7. Mutation Register Extract bearing MR No 26/83-84 issued by the office of Shirasatedar, Bangalore North Taluk.
8. Mutation Register Extract bearing MR No 34/95-96 issued by the office of Village Accountant, Doddajala
9. Mutation Register Extract bearing MR No 35/95-96 issued by the office of Village Accountant, Doddajala.
10. Certified copy of Sale Deed dated 30.05.1960 executed by Sri.H.N.Nagesh Rao (S/o Sri.Narayanappa) in favour of Smt.Gowramma (D/o Smt.Anjinappa) registered as Doc No 684/1960-61, in Book I Volume 784, entered in pages 22-24, at the office of the Sub-Registrar, Devanahalli.
11. Certified copy of Sale Deed dated 24.05.1963 executed by Smt.Gowramma in favour of Sri.Nagappa (S/o Sri.Chikkapoojappa) registered as doc No.468/1963-64, in Book I, Volume-872, entered in pages 110 to 112, at the office of the Sub-Registrar, Devanahalli.



12. Sale Deed dated 11.01.1994 executed by Sri.Nagappa, Sri.Doddakadiraiah, Sri.Chikkakadiraiah, Sri.Muniraja, Sri.Annayappa, Sri.Narashimamurthy and Sri.Narayanaswamy in favour of M/s The Hamlet rep by its partner Sri.Gauri Shankar Agarwal, registered as doc No.3580/1993-94, in Book I Volume 431, entered in pages 119-125, at the office of the Sub-Registrar Yelahanka, Bangalore.
13. Sale Deed dated 11.01.1994 executed by Sri.Nagappa, Sri.Doddakadiraiah, Sri.Chikkakadiraiah, Sri.Muniraja, Sri.Annayappa, Sri.Narashimamurthy and Sri.Narayanaswamy in favour of M/s The Hamlet rep by its partner Sri.Gauri Shankar Agarwal, registered as doc No.3582/1993-94, in Book I, Volume 430, at pages 146-153, in the office of the sub-registrar Yelahanka, Bangalore.
14. Official Memorandum dated 21.05.1993 bearing No B(Dis) ALN/SR (N) 3/93-94 issued by the office of Deputy Commissioner, Bangalore District Bangalore regarding conversion of 2 acres 06 guntas of land in Sy no.176/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
15. Order sheet filed in O.S. no.440/2021
16. Plaint filed in O.S. no.440/2021
17. Copies of Interim Application bearing no.I and II filed in O.S. no.440/2021.
18. Order dated 31.03.2023 passed on I.A. filed by The Hamlet in O.S. no.440/2021.
19. Endorsement dated 30.05.2017 bearing No Info/CR/26/16-17 issued by the office of the Public Information Officer, Bangalore North (Additional) Taluk
20. Endorsement dated 28.12.2016 bearing No RK/CR/7891/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli.
21. Endorsement dated 23.06.2017 bearing no.RK.CR.1119/2017-18 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
22. Endorsement dated 07.07.2017 bearing no.RK/CR/267/2017-18 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
23. Nil Tenancy Certificate dated 06.10.2017 bearing No RD0039204027439 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
24. Endorsement dated 06.11.2024 bearing no.Boo.Sa.Ni./RK/4213/2024-25 issued by the office of Asst. Director for land Records, Yelahanka Taluk, Bangalore
25. Village Map of Doddajala Village
26. Copy of Re-Survey Tippani
27. Copy of Hissa Survey Tippani for Survey No 176
28. Copy of Sketch
29. Copy of Atlas.
30. Copy of Hissa Mojini.



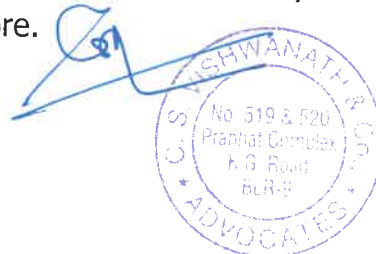
31. Karnataka Revision Settlement Akarbandh

32. Encumbrance certificates :

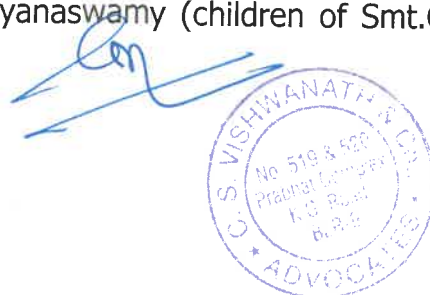
- a) Dated 23.09.1993 for the period 01.01.1931 to 31.12.1947
- b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1988 depicting the entries of sale deeds dated 30.05.1960 (doc no.654 & 468)
- c) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
- d) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
- e) Dated 01.10.2015 for the period 01.04.1993 to 31.03.2004 depicting the entries of sale deeds dated 11.01.1994 (doc no.3580& 3282)
- f) Dated 16.06.2015 for the period 01.04.2004 to 10.06.2015.
- g) Dated 20.07.2017 for the period 01.04.2015 to 18.07.2017.
- h) Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020.
- i) Dated 03.08.2022 for the period 01.04.2021 to 02.08.2022.
- j) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022
- k) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)
- l) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No 177 (carved out of the Larger Survey No 43)

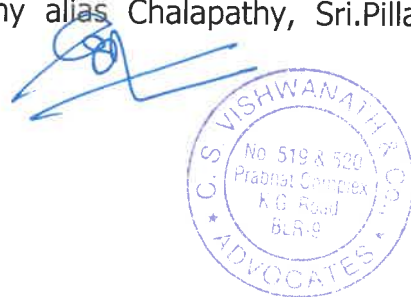
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.177, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
2. Copy of index of lands.
3. Record of Rights bearing RR No.356 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
4. Record of Rights bearing RR No.729 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
5. Records of Rights bearing RR No.563 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.



6. Mutation Register bearing MR No.7/1996-97 issued by the office of Tahsildar, Bangalore North Taluk.
7. Mutation Register bearing MR No.3/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.
8. Mutation Register bearing MR No.1/1996-97 issued by the office of Tahsildar, Bangalore North Taluk.
9. Mutation Register bearing MR No.72/1995-96 issued by the office of Tahsildar, Bangalore North Taluk.
10. Mutation Register bearing MR No.36/1993-94 issued by the office of Tahsildar, Bangalore North Taluk.
11. Mutation Register bearing MR No.21/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.
12. Mutation Register bearing MR Nos.1 & 2/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.
13. Mutation Register bearing MR No.14/2000-01 issued by the office of Tahsildar, Bangalore North Taluk.
14. Mutation Register bearing MR No.22/1995-96 issued by the office of Tahsildar, Bangalore North Taluk.
15. Mutation Register bearing MR No.3/1996-97 issued by the office of Tahsildar, Bangalore North Taluk.
16. Mutation Register bearing MR No.21/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.
17. Certified copy of Sale Deed dated 16.12.1944 executed by Sri.Puttaiah (S/o Sri.Chinnappa) in favour of Sri.Venkataramanappa S/o Sri.Pilla Hanumagowda, registered as doc No.926/44-45, in Book I, volume 481, entered in pages 175-177, at the office of the Sub-Registrar, Devanahalli.
18. Certified copy of continuation of mortgage deed dated 30.05.1958 (03.05.1958) executed by Sri.Venkataramanappa in favour of Samgra Grama Co-operative Society (doc no.664)
19. Certified copy of continuation of mortgage deed dated 02.05.1961 executed by Sri.Venkataramanappa in favour of Chikkajala LSPAC (doc no.297/1961-62).
20. Certified copy of Re-conveyance deed dated 09.01.1970 executed by Primary Agriculture Co-operative Society in favour of Sri.Venkataramanappa (doc no.3165/1969-70).
21. unregistered Partition deed dated 10.05.1971 executed amongst Sri.Venkataramanappa with his first wife Smt.Subbamma, Sri.V.Gopala, Sri.Govindaraja and Sri.V.Narayanaswamy (children of Smt.Gangamma, second wife of Venkataramanappa).



22. Order dated 24.11.1997 passed in LRF (83)148/1995-96 by the Asst. Commissioner, Bangalore North Taluk, Bangalore
23. Agreement of sale dated 23.01.1993 entered into between Smt.Subbamma W/o Sri.Venkataramanappa of the one part and The Hamlet rep by its representative Sri.C.Seetharamaiah of the other part.
24. Agreement dated 31.03.1993 entered into between Sri.V.Narayana Swamy S/o late Sri.Venkataramanappa of the one part and M/s The Hamlet rep by its representative Sri.Gowrishankar Agarwal of the other part.
25. Agreement dated 31.03.1993 entered into between Sri.V.Gopala Gowda and Smt.Lakshmi Devamma of the one part and M/s The Hamlet rep by its representative Sri.Gowrishankar Agarwal of the other part.
26. Order dated 24.11.1992 issued by the office of Asst. Commissioner, Bangalore North Sub-division, Bangalore.
27. Affidavit dated 27.10.1994 executed by Smt.Subhamma, Sri.Venkatachalapathi, Sri.Gowda V, Sri.Manjunatha V. (notarised).
28. General Power of Attorney dated 27.10.1994 executed by Smt.Subhamma, Sri.Venkatachalapathi, Sri.Gowda V. and Sri.Manjunatha V in favour of Sri.S.R.Chandak and Sri.N.M.Jain, registered as doc No.316/94-95, in Book IV, Volume SF 24, entered in pages 115 to 117, at the office of the Sub-Registrar, Yelahanka, Bangalore.
29. General Power of Attorney dated 18.03.1996 executed by Smt.Gangamma in favour of Sri.S.R.Chandak and Sri.N.M.Jain (notarised).
30. General Power of Attorney dated 14.11.1994 executed by Sri.V.Gopala Gowda in favour of Sri.S.R.Chandak and Sri.N.M.Jain, registered as doc no.335/1994-95, in Book-IV, Volume-SF 24, entered in pages 185 to 187, at the office of Sub-Registrar, Yelahanka, Bangalore.
31. General Power of Attorney dated 30.03.1996 executed by Smt.Gangamma, W/o Late Sri.Venkataramanappa in favour of Sri.S.R.Chandak S/o Sri.B.C.Chandak and Sri.N.M.Jain S/o Late Sri.Madalal, registered as doc No. 1384/95-96, in Book IV, Volume SF 56, entered in pages 42 to 45 at the office of the Sub-Registrar, Yelahanka, Bangalore.
32. Sale Deed dated 10.09.1996 executed by executed by Smt.Gangamma, W/o Late Sri.Venkataramanappa rep by GPA holder Sri.N.M.Jain in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka, registered as doc No.2517/1996-97, in Book I, volume 941, entered in pages 2-9, at the office of the Sub-Registrar Yelahanka, Bangalore.
33. Sale Deed dated 10.09.1996 executed by Smt.Subbamma together with her children Sri.Venkatachalapathy alias Chalapathy, Sri.Pilla Hanume Gowda and





- Sri.Manjunatha rep by their GPA holder Sri.N.M.Jain in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka, registered as doc No.2518/1996-97, in Book-I, volume 935, entered in pages 102-109, at the office of the Sub-Registrar, Yelahanka, Bangalore.
34. Official Memorandum dated 02.03.1996 bearing No.B.(Dis).ALN/SR.(NA) 160/95-96 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 17 guntas of land in Sy no.177, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
35. Official Memorandum dated 26.07.1996 bearing No.B (Dis) ALN/SR (NA) 1/96-97 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 17 guntas of land in Sy no.177, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose
36. Official Memorandum dated 20.08.1996 bearing No.B (Dis) ALN/SR 140/96-97 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 14 guntas of land in Sy no.177, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose
37. Sale Deed dated 04.04.1996 executed by Sri.V.Gopala Gowda S/o Late Sri.Venkataramanappa rep by GPA holder Sri.N.M.Jain in favour of M/s The Hamlet, rep by its Partner Sri.Gauri Shankar Agarwal, registered as doc No. 405/96-97, in Book I, Volume 885, entered in pages 128-135, at the office of the Sub-Registrar, Yelahanka, Bangalore.
38. Order Sheet passed in OS no.502/2008
39. Amended Plaint filed in OS 502/2008.
40. Memo for withdrawal filed in O.S. no.502/2008.
41. Endorsement dated 27.10.2017 bearing no.PTCL(BNA)CR 355/2017-18 issued by the office of Asst. Commissioner, Bangalore North Sub-division, Bangalore
42. Endorsement dated 27.10.2017 bearing no.LRF (BNA)CR/307/2017-18 issued by the office of Asst. Commissioner, Bangalore North Sub-division, Bangalore
43. Nil Tenancy Certificate dated 28.10.2017 bearing no.RD0039204027633 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk.
44. Affidavit dated 14.11.1994 executed by Sri.V.Gopala Gowda (notarised).
45. Affidavit dated 18.03.1996 executed by Smt.Gangamma (notarised).
46. Endorsement dated 30.05.2017 bearing No.Maha/CR.25/2016-17 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli




47. Endorsement dated 30.05.2017 bearing No.Maha/CR.34/2016-17 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli
48. Endorsement dated 28.12.2016 bearing No RK/Info Rights/CR/523/2016-17 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli
49. Endorsement dated 06.03.2017 bearing No.RK/CR/7888/16-17 issued by the office of Tahsildar, Devanahalli.
50. Nil Tenancy Certificate dated 06.10.2017 bearing No.RD0039204027440 issued by the office of the Tahsildar, Bangalore North Taluk
51. Endorsement dated 06.11.2024 bearing no.Boo.Sa.Ni./R.K./4215/2024-25 issued by the office of Asst. Director for land Records, Bangalore.
52. Nil Tenancy Certificate dated 04.12.1992 bearing No LRF:CR:358/1992-93 issued by the office of Tahsildar, Bangalore North Taluk
53. Nil Tenancy Certificate dated 04.12.1992 bearing No LRF:CR:359/1992-93 issued by the office of Tahsildar, Bangalore North Taluk
54. Nil Tenancy Certificate dated 04.12.1992 bearing No LRF:CR:360/1992-93 issued by the office of Tahsildar, Bangalore North Taluk
55. Order sheet passed in O.S. no.328/2019.
56. Plaint filed in O.S. no.328/2019.
57. Interlocutory Applications filed in OS no.328/2019 before the Court of Senior Civil Judge & JMFC, Devanahalli
58. Confirmation Deed dated 28.03.2018 executed by Smt.Tholsamma alias Tullamma (D/o Late Venkataramanappa), Smt.Lakshamma, Ms.Lalitha A, Sri.Kemparaju A, Smt.Padma @ Padmamma, Sri.Arun Kumar B. and Ms.Lavanya B in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc No.4965/2017-18, in Book I, stored in CD No.JALD236, at the office of the Sub-Registrar Gandhinagar (Jala), Bangalore.
59. Consent deed dated 17.11.2024 executed by Smt.Kamala, Sri.Bharath G, Smt.Pallavi G, Sri.J.Manjunatha and Smt.Hanumakka in favour of M/s The Hamlet rep by its partner Sri.Karan Bagaria and M/s Sattva City Private Limited rep by its authorized signatory Sri.Ashwin Sacheti registered as doc no.1625/2024-25, in Book-I, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
60. Genealogical tree of the family of Sri.Basavaraju (husband of Smt.Padmamma) in the form of affidavit dated 27.02.2018 executed by Sri.Basavaraju.
61. Genealogical tree of the family of Smt.Lakshamma(W/o Late Sri.Appayanna) in the form of affidavit dated 27.02.2018 executed by Smt.Lakshamma.
62. Genealogical tree of the family of Sri.Krishnappa (husband of Smt.Thulasamma) in the form of affidavit dated 28.03.2018 executed by Sri.Krishnappa.



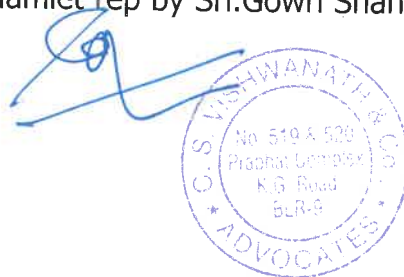
63. Genealogical tree of the family of Sri.Venkataramanappa) in the form of affidavit dated 28.03.2018 executed by Smt.Padma @ Padmamma.
64. Affidavit dated 28.03.2018 executed by Smt.Lakshamma (notarised).
65. Affidavit dated 28.03.2018 executed by Smt.Tholisamma (notarised).
66. Village Map of Doddajala Village
67. Re-Survey Tippani
68. Copy of sketch.
69. Copy of tippani.
70. Encumbrance certificates :
- a) Dated 23.09.1993 for the period 01.01.1931 to 31.12.1942 depicting the entry of sale deed dated 15.12.1944 (doc no.926)
 - b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1988 depicting the entries of loan bond dated 03.05.1958 (doc no.664), mortgage deed dated 10.05.1961 (Doc no.297).
 - c) Dated 28.09.1993 for the period 01.01.1931 to 31.12.1947.
 - d) Dated 08.12.1992 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
 - f) Dated 04.10.1997 for the period 01.08.1986 to 31.05.1989.
 - g) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - h) Dated 29.01.2018 for the period 01.06.1989 to 31.03.1996 depicting the entry of sale deed dated 17.04.1996 (doc no.405).
 - i) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entry of sale deed dated 17.0.1996 (doc no.405).
 - j) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entry of sale deed dated 17.04.1996 (doc no.405)
 - k) Dated 21.07.1995 for the period 05.01.1994 to 19.07.1995.
 - l) Dated 20.07.1996 for the period 21.07.1995 to 15.07.1996.
 - m) Dated 18.06.2015 for the period 01.04.1996 to 31.03.2004 depicting the entries of sale deeds dated 17.04.1996 (doc no.405), 11.09.1996 (doc no.2517 & 2518)
 - n) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entry of consent deed dated 28.03.2018 (doc no.4965)
 - o) Dated 16.06.2015 for the period 01.04.2004 to 10.06.2015.
 - p) Dated 20.07.2017 for the period 01.04.2015 to 18.07.2017.
 - q) Dated 09.07.2000 for the period 01.04.2017 to 07.07.2020 depicting the entry of consent deed dated 28.03.2018 (doc no.4965)
 - r) Dated 13.07.2020 for the period 01.04.2017 to 09.07.2020 depicting the entry of consent deed dated 28.03.2018 (doc no.4965)



- s) Dated 19.07.2017 for the period 01.04.2015 to 18.07.2017.
- t) Dated 03.08.2022 for the period 01.04.2021 to 02.08.2022.
- u) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
- v) Dated 05.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of consent deed dated 17.11.2024 (doc no.1625), JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No 178/1 (carved out of the Larger Survey No 43)

1. RTCs for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.178/1, Doddajala Village, Jala Hobli, Yelahanka Taluk issued by the office of Shirastedar/Village Accountant, Yelahanka, Bangalore.
2. Record of Rights bearing RR No357 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
3. Index of Land in relation to Survey No 178/1
4. Certified copy of Sale Deed dated 08.09.1963 executed by Sri.Munishamappa (S/o Sri.Munirangappa) and his children Sri.T.M.Anjinappa, T.M.Ramanjinappa, T.M.Shantharaju minors rep by their father and natural guardian Sri.Munishamappa in favour of Smt.Nanjamma (W/o Sri.Subbaiah), registered as doc No.1532/63-64, in Book I, Volume 879, entered in pages 202-205 at the office of the Sub-Registrar Devanahalli,.
5. Mutation Register Extract bearing MR No 6/91-92 issued by the office of Village Accountant, Doddajala.
6. Mutation Register Extract bearing MR No 29/95-96 issued by the office of Village Accountant, Doddajala.
7. Mutation Register Extract bearing MR No 30/95-96 issued by the office of Village Accountant, Doddajala.
8. Unregistered agreement to Sell dated 12.03.1993 entered into Smt.Nanjamma of the one part and The Hamlet rep by Sri.Gowri Shankar Agarwal of the other part.



9. Sale Deed dated 23.07.1994 executed by Smt.Nanjamma in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka registered as doc No.2420/94-95, Book I, Volume-513, entered in pages 45-49, at the office of the Sub-Registrar Yelahanka, Bangalore.
10. Sale Deed dated 18.08.1994 executed by Smt.Nanjamma in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka registered as doc No.2421/94-95, in Book I, Volume 513, entered in pages 49-54, at the office of the Sub-Registrar Yelahanka, Bangalore.
11. Official Memorandum dated 23.07.1994 bearing No.B.(Dis) ALN/SR (N) 165/93-94 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 1 acre 35 guntas of land in Sy no.178/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
12. Endorsement dated 09.02.2017 bearing No RK(Info)/CR/616/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli
13. Nil Tenancy Certificate dated 04.12.1992 bearing no.LRF:CR:354/1992-93 issued by the Tahsildar, Bangalore North Taluk
14. Endorsement dated 30.05.2017 bearing no.CR/33/2016-17 issued by the office of Tahsildar, Bangalore
15. Nil Tenancy Certificate dated 06.10.2017 bearing no.RD0039204027441 issued by the Tahsildar, Bangalore North (Additional) Taluk, Bangalore.
16. Copy of Hissa Survey Tippani.
17. Copy of Re-Survey Tippani.
18. Copy of Settlement Akarbandh.
19. Encumbrance certificates :
 - a) Dated 12.06.2015 for the period 01.04.1950 to 31.07.1986.
 - b) Dated 06.09.1993 for the period 01.01.19487 to 31.07.1988 depicting the entry of sale deed dated 09.09.1963 (doc no.1532)
 - c) Dated 08.12.1992 for the period 01.08.1986 to 31.05.1989.
 - d) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - e) Dated 27.05.1996 for the period 01.01.1992 to 17.08.1996 depicting the entries of sale deeds dated 18.08.1994 (doc nos.2420 & 2421)
 - f) Dated 18.06.2015 for the period 01.04.1996 to 31.03.2004.
 - g) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022.
 - h) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)



- i) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No 178/2(carved out of the Larger Survey No 43)

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, in respect of Sy no.178/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
1. Records of Rights bearing RR No.480 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
2. Copy of Index of Land
2. Record of Rights bearing RR No 358 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
3. Mutation Register Extract bearing M R No 4/1991-92 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
4. Mutation Register Extract bearing M R No 5/1991-92 issued by the office of Village Accountant, Doddajala.
5. Mutation Register Extract bearing M R No.32/1995-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
6. Mutation Register Extract bearing M R No.33/1995-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
7. Certified copy of Gift Deed dated 26.08.1955 executed by Sri.Thimmaiah and his wife Smt.Doddarangamma in favour of Master. T.M.Ramanjinappa and Master.T.M.Rajanna (children of Sri.Munishamappa), registered as doc No.1079/55-56, in Book I, Volume 663, entered in pages 177-178, at the office of the Sub-Registrar Devanahalli.
8. Certified copy of Sale Deed dated 08.09.1963 executed by Sri.Munishamappa along with his sons Master.Ramanjinappa and Master.Shantajraj in favour of Sri. Subbaiah, registered as doc No.1531/63-64, in Book-I, Volume-880, entered in pages 158 to 161, at the office of the Sub-Registrar, Devanahalli.
9. Relinquishment Deed dated 15.02.2018 executed by Sri.T.M.Ramanjinappa, Smt.T.Nagarathna, Smt.R.Hemavathi, Smt.R.Latha, Sri.T.M.Shantharaju alias Rajanna, Smt.Chandraprabha Chandrakala, Smt.S.Poornima Devi,



- Smt.Mamatha Devi, Sri.S.Raghavendra Nayaka @ Raghu, Smt.Bhagyalakshmi and Smt.Vijayalakshmi together with Sri.T.V.Murthy as confirming party in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc No 4150/2017-18, in Book-I, stored in C.D. No.JALD234, at the office of Sub-Registrar, Gandhinagar (Jala).
10. Agreement to Sell dated 12.03.1993 entered into between Sri.S. Rajanna and Sri.S Krishnappa of the one part and The Hamlet rep by Sri.Gowri Shankar Agarwal of the other part.
 11. Sale Deed dated 18.08.1994 executed by Sri.S.Rajanna and Sri.S.Krishnappa in favour of The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc No.2419/1994-95, in Book I, Volume 513, entered in pages 40-44, at the Office of the Sub-Registrar, Yelahanka, Bangalore.
 12. Sale Deed dated 18.08.1994 executed by Sri.S.Rajanna and Sri.S.Krishnappa in favour of The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc No. 2422/1994-95, in Book I volume 519, entered in pages 2-4, at the Office of the Sub-Registrar, Yelahanka, Bangalore.
 13. Official Memorandum dated 23.07.1994 bearing No B.DIS.ALN.SR (N) 164/93-94 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 2 acres 10 guntas of land in Sy no.178/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
 14. Consent deed dated 03.07.2023 executed by Smt.Sowbhagya in favour of M/s the Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc no.3472/2023-24, in Book-I, at the office of Sub-Registrar, Yelahanka, Bangalore.
 15. Nil tenancy endorsement dated 25.04.1994 bearing no.LRF/CR/18/1994-95 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
 16. Nil Tenancy Certificate dated 06.10.2017, bearing No RD0039204027442 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
 17. Endorsement dated 09.02.2017 bearing No RK(Info)/CR/616/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli.
 18. Endorsement dated 30.05.2017 bearing No Info/CR/33/16-17 issued by the office of Public Information Officer, Bangalore North (Additional) Taluk, Bangalore
 19. Order sheet passed in O.S. no.185/2021.
 20. Plaint under order VII Rule 1 of CPC filed in O.S. no.185/2021.
 21. Application under Order XXXIX Rule 1 & 2 read with Section 151 of CPC filed in IA. I of O.S. No.185/2021
 22. Judgement & order dated 17.12.2013 passed by the Court of V Addl. District and Sessions Judge, Devanahalli in MA No.07/2012



23. Order sheet passed in OS No.775/2011.
24. Order dated 15.11.2011 passed by Civil Judge & JMFC, Devanahalli in OS No.775/2011
25. Application under VII Rule 1 of CPCP filed in O.S. no.775/2011.
26. Application under VIII Rule 1 of CPCP filed in O.S. no.775/2011.
27. Memo for withdrawal dated 15.02.2018 in O.S. no.775/2011
28. Orders on I.A. no.I filed by the plaintiffs under Order 39 Rule 1 and 2 of CPC dated 07.01.2012 passed by the Court of Civil Judge & JMFC, Devanahalli.
29. Genealogical Tree of Sri.Munishamappa in the form of an notarized affidavit dated 28.12.2017 executed by Sri.T.M.Ramanjinappa (Notarised).
30. Copy of sketch.
31. Copy of Atlas
32. Copy of Hissa Mojini.
33. Karnataka Revision Settlement Akarbandh
34. Re-Survey Tippani Hissa Survey Tippani in relation to Survey No 178.
35. Encumbrance certificates :
 - a) Dated 28.09.1993 for the period 01.01.1931 to 31.12.1947.
 - b) Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986 depicting the entries of Lease deed dated 17.04.1950 (doc no.86), mortgage deed dated 21.06.1950 (doc no.623), Gift deed dated 26.08.1953 (doc no.1079),
 - c) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entries of sale deeds dated 18.08.1994 (doc no.2419) and 18.08.1994 (doc no.2422).
 - d) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - f) Dated 11.05.1998 for the period 01.04.1997 to 08.05.1998.
 - g) Dated 18.06.2015 for the period 01.04.1995 to 31.03.2004.
 - h) Dated 17.06.2015 for the period 01.04.2004 to 10.06.2015
 - i) Dated 20.07.2017 for the period 01.04.2015 to 18.07.2017.
 - j) Dated 12.08.2020 for the period 01.04.2017 to 12.08.2020 depicting the entry of Release deed dated 15.02.2018 (doc no.4150)
 - k) Dated 02.08.2022 for the period 01.04.2021 to 02.08.2022.
 - l) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entry of Release deed dated 15.02.2018 (doc no.4150)
 - m) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149), consent deed dated 01.07.2023 (doc no.3472) .




n) Dated 03.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),

Survey No 179 (carved out of the Larger Survey No 43)

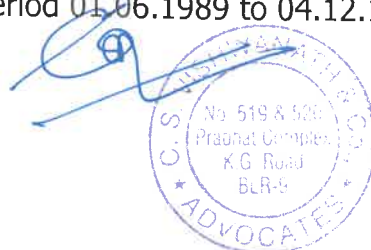
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.179, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
2. Record of Rights bearing RR No.359 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
3. Record of Rights bearing RR No.564
4. Records of Rights bearing RR No.730
5. Mutation Register Extract bearing MR No.3/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.
6. Mutation Register Extract bearing MR No.8/1996-97 issued by the office of Village Accountant, Bangalore North Taluk
7. Mutation Register Extract bearing MR No.9/1996-97 issued by the office of Village Accountant, Bangalore North Taluk.
8. Certified copy of Sale Deed dated 01.08.1950 executed by Sri.Manikyam Shetty S/o Sri.Seenaiah Shetru in favour of Sri.Venkataramanappa, S/o Sri.Pillahanuma registered as doc No.996/1950-51, in Book-I, volume 581, entered in pages 155-157 at the office of the Sub-Registrar Devanahalli.
9. Certified copy of Form no.3 form of declaration dated 26.03.1986 executed by Sri.Venkataramanappa in favour of Bank of India (doc no.603/1985-86)
10. Unregistered Partition deed dated 10.04.1990 executed amongst Sri.Venkataramanappa and his first wife Smt.Subbamma, Sri.V.Gopala, Sri.Govindaraja and Sri.V.Narayanaswamy (children of Smt.Gangamma, second wife of Venkataramanappa).
11. Agreement of sale dated 12.03.1993 entered into between Sri.V.Govindaraju of the one part and The Hamlet of the other part.



12. General Power of Attorney dated 23.12.1993 executed by Sri.V.Govindaraju in favour of Sri.Nagarmal Jain, registered as doc No.154/93-94, in Book IV, Volume SF 17, entered in pages 33 to 36 at the office of the Sub-Registrar, Yelahanka, Bangalore.
13. Sale Deed dated 04.03.1996 executed by Sri.V.Govindaraju represented by his constituted attorney Sri.Nagarmal Jain in favour of The Hamlet rep by its partner Sri.Gouri Shankar Agarwal registered as doc No.402/96-97, in Book-I, volume 886, entered in pages 76-84, at the office of the Sub-Registrar, Yelahanka, Bangalore.
14. Sale Deed dated 27.03.1996 executed by Sri.V.Govindaraju represented by his constituted attorney Sri.Nagarmal Jain in favour of The Hamlet rep by its partner Sri.Gouri Shankar Agarwal registered as doc No. 8453/95-96, in Book-I, Volume 874, entered in pages 171-178, at the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
15. Official Memorandum dated 29.02.1996 bearing No B.DIS.ALN.SR (NA) 135/95-96 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 4 acres of land in Sy no.179, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
16. Endorsement dated 09.02.2017 bearing No RK/CR/614/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli
17. Endorsement dated 30.05.2017 bearing No.Info/CR/32/16-17 issued by the Public Information Officer, Bangalore North (Additional) Taluk, Yelahanka Bangalore.
18. Nil Tenancy Certificate dated 05.10.2017 bearing No.RD0039204027443 issued by the office of the Tahsildar, Bangalore North Taluk
19. Endorsement dated 06.11.2024 bearing no.Boo.Sa.Ni./R.K./4212/2024-25 issued by the office of Asst. Director for land Records, Bangalore.
20. Nil Tenancy Certificates bearing No LRF:CR:383/1992-93 issued by the office of the Tahsildar, Bangalore North Taluk
21. Endorsement bearing No PTCL:CR:354/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore
22. Endorsement bearing No LRF(BNA) CR/309/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore
23. 2 May 1961 Continuing Mortgage Bond registered as document No 297/61-62, book I, volume 793, page 149, at the office of the Sub-Registrar Devanahalli, executed by Venkataramanappa in favour of LSPAC Co-operative Society Limited, Chikkajala 19 January 1970



24. Discharge Receipt registered as document No 3165/69-70, book I, volume 1047, pages 13-14 at the office of the Sub-Registrar Yelahanka, executed by the Secretary, LSPAC Co-operative Society Limited, Chikkajala, in favour of Venkataramanappa
25. No due Letter dated 16.12.1992 issued by the Manager, Bank of India, Bettahalasuru, Bangalore North
26. Order Sheet passed in OS no.502/2008
27. Amended Plaint filed in OS 502/2008.
28. Plaint and Interlocutory Applications filed in OS 328/2019 before the Court of Senior Civil Judge & JMFC, Devanahalli
29. Memo for withdrawal filed in O.S. no.502/2008.
30. Confirmation Deed dated 28.03.2018 executed by Smt.Tholsamma alias Tullamma (D/o Late Venkataramanappa), Smt.Lakshamma, Ms.Lalitha A, Sri.Kemparaju A, Smt.Padma @ Padmamma, Sri.Arun Kumar B. and Ms.Lavanya B in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc No.4965/2017-18, in Book I, stored in CD No.JALD236, at the office of the Sub-Registrar Gandhinagar (Jala), Bangalore.
31. Consent deed dated 17.11.2024 executed by Smt.Kamala, Sri.Bharath G, Smt.Pallavi G, Sri.J.Manjunatha and Smt.Hanumakka in favour of M/s The Hamlet rep by its partner Sri.Karan Bagaria and M/s Sattva City Private Limited rep by its authorized signatory Sri.Ashwin Sacheti registered as doc no.1625/2024-25, in Book-I, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore
32. Karnataka Revision Settlement Akarbandh
33. Hissa Survey Tippani
34. Copy of Re-Survey Tippani.
35. Copy of Atlas.
36. Copy of pakka book.
37. Encumbrance certificates :
 - a) Dated 13.10.2015 for the period 01.04.1920 to 31.03.1950.
 - b) Dated 23.09.1993 for the period 01.01.1931 to 31.12.1947.
 - c) Dated 03.10.2015 for the period 01.04.1950 to 31.07.1986 depicting the entries of sale deeds dated 02.08.1950 (doc no.996), loan bond dated 21.05.1958 (doc no.664), mortgage deed dated 10.05.1961 (doc no.297) and 26.03.1986 (doc no.603).discharge deed dated 19.01.1970 (doc no.3165)
Dated 19.06.2015 for the period 01.08.1986 to 31.05.1989.
 - d) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - f) Dated 07.12.1992 for the period 01.06.1989 to 04.12.1992.



- g) Dated 31.09.1996 for the period 01.01.1992 to 17.05.1996.
- h) Dated 21.07.1995 for the period 14.07.1994 to 20.07.1995.
- i) Dated 18.06.2015 for the period 01.04.1995 to 31.03.2004 depicting the entries of sale deeds dated 27.03.1996 (doc no.8453) and 17.04.1996 (doc no.402).
- j) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entry of consent deed dated 28.03.2018 (doc no.4965).
- k) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149).
- l) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of consent deed dated 17.11.2024 (doc no.1625), JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

Survey No 180 (old Survey No 43)

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1986-87, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24 in respect of Sy no.180, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
2. Records of Rights bearing RR No 360 issued by the office of Shirastedar, Doddajala Panchayath, Bangalore North Taluk, Bangalore.
3. Index of Lands in relation to Survey No 180
4. Mutation Register Extract bearing MR No 16/68-69 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore.
5. Mutation Register Extract bearing MR No 16/91-92 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore.
6. Mutation Register Extract bearing MR No 11/96-97 issued by the office of Village Accountant, Doddajala Panchayath.
7. Mutation Register Extract bearing MR No 12/96-97 issued by the office of Village Accountant, Doddajala Panchayath.
8. Mutation Register Extract bearing MR No 13/96-97 issued by the office of Village Accountant, Doddajala Panchayath.
9. Mutation Register Extract bearing MR No 26/95-96 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore.

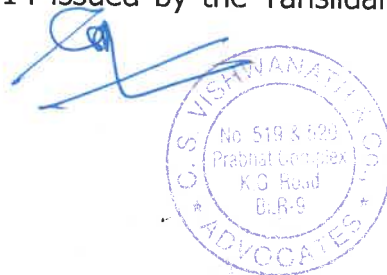



10. Mutation Register Extract bearing MR No 27/95-96 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
11. Mutation Register Extract bearing MR No 28/95-96 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore.
12. Certified copy of Sale Deed dated 05.11.1943 executed by Sri.Peddaga in favour of Sri.Sakarappa registered as doc No.770/1943-44, in Book 1, Volume 464, entered in pages 43 to 44, at the office of Sub-Registrar, Devanahalli.
13. Certified copy of Partition Deed dated 10.03.1969 executed amongst Sri.Narayanaswamy, Sri.Patalappa, M, Sri.R.Hanumatharayappa, Sri.Nanjundagowda, Sri.Karinanjappa and Master.Muniraja registered as doc No.3707/68-69, in Book 1, Volume 1023, entered in pages 179 to 189 at the office of the Sub-Registrar Devanahalli.
14. Agreement 01.01.1993 entered into between Sri.S.Narayanaswamy (S/o Sri. Sakarappa) of the one part and M/s Nandi Estates represented by its Partner P Seetharamaiah of the other part.
15. Agreement dated 23.01.1993 entered into between Sri.K Muniraja (S/o Sri.Karinanjappa) of the one part and Nandi Estates represented by its Partner Sri.P Seetharamaiah of the other part.
16. Sale Deed dated 23.06.1995 executed by Sri.S. Narayanaswamy and his son Sri.N.Vijayakumar, Sri.S.Patalappa and his children Sri.Gopala Gowda, Sri.P.Chandrappa & Sri.P.Jaishankar, Sri.S.Nanjundagowda for self and as father & natural for his son Master.N.Purushotham in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc No.2688/95-96, in Book 1, volume 780, pages 9 to 15, at the office of the Sub-Registrar Yelahanka, Bangalore
17. Sale Deed dated 23.06.1995 executed by Sri.S. Narayanaswamy and his son Sri.N.Vijayakumar, Sri.S.Patalappa and his children Sri.Gopala Gowda, Sri.P.Chandrappa & Sri.P.Jaishankar, Sri.S.Nanjundagowda for self and as father & natural for his son Master.N.Purushotham in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc No.2689/95-96, in Book 1, Volume 789, entered in pages 60 to 69, at the office of the Sub-Registrar Yelahanka, Bangalore.
18. Sale Deed dated 23.06.1995 executed by Sri.S. Narayanaswamy and his son Sri.N.Vijayakumar, Sri.S.Patalappa and his children Sri.Gopala Gowda, Sri.P.Chandrappa & Sri.P.Jaishankar, Sri.S.Nanjundagowda for self and as father & natural for his son Master.N.Purushotham in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc No 2687/95-96, in Book 1,



Volume 776, pages 125 to 132, at the office of the Sub-Registrar Yelahanka, Bangalore

19. Sale Deed dated 27.07.1994 Sri.K Muniraju for self and as father and natural guardian Master.Viswanath and Master.Ramamurthy in favour of The Hamlet rep by its Managing Partner Sri.Gaurishankar Agarwal, registered as doc No.2073/94-95, in Book- 1, Volume 506, entered in pages 41 to 46, at the office of the Sub-Registrar Yelahanka, Bangalore.
20. Sale Deed dated 27.07.1994 executed by Sri.K Muniraju for self and as father and natural guardian Master.Viswanath and Master.Ramamurthy in favour of The Hamlet rep by its Managing Partner Sri.Gaurishankar Agarwal registered as doc No.2074/94-95, in Book 1, Volume 503, pages 136 to 141, at the office of the Sub-Registrar Yelahanka, Bangalore.
21. Sale Deed dated 27.07.1994 executed by Sri.K Muniraju for self and as father and natural guardian Master.Viswanath and Master.Ramamurthy in favour of The Hamlet rep by its Managing Partner Sri.Gaurishankar Agarwal registered as doc No.2072/94-95, in Book 1, Volume 506, entered in pages 35 to 40 at the office of the Sub-Registrar Yelahanka, Bangalore.
22. Official Memorandum dated 23.06.1993 bearing No B.DIS.ALN.SR(N)/8/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 3 acres 10 guntas of land in Sy nos.167 & 180, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
23. Official Memorandum dated 17.01.1994 bearing No B.DS.ALN.SR(N)/78/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 3 acres 24 guntas of land in Sy nos.169/1 & 180, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
24. Affidavit dated 23.06.1995 executed by Sri.S.Narayanaswamy, Sri.S.Patalappa and Sri.S.Nanjundagowda (notarised)
25. Endorsement dated 09.12.1992 bearing no.LRF/CR/381/1992-93 issued by the Tahsildar, Bangalore North Taluk, Yelahanka, Bangalore
26. Endorsement dated 10.12.1992 bearing no.LRF/CR/381/1992-93 issued by the Tahsildar, Bangalore North Taluk, Yelahanka, Bangalore
27. Order dated 12.12.2007 passed by the court of Asst. Commissioner, Bangalore North Sub-division, Bangalore in case no. LRF(83) BNA 96/04-05
28. Endorsement dated 09.07.2014 issued by the Tahsildar, Bangalore North Taluk, Yelahanka, Bangalore



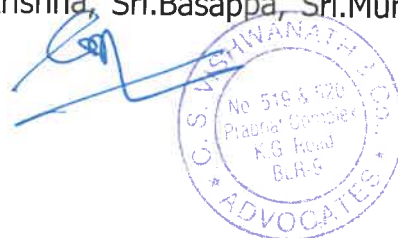
29. Order dated 06.04.2015 passed by the Court of the Asst. Commissioner, Bangalore North Sub-division, Bangalore in case no.K.SC.ST.22/2011-12.
30. Order dated 02.04.2019 passed by the Court of Deputy Commissioner, Bangalore District, Bangalore in case no.SC.SR (Appeal) 37/2016-17.
31. Endorsement dated 30.05.2017 bearing No 31/16-17 issued by the office of the Tahsildar, Bangalore North Additional Taluk, Yelahanka, Bangalore
32. Endorsement dated 09.02.2017 bearing No 615/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli
33. Endorsement dated 17.12.2015 bearing No.RK/CR/575/15-16 issued by the Shiresthadhar, Bangalore North Additional Taluk, Yelahanka, Bangalore
34. Nil Tenancy Certificate dated 28.10.2017 bearing no.RD00392040277447 issued by the Tahsildar, Bangalore North Additional Taluk, Bengaluru
35. Endorsement dated 27.10.21.2017 bearing No PTCL/CR/358/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore
36. Karnataka Revision Settlement Akarbandh
37. Copy of Re-survey Tippani.
38. Encumbrance certificates :
 - a) Dated 22.09.1963 for the period 01.01.1931 to 31.12.1947 depicting the entry of sale deed dated 15.11.1943 (doc no.770).
 - b) Dated 17.03.2011 for the period 01.04.1930 to 31.07.1986 depicting the entries of sale deed dated 15.11.1943 (doc no.770) and partition deed dated 10.03.1969 (doc no.3707).
 - c) Undated for the period 01.01.1948 to 31.07.1986 depicting the entry of partition deed dated 10.03.1969 (doc no.3707).
 - d) Dated 23.06.2012 for the period 31.08.1986 to 31.05.1989.
 - e) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993
 - f) Dated 01.09.1993 for the period 01.08.1986 to 31.05.1989.
 - g) Undated for the period 01.06.1989 to 31.03.2004 depicting the entries of sale deeds dated 27.07.1994 (doc no.2072, 2073 & 2074)
 - h) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entries of sale deeds dated 05.07.1995 (doc no.2687, 2688 & 2689)
 - i) Dated 11.05.1998 for the period 01.04.1997 to 08.05.1998.
 - j) Dated 17.06.2015 for the period 01.04.2004 to 10.06.2015.
 - k) Dated 13.07.2017 for the period 01.04.2015 to 12.07.2017
 - l) Dated 13.07.2020 for the period 01.04.2017 to 09.07.2020.
 - m) Dated 03.08.2022 for the period 01.04.2021 to 02.08.2022.
 - n) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022.




- o) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173) and sale deed dated 18.04.2024 (doc no.149)
- p) Dated 17.06.2015 for the period 01.04.2004 to 10.07.2015.
- q) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 and sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.181/2 (old No.181):

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 1997-98, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.181, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
2. Copy of index of lands.
3. Copy of Record of Rights bearing no.361 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
4. Mutation Register Extract bearing MR No 5/96-97 issued by the office of Village Accountant, Doddajala Village.
5. Mutation Register Extract bearing MR No 6/90-91 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
6. Mutation Registrar Extract bearing MR No 53/94-95
7. Mutation Register Extract bearing MR No 20/91-92
8. Mutation Register Extract bearing MR No T7/23-24
9. Certified copy of Sale Deed dated 03.07.1974 executed by Sri.Nanjappa (S/o Sri.Honniriga) in favour of Sri.Narasimhaiah (S/o Sri.Veeranna) registered as doc No 1418/74-75, in Book 1, Volume- 136, entered in pages 240 to 242, at the office of the Sub-Registrar Devanahalli, in relation to land measuring 35 guntas from out of land measuring 2 acres in Survey No 181
10. Agreement dated 11.01.1993 entered into between Smt.Berikamma (W/o Muthyalappa) of the one part and M/s Nandi Estates rep by its authorized signatory Sri.P.Seetharamu of the other part.
11. Affidavit dated 06.09.1994 executed by Smt.Berikamma and her family members Sri.Doddamunaiah, Sri.Munikrishna, Sri.Basappa, Sri.Muniyappa and Sri.Muniraju (notarised).



12. General Power of Attorney dated 06.09.1994 executed by Smt.Berikamma and her family members Sri.Doddamunaiah, Sri.Munikrishna, Sri.Basappa, Sri.Muniyappa and Sri.Muniraju in favour of Sri.S.R. Chandak and Sri.N.M. Jain, registered as Doc No. 239/94-95, in Book-IV, Volume -SF23, entered pages 4 to 6, at the office of the Sub-Registrar, Yelahanka, Bangalore.
13. Official Memorandum dated 28.02.1996 bearing No B (Dis) ALNSR(NA)/175/95-96 issued by the office of Deputy Commissioner, Bangalore District regarding conversion of 1 acre 09 guntas of land in Sy no.181 situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
14. Sale Deed dated 27.03.1996 executed by Smt.Berikamma and her family members Sri.Doddamunaiah, Sri.Munikrishna, Sri.Basappa, Sri.Muniyappa and Sri.Muniraju rep by their GPA holder Sri.N.M. Jain, in favour of The Hamlet represented by its partner Sri.Gauri Shankar Agarwal, registered as doc No 8452/95-96, in Book- 1, Volume 874, entered in pages 163 to 170, at the office of the Sub-Registrar Yelahanka, Bangalore.
15. Confirmation Deed dated 02.02.2019 executed by Sri.Muniyappa alias Doddamunaiah and his family members Smt.Akkayamma, Smt.Padmavathi, Smt.Munilakshamma, Smt.Varalakshamma, Sri.Shivaraju, Smt.Shilpa, Sri.Prabhu D, Sri.Basavaraju, Smt.Venkatamma, Sri.Krishnappa M, Smt.Parvathamma, Sri.Rajesh Kumar, Smt.Munilakshamma @ Rathna, Smt.Manjula, Smt.Shilpa, Sri.Chikkamuniyappa @ Muniyappa, Smt.Annamma, Sri.Shashikumar, Sri.Madhu M, Smt.Akkayamma, Smt.Doddakkamma @ Munirathna, Sri.Narasimhaiah, Sri.Ravi, Smt.Nagaveni, Sri.Muniraju, Smt.Nagarathamma, Smt.Hema, Sri.Yallappa, Smt.Radha, Sri.Kiran, Sri.Devaraj and Sri.Chethan in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as Doc No.4389/2018-19, in Book- 1, stored in CD No JALD259, at the office of Sub Registrar, Gandhinagar (Jala), Bangalore.
16. Nil Tenancy endorsement dated 06.10.2017 bearing no.RD0039204027445 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
17. Order sheet filed in OS No 436/2011
18. Copy of plaint filed in OS No 436/2011
19. Copy of amended plaint filed in OS No 436/2011
20. Order XXIII Rule 3 of The Civil Procedure Code filed in O.S. no.436/2011.
21. Final decree 04.02.2019 passed by the Court of Senior Civil Judge & JMFC at Devanahalli in O.S. no.436/2011
22. Death certificate dated 18.09.2015 of Smt.Nanjamma.
23. Death certificate dated 28.06.2016 for Smt.Berikamma.



24. Endorsement dated 09.02.2017 bearing No 613/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli
25. Endorsement of May 2017 bearing No 218/16-17 issued by the office of the Tahsildar, Bangalore North Additional Taluk, Yelahanka, Bangalore
26. Genealogical tree of the family of Late Sri.Nanjappa issued by the Village Accountant, Tharabanahalli Circle, Jala Hobli, Bangalore North(Additional) Taluk
27. Genealogical tree of the family of Late Sri.Nanjappa in the form of affidavit dated 16.02.2019 executed by Sri.Yellappa (notarized).
28. Copy of settlement akarbhandh.
29. Village Map of Doddajala Village
30. Copy of Re-Survey Tippani
31. Encumbrance certificates :
 - a) Dated 09.06.1993 for the period 01.01.1948 to 31.07.1986 depicting the entry of sale deed dated 03.07.19974 (doc no.1418)
 - b) Dated 08.12.1992 for the period 01.08.1986 to 31.05.1989.
 - c) Dated 07.12.1992 for the period 01.06.1989 to 04.12.1992.
 - d) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993.
 - e) Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996 depicting the entry of sale deed dated 27.03.1996 (doc no.8452).
 - f) Dated 18.06.2015 for the period 01.04.1996 to 31.03.2004.
 - g) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entry of confirmation deed dated 02.02.2019 (doc no.4389) & sale deed dated 30.08.2005 (doc no.5833)
 - h) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)
 - i) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.185 measuring 2 acres 2 guntas :

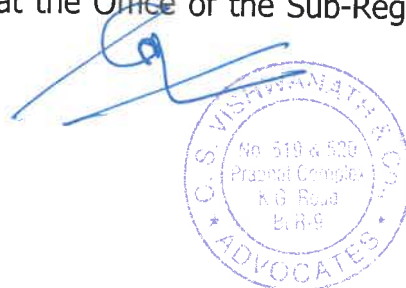
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, Sy no.185, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Tahsildar, Bangalore North Taluk.



2. Records of Rights bearing RR No 374 issued by the office of Tahsildar, Bangalore North Taluk
3. Copy of index of lands.
4. Mutation Register Extract bearing No.5/1991-92 issued by the office of Village Accountant, Devanahalli
5. Mutation Register Extract bearing MR No.4/1992-93 issued by the office of Village Accountant, Devanahalli
6. Mutation Register Extract bearing MR No.5/1992-93 issued by the office of Village Accountant, Devanahalli.
7. Certified copy of Sale Deed dated 29.08.1992 executed by Sri.Nanjappa, Sri.Muniyappa, Sri.Gundappa and Sri.Dekappa (children of Sri.Muniyappa) in favour of Sri.Anjanappa (S/o Sri.Munieerappa) registered as doc no.2262/1992-93, book - 1, volume 271, page 223 – 226, at the office of the Sub-Registrar, Yelahanka, Bangalore
8. Certified copy of Sale Deed dated 02.09.1992 executed by Sri.Nanjappa, Sri.Muniyappa, Sri.Gundappa and Sri.Dekappa (children of Sri.Muniyappa) in favour of Smt.Akkayamma (D/o Sri.Eerappa) registered as doc no.2286/1992-93, book - 1, volume 271, page 246 – 249, at the office of the Sub-Registrar, Yelahanka, Bangalore
9. Agreement of 1993 entered into between Sri.Nanjappa (S/o Sri.Muniyappa) of the one part and M/s Nandi Estates represented by its Partner Sri.P. Seetharamaiah of the other part.
10. Agreement dated 08.01.1993 entered into between Sri.Anjanappa (S/o Sri.Muneerappa) of the one part and M/s Nandi Estates represented by its Partner Sri.P. Seetharamaiah of the other part.
11. Agreement dated 08.01.1993 entered into between Smt.Akkayamma (W/o Sri.Gangadhar) of the one part and Nandi Estates represented by its Partner Sri.P Seetharamaiah of the other part.
12. Agreement dated 08.01.1993 entered into between Sri.Muniyappa (S/o Sri.Muniyappa) of the one part and Nandi Estates represented by its Partner Sri.P Seetharamaiah of the other part.
13. Affidavit dated 15.03.1995 executed by Smt.Akkayamma and her son Sri.Hari (notarised)
14. Affidavit dated 08.02.1995 executed by Sri.Anjanappa and his children Sri.Eranna and Sri.Ramanjinappa (notarised)
15. Affidavit dated 08.02.1995 executed by Sri.Nanjappa and his son Sri.Muniyappa (notarised).
16. General Power of Attorney dated 08.02.1995 executed by Sri.Anjanappa and his children Sri.Eranna and Sri.Ramanjinappa in favour of Sri.S. R. Chandak and Sri.N. M. Jain registered as doc No.564/1994-95, book-4, volume SF28, pages 152-154 at the office of the Sub-Registrar, Yelahanka, Bangalore.



17. General Power of Attorney dated 15.03.1995 executed by Akkayamma and others in favour of S R Chandak and N M Jain registered as doc No.696/1994-95, book-4, volume SF31, pages 31-33 at the office of the Sub-Registrar, Yelahanka,
18. General Power of Attorney dated 08.02.1995 executed by Sri.Muniyappa, Smt.Bhagyamma, Sri.Thepprah, Sri.Narayanaswamy and Sri.Subhrah in favour of Sri.S.R. Chandak and Sri.N.M. Jain registered as doc No.565/1994-95, book-4, volume SF28, pages 155-157 at the office of the Sub-Registrar, Yelahanka, Bangalore.
19. Confirmation Deed dated 17.06.2019 executed by Smt.Vathsala @ Akkayamma, Sri.Haridas G, Sri.Sunil Kumar and Sri.Anil Kumar G. in favour of The Hamlet rep by its Partner Sri.Bimal Kumar Goenka registered as doc No.663/2019-20 stored in CD No JALD361, at the office of the Sub-Registrar, Gandhinagar (Jala), Bangalore.
20. Confirmation Deed dated 28.07.2017 executed by Sri.Nanjappa (S/o Late Sri.Muniyappa @ Muniga) and his daughter Smt.Thippamma & Son Sri.Muniyappa, Sri.Kumar @ Eerappa (S/o Late Sri.Muniyappa @ Muniga), Smt.Allalamma @ Almelamma (W/o Late Sri.Muniyappa @ Muniga), Sri.Thipaiah (S/o Late Sri.Muniyappa @ Muniga), Smt.Chikkamuniyamma & Smt.Manu (daughters of Late Sri.Muniyappa @ Muniga), Sri.Nanjappa, Smt.Nanjamma & Smt.Padma (children of Late Smt.Muniyamma), Smt.Bhagyamma (W/o Late Sri.Honnurappa deceased son Late Sri.Muniyappa @ Muniga) and her children Sri.Babu M.H. Smt.Madhu M.H. and Smt.Shantha Kumari, Smt.Munilakshamma D/o Late Thipaaya) and her children Smt.Gayathri, Smt.T.Shaila, Smt.Vanajamma Smt.Manjula T. & Ms.Sumithra, Sri.Narayanaswamy (S/o Late Muniyappa) and his children Sri.Manjunath M.N. Sri.Nandeesh & Smt.Manjula, Sri.Subramani (S/o Sri.Muniyappa and his son Sri.Santhosh, Smt.Dhanalakshmi (W/o Late Sri.Kalappa, deceased son of Late Sri.Muniyappa)and her children Sri.Raaja K. And Sri.Kumar, Smt.Rukkamma (W/o Late Sri.Kittappa @ Kitty, deceased son of Late Sri.Muniyappa) and her son Sri.Dilippa, Smt.Venkatamma (W/o Late Sri.Gunnappa, deceased son of Late Sri.Muniyappa) and her children Sri.Munikrishnappa, Smt.Sunitha, Smt.Minalkshmma, Smt.Obamma @ Shobha (D/o of late Sri.Gunnappa) and her daughter Smt.Savitha, Sri.Muddappa (S/o Late Dekappa) and his sons Sri.Premanath & Sri.Bharath, Smt.Doddaakkayamma @ Akkayamma (D/o Late Sri.Muniyappa @ Muniga), children of late Smt.Honniramma viz., Smt.Narayanamma @ Muniyamma, Sri.Narayanaswamy @ Muniyappa and Sri.Muniraja @ Muniraju in favour of The Hamlet, rep by its partner Sri.Bimal Kumar Goenka registered as doc No.1429/2017-18, in Book-I stored in CD No JALD229, at the Office of the Sub-Registrar Gandhinagar (Jala), Bangalore.



21. Official Memorandum dated 21.05.1993 bearing No.B (Dis) ALN SR(N)/6/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 20 ½ guntas of land in Sy no.185, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose
22. Official Memorandum dated 21.05.1993 bearing No B (Dis) ALN SR(N)/7/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 20 ½ guntas of land in Sy no.185, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
23. Official Memorandum dated 19.06.1993 bearing No.B (Dis) ALN SR(N)/9/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 20 ½ guntas of land in Sy no.185, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose
24. Official Memorandum dated 19.06.1993 bearing No B (Dis) ALN SR(N)/10/93-94 issued by the Deputy Commissioner, Bangalore District regarding conversion of 20 ½ guntas of land in Sy no.185, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose
25. General Power of Attorney dated 08.02.1995 executed by Sri.Nanjappa and Sri.Muniyappa in favour of Sri.S.R. Chandak and Sri.N. M. Jain registered as doc No.566/1994-95, book-4, volume SF28, pages 158-160 at the office of the Sub-Registrar, Yelahanka, Bangalore.
26. Endorsement dated 07.12.1992 bearing no.LRF.CR.369/1992-93 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
27. Deed of Easementary Right dated 14.03.1995 executed by Sri.Nanjappa, Sri.Muniyappa, Sri.Anjanappa and Smt.Akkayamma in favour of The Hamlet rep by its partner Sri.Gauri Shankar Agarwal and Sri.V.Gopala Gowda rep by his GPA holder Sri.N.M.Jain (notarised).
28. Sale Deed dated 27.07.2007 executed by Smt.Akkayamma and Sri.Haridas rep by their GPA holder Sri.S.R.Chandak in favour The Hamlet rep by partner Smt.Kum Kum Bagaria registered as doc No.1068/2007-08 stored in CD No JALD7 at the office of the Sub-Registrar, Jala, Bangalore.
29. Sale Deed 27.07.2007 executed by Sri.Anjanappa, Sri.Eranna, Sri.Ramanjinappa rep by their GPA holder Sri.S.R.Chandak in favour of The Hamlet rep by its partner Smt.Kum Kum Bag registered as doc No.1069/2007-08 stored in CD No JALD7 at the office of the Sub-Registrar, Jala, Bangalore
30. Sale Deed 27.07.2007 executed by Sri.Muniyappa, Smt.Bhagyamma, Sri.Theprah, Sri.Narayanaswamy and Sri.Subhrah in favour of The Hamlet rep by partner Smt.Kum Kum Bagaria registered as doc No.1070/2007-08 stored in CD No JALD7 at the office of the Sub-Registrar, Jala, Bangalore
31. Sale Deed 27.07.2007 executed by Sri.Nanjappa and Sri.Muniyappa rep by their GPA holder in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria registered as doc No.1071/2007-08 stored in CD No.JALD7 at the office of the Sub-Registrar, Jala, Bangalore.
32. Order sheet filed in O.S. no.336/2012
33. Memo dated 01.08.2017 filed in O.S. no.336/2012.



34. Copy of plaint filed in O.S. no.736/2012
35. Application under order 39 rule 1 and 2 of CPC filed in O.S.no.736/2012
36. Memo dated 18.07.2019 filed in O.S. no.736/2012.
37. Order sheet filed in O.S. no.627/2022.
38. Application under Order 39 Rule 1 and 2 R/w Section 151 of CPC filed in O.S. no.627/2022.
39. Online copy of order dated 09.12.2023 passed in O.S. no.627/2022.
40. Order XXIII Rule 3 read with section 151 of CPC filed in O.S. no.637/2017.
41. Memo dated 17.06.2019 passed in O.S. no.637/2017.
42. Copy of Plaint filed in O.S. no.637/2017.
43. Decree dated 17.06.2019 passed in O.S. no.637/2017.
44. Consent deed dated 15.11.2023 executed by Sri.Munishamappa (S/o Late Sri.Muneerappa) his wife Smt.Venkatamma and family members a) Sri.Ravi M. along with his family members Smt.Munilakshamma, Sri.Pavan R. Sri.Praveen M.R. b) Smt.Shankamma, c) Sri.M.Suresha along with his family members Smt.Radhamma, Kum.Bhanupriya S & Master.Monik S. rep by their father & natural guardian Sri.M.Suresha AND children of late Sri.Narayanaswamy Smt.Asha, Sri.Vinod N. & Sri.Ranjith Kumar N. and others in favour of M/s The Hamlet rep by its Partner Sri.Bimal Kumar Goenka, registered as doc no.10143/2023-24, in Book-I, at the office of Sub-Registrar, Yelahanka, Bangalore.
45. Order sheet of OS no.665/2021.
46. Application under order VII Rule 1 of CPC filed in O.S. no.665/2021.
47. Endorsement dated 09.02.2017 bearing No.RK/CR/612/2016-17 issued by the office of the Tahsildar, Devanahalli Taluk
48. Endorsement of May 2017 bearing No RK/CR/217/2016-17 issued by the Tahsildar, Bangalore North Additional Taluk, Yelahanka, Bangalor
49. Endorsement dated 28.10.2017 bearing No.RK/CR/564/17-18 issued by the Shiresthdar, Bangalore North Additional Taluk, Bangalore.
50. Endorsement dated 04.07.2017 bearing no.TQBN(A) RK/TC/935/2017-18 issued by the office of Asst. Director for land records, Bangalore North Taluk, Bangalore
51. Nil Tenancy Certificate dated 06.10.2017 bearing no.RD0039204027446 issued by the Tahsildar, Bangalore North Additional Taluk, Bengaluru.
52. Endorsement dated 06.11.2024 bearing no.R.K./4209/2024-25 issued by the office of Asst. Director for Land records, Yelahanka, Bangalore.
53. Copy of Re-Survey Tippani.
54. Genealogical tree of the family of late Sri.Nanjappa issued by the office of Village Accountant, Bangalore North Taluk.
55. Genealogical tree of the family of Sri.Muniyappa alias Muniga in the form of affidavit dated 01.08.2017 (notarized)
56. Encumbrance certificates :
 - a) Dated 27.11.2013 for the period 01.04.1944 to 31.03.1984.
 - b) Dated 07.12.1992 for the period 01.04.1978 to 31.07.1986.



- c) Dated 07.12.1992 for the period 01.04.1978 to 31.07.1986.
- d) Dated 08.12.1992 for the period 01.08.1986 to 31.05.1989.
- e) Dated 07.12.1992 for the period 01.06.1989 to 04.12.1992.
- f) Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993 depicting the entries of sale deeds dated 29.08.1992 (doc no.2262) and 02.09.1992 (doc no.2286)
- g) Dated 19.06.2015 for the period 01.04.2007 to 10.06.2015 depicting the entries of sale deed dated 27.07.2007 (doc nos.1071, 1070, 1068, 1069)
- h) Dated 13.07.2017 for the period 01.04.2015 to 12.07.2017
- i) Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020 depicting the entries of consent deed/s dated 17.06.2019 (doc no.668), 31.07.2017 (doc no.1429)
- j) Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020 depicting the entries of consent deeds dated 17.06.2019 (doc no.663), 31.07.2017 (doc no.1429),
- k) Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020 depicting the entries of consent deeds dated 17.06.2019 (doc no.668), 31.07.2017 (doc no.1429)
- l) Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entries of consent deeds dated 17.06.2019 (doc no.663), 31.07.2017 (doc no.1429), sale deed dated 27.07.2007 (doc nos.1071), 27.07.2007 (doc no.1070), 27.07.2007 (doc no.1068) and sale deed dated 27.07.2007 (doc no.1069)
- m) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of sale deed dated 18.04.2024 (doc no.149), JDA dated 19.04.2024 (doc no.173), consent deeds dated 11.07.2023 (doc nos.7464 & 746)
- n) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),

In respect of Sy no.4 measuring 3 acres 15 guntas


1. RTC/s for the period 1985-86 to 1986-87, 2001-02, 2002-03, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.4, Meenukunte Village, Jala hobli, Yelahanka Taluk issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
2. Mutation register bearing MR no.5/1996-97 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
3. Mutation register bearing MR no.70/2006-07 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.




4. Mutation register bearing MR no.32/2006-07 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
5. Mutation register bearing MR no.61/2004-05 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
6. Mutation register bearing MR no.43/2003-04 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
7. Mutation register bearing MR no.3/2005-06 issued by the office of Village Accountant, Bangalore North Taluk.
8. Order dated 04.10.1995 issued by the office of Tahsildar, Yelahanka Taluk.
9. Certified copy of sale deed dated 22.04.1946 executed by Smt.Muniyamma in favour of Sri.Venkataramanappa, registered as doc no.1760/19645-46, in Book-I, Volume-507, entered in pages 39-41, at the office of Sub-Registrar, Devanahalli.
10. Certified copy of sale deed dated 17.10.1951 executed by Sri.Venkataramanappa (S/o Sri.Muniyappa) in favour of Smt.Muniyamma W/o Sri.Anjinappa), registered as doc no.1632/1951-52, in Book-I, Volume-603, entered in pages 222 to 223, at the office of Sub-Registrar, Devanahalli.
11. Certified copy of Sale deed dated 07.01.1959 executed by Sri.Chinnappa S/o Makerappa in favour of Sri.Chikkamunisonappa S/o Sri.Muniswamappa, registered as doc no.2843/1958-59, in Book-I, Volume-746, entered in pages 55 to 57, at the office of Sub-Registrar, Devanahalli.
12. Certified copy of sale deed dated 26.10.1960 executed by Sri.Chikkamunisonappa in favour of Sri.Muniswamappa S/o Sri.Nanjundappa, registered as doc no.2209/1960-61, in Book-I, Volume- 795 entered in pages 221 to 223, at the office of Sub-Registrar, Devanahalli.
13. Certified copy of sale deed dated 21.11.1962 executed by Sri.Muniswamappa S/o Sri.Nanjundappa in favour of Sri.Shamanna and Sri.Krishnappa, children of Sri.Anjanappa, registered as doc no.2115/1962-63, in Book-I, Volume-861, entered in pages 16 to 17, at the office of Sub-Registrar, Devanahalli.
14. Copy of sale deed dated 17.10.1951 executed by Mestri Venkataramanappa in favour of Sri.Madappa S/o Sri.Chennappa (doc no.1631/1951-52)
15. Copy of sale deed dated 08.09.2006 executed by Sri.Shamanna and others in favour of Sri.Suresh Bhatia (doc no.6143/2005-06).
16. Copy of sale deed dated 08.04.1953 executed by Smt.Muniyamma in favour of Sri.Madappa (doc no.38/1953-54).
17. Agreement dated 22.05.1993 entered into between Smt.Narayanamma of the one part and M/s Nandi Estates rep by its authorised representative Sri.P.Seetharamaiah of the other part.
18. General Power of Attorney dated 31.03.1995 executed by Smt.Narayanamma in favour of Sri.S.R.Chandak and Sri.N.M.Jain, registered as doc no.212/1995-96, in Book-I, Volume-SF36, entered in pages 170 to 173, at the office of Sub-Registrar, Yelahanka, Bangalore.
19. Official memorandum dated 20.08.1996 bearing no.BDIS.ALN:SR(NA)141/1996-97 issued by the office of Deputy Commissioner, Bangalore District, Bangalore



- regarding conversion of 1 acre of land in Sy no.4 of Meenukunte Village, Jala hobli, Yelahanka Taluk from agriculture to non-agricultural residential purpose.
20. Sale deed dated 10.09.1996 executed by Smt.Narayanamma rep by her GPA holder Sri.N.M. Jain in favour of The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc no.2519/1996-97, in Book-I, Volume-935, entered in pages 109 to 115, at the office of Sub-Registrar, Yelahanka, Bangalore.
 21. Affidavit dated 23.06.1995 executed by Smt.Narayanamma (notarised).
 22. General Power of Attorney dated 21.11.2002 executed by Sri.Kempamma in favour of Smt.Kumkum Bagaria, registered as doc no.187/2002-03, in Book-I, stored in C.D. no.YNK26, at the office of Sub-Registrar, Yelahanka, Bangalore.
 23. Official memorandum dated 07.10.2003 bearing no.BDIS.ALN:SR(NA)54/01-02 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 2 acres 15 guntas of Meenukunte Village, Jala hobli, Yelahanka Taluk from agriculture to non-agricultural residential purpose.
 24. Absolute Sale deed dated 25.11.2003 executed by Sri.Kempamma rep by his GPA holder Smt.Kum Kum Bagaria in favour of The Hamlet rep by its Partner Sri.G.S.Agarwal, registered as doc no.11745/2003-04, in Book-I, stored in C.D. no.59, at the office of Sub-Registrar, Yelahanka, Bangalore.
 25. Written statement filed in O.S. no.261/1997.
 26. Application under order VII Rule I of CPC filed in O.S. no.261/1997.
 27. Order and Judgement dated 06.09.2006 passed by the Court of Civil Judge (Jr.Dvn) and JMFC at Devanahalli in O.S. no.261/1997
 28. Orders sheet filed in R.A. no.195/2006
 29. Orders dated 22.10.2007 passed in R.A. no.195/2006
 30. Memo for dismissal dated 22.10.2007 filed in O.S. no.195/2006.
 31. Certified copy of Absolute Sale deed dated 14.02.2007 executed by Sri.Krishnappa, and his children Sri.Ramanjinappa, Smt.Munirathamma in favour of Sri.Patalappa, registered as doc no.26626/2006-07, in Book-I, stored in C.D. no.YAND272, at the office of Sub-Registrar, Yelahanka, Bangalore.
 32. Confirmation deed dated 16.08.2007 executed by Sri.Shamanna and Sri.Krishnappa in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria, registered as doc no.1704/2007-08, in Book-I, stored in C.D. no.JALD11, at the office of Sub-Registrar, Jala, Bangalore.
 33. Release deed dated 16.10.2007 executed by Sri.Shamanna and Sri.Krishnappa in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria, registered as doc no.1705/2007-08, in Book-I, stored in C.D. no.JALD11, at the office of Sub-Registrar, Jala, Bangalore.
 34. Endorsement dated 24.03.2016 bearing no.RK/CR/888/2015-16 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
 35. Endorsement dated 31.10.2017 bearing no.RK/CR/571/2017-18 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
 36. Endorsement dated 07.04.2016 bearing no.RK/CR/15/2016-17 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore

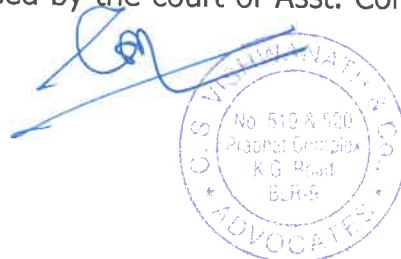
37. Endorsement dated 31.10.2017 bearing no.PTCL/CR/316/2017-18 issued by the office of Asst. Commissioner, Bangalore North Sub-division, Bangalore.
38. Endorsement dated 31.10.2017 bearing no.RQBN (A)TC:2560/2017-18 issued by the office of Asst. Director for land records, Bangalore North Taluk, Yelahanka.
39. Endorsement dated 20.11.2017 bearing no.CR.301/2017-18 issued by the office of Tahsilar, Devanahalli Taluk, Devanahalli.
40. Endorsement dated 13.12.2017 bearing no.CR.301/2017-18 issued by the office of Tahsilar, Devanahalli Taluk, Devanahalli.
41. Endorsement dated 20.12.2017 bearing no.CR.299/2017-18 issued by the office of Tahsilar, Bangalore North Taluk.
42. Copy of Re-Survey Tippani.
43. Copy of settlement akarbhandh.
44. Copy of sketch.
45. Copy of 11E survey sketch
46. Encumbrance certificates :
 - a) Dated 03.11.2017 for the period 01.01.1931 to 31.12.1949 depicting the entry of sale deed dated 25.04.1946 (doc no.1760).
 - b) Dated 26.03.2016 for the period 01.01.1950 to 31.07.1965 depicting the entry of sale deeds dated 17.10.1951 (doc no.1631 & 1632), 08.04.1953 (doc no.38), 07.01.1959 (doc no.2843), 26.10.1960 (doc no.2209), 21.11.1962 (doc no.2115)
 - c) Dated 19.06.2015 for the period 01.01.1950 to 21.07.1986 depicting the entries of sale deeds dated 17.10.1951 (doc no.1631 & 1632).
 - d) Dated 12.06.2015 for the period 01.08.1986 to 31.05.1989.
 - e) Dated 18.03.2016 for the period 01.06.1989 to 31.03.2004 depicting the entry of sale deed dated 11.09.1996 (doc no.2519).
 - f) Dated 14.09.2001 for the period 01.04.1995 to 13.09.2001 depicting the entry of sale deed dated 11.03.1996 (doc no.2519).
 - g) Dated 15.06.2015 for the period 01.04.2004 to 10.06.2015 depicting the entries of Release deed dated 16.10.2017 (doc no.1705 & 1704), Sale deed dated 14.02.2007 (doc no.26626) & 08.09.2005 (doc no.6143)
 - h) Dated 19.03.2016 for the period 01.04.2015 to 17.03.2016.
 - i) Dated 20.07.2017 for the period 01.04.2015 to 18.07.2017.
 - j) Dated 14.07.2020 for the period 01.04.2017 to 09.07.2020.
 - k) Dated 22.06.2021 for the period 01.04.2020 to 16.06.2021
 - l) Dated 03.08.2022 for the period 01.04.2021 to 02.08.2022.
 - m) Dated 22.11.2022 for the period 01.04.2004 to 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entries of Release deed dated 16.10.2027 (doc nos.1705 & 1704), sale deed dated 14.02.2007 (doc no.26626), sale deed dated 08.09.2005 (doc no.6143).
 - n) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of sale deed dated 18.04.2024 (doc no.149) & JDA dated 19.04.2024 (doc no.173).



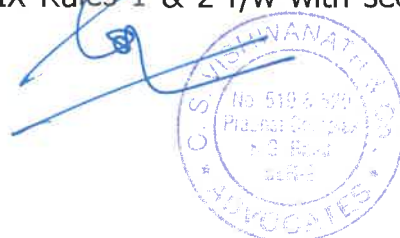
- o) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)
- p) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.5/2

1. RTC/s for the period 1968-69 to 1972-73, 1975-76 to 1979-80, 1980-81 to 1983-84, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, in respect of Sy no.5/2, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore issued by the office of Taluk Shirastedar, Bangalore North Taluk, Bangalore.
2. Mutation Register Extract bearing MR No.4/1992-93 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
3. Mutation Register Extract bearing MR No.H10/2012-13 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.
4. Records of Rights bearing RR No 725
5. Index of Lands
6. Certified copy of Sale Deed dated 09.06.1960 executed by Smt.Doddakkayamma (W/o Sri.Dodda Anayapp) and Smt.Muniyamma (W/o Sri.Muniyappa) in favour of Sri.Chikkakemppaiah (S/o Sri.Chikka Annayappa), registered as doc No. 808/1960-61, in Book-I, volume 754, pages 91-95 at the office of the Sub-Registrar Devanahalli.
7. Order sheet of O.S. no.36/2013
8. Application under Order VII Rule 1 of CPC filed in O.S. no.36/2013.
9. Compromise petition filed under order XXIII Rule 3 of CPC filed in O.S no.36/2013.
10. Compromise decree dated 31.10.2019 drawn in O.S. no.36/2013.
11. Endorsement dated 06.07.1993 bearing no.LRF:CR/124/1993-94 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
12. Endorsement dated 24.06.2015 bearing No RK/CR/99/15-16 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
13. Order dated 23.06.1998 passed by the court of Asst. Commissioner, Bangalore in case no.R.A.80/1993-94



14. Agreement of Sale dated 08.07.1993 entered into between Smt.Akkamma of the one part and The Hamlet rep by its partner Sri.B.S.Agarwal of the other part.
15. Certified copy of General Power of Attorney dated 08.07.1993 executed by Smt.Akkamma in favour of Sri.Subhash Bagaria registered as doc No.73/93-94, in Book IV, Volume-15, at the office of the Sub-Registrar, Yelahanka, Bangalore.
16. Sale Deed dated 09.11.1994 executed by Smt.Akkamma rep by her GPA holder Sri.Subhash Bagaria in favour of The Hamlet rep by its partner Sri.Gauri Shankar Agarwal, registered as doc No.4571/94-95, in Book-I, Volume 579, pages 107-118, at the office of the Sub-Registrar, Yelahanka, Bangalore.
17. Gift Deed dated 11.10 2012 executed by Smt.Akkayamma in favour of Smt.C. Manjula (W/o Sri.H.B.Gopalagowda), registered as doc No.3009/12-13, in Book-I, stored in CD No JALD146, at the Office of the Sub-Registrar Gandhinagar (Jala), Bangalore.
18. Cancellation Deed dated 24.10.2019 executed by Smt.C.Manjula in favour of Smt.Akkamma registered as doc No.2070/2019-20, in Book-I, stored in CD No JALD455, at the Office of the Senior Sub-Registrar, Gandhinagar (Jala), Bangalore
19. Confirmation Deed dated 24.10.2019 executed by Smt.Akkamma and her daughters Smt.Saraswathamma, Smt.Sharadamma @ Sharadha and Smt.C.Manjula in favour of M/s The Hamlet rep its partner Sri.Bimal Kumar Goenka, registered as doc No.2073/2019-20, in Book-I, stored in CD No JALD455 at the office of the Sub-Registrar Gandhinagar (Jala), Bangalore.
20. Official Memorandum dated 27.09.1994 bearing No B (Dis) ALN/SR (N) 8/94-95 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 29 guntas of land in Sy no.5/2 situated at Doddajala Village (Meenukunte Village), Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
21. Rectified Official Memorandum dated 05.07.2013 bearing No.ALN (JALA) SR 8/94-95 issued by the office of the Deputy Commissioner, Bangalore District
22. Order sheet of O.S. no.1079/2007.
23. Amended plaint filed in O.S. no.1079/2007.
24. Order dated 16.10.2015 passed by the Court of Civil Judge (Sn. Dn) & JMFC in O.S. no.1079/2007.
25. Decree drawn in O.S. no.1079/2007.
26. Order sheet of O.S. no.15/2023
27. Memorandum of plaint filed under order VII Rule 1 r/w section 26 of CPC filed before the Court of Principal Civil Judge, Devanahalli in O.S. no.15/2023
28. Application under order XXXIX Rules 1 & 2 r/w with section 151 of CPC filed in O.S. no.15/2023.



29. Application under order XXIII Rule 3 of CPC filed in O.S. no.124/1989
30. Endorsement dated 31.10.2017 bearing No RK/CR/565/17-18 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
31. Nil Tenancy Certificate dated 03.10.2017 bearing no.RD0039274040085 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk
32. Endorsement dated 27.10.2017 bearing No PTCL:CR:353/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore
33. Endorsement dated 27.10.2017 bearing No LRF(BNA) CR/311/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore
34. Loan Bond dated 07.08.2013 executed by Smt.Akkamma in favour of Rytara Seva Sahakara Sangha, Chikkajala registered as doc No.1921/2013-14, in Book-I, stored in CD No JALD178 in the office of the Sub-Registrar Gandhinagar (Jala), Bangalore.
35. Discharge Deed dated 22.10.2019 executed by Smt.Akkamma in favour of Silk Weavers and Farmers Co-operative Society, Chikkajala registered as doc No.2042/2019-20, in Book-I, stored in CD No JALD453 in the office of the Sub-Registrar Gandhinagar (Jala)
36. Karnataka Revision Settlement Akarbandh
37. Village Map of Meenukunte Village
38. Re-Survey Tippani
39. Hissa Tippani
40. Genealogical tree of the family of Sri.Chikkakempanna issued by the Village Accountant, Tharabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk
41. Encumbrance certificates:
 - a) Dated 21.08.2017 for the period 01.04.1928 to 31.12.1947.
 - b) Dated 12.09.2001 for the period 01.04.1994 to 13.09.2001 depicting the entry of sale deed dated 14.11.1994 (doc no.4571).
 - c) Dated 12.06.2015 for the period 01.01.1948 to 31.07.1986 depicting the entry of sale deed dated 09.06.1960 (doc no.808).
 - d) Dated 19.06.2015 for the period 01.08.1986 to 31.04.1989.
 - e) Dated 18.06.2015 for the period 01.06.1989 to 31.03.2004.
 - f) Dated 05.01.2013 for the period 01.04.1993 to 31.03.2004 depicting the entry of sale deed dated 14.11.1994 (doc no.4571)
 - g) Dated 22.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entries of consent deed dated 24.10.2019 (doc no.2073), cancellation deed dated 24.10.2019 (doc no.2070), discharge deed dated 22.10.2019 (doc no.2042), mortgage deed dated 07.08.2013 (doc no.1921), gift deed dated 11.10.2012 (doc no.3009).



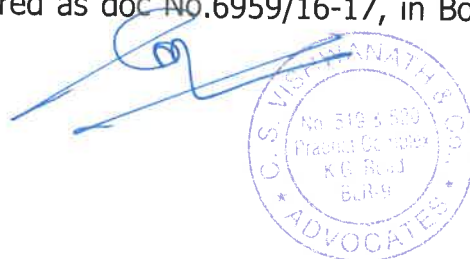
- h) Dated 09.07.2020 for the period 01.04.2019 to 09.07.2020 depicting the entries of consent deed dated 24.10.2019 (doc no.2073), Cancellation deed dated 24.10.2019 (doc no.2070), discharge deed dated 22.10.2019 (doc no.2042).
- i) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149).
- j) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149).

In respect of Sy no.67

1. RTC/s for the period 1980-81 to 1983-84, 1985-86 to 187-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore in respect of Sy no.3/1, Sy no.67, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore.
2. Copy of index of lands.
3. Copy of Record of Rights bearing RR No.589.
4. Mutation Register Extract bearing No.10/2003-2004 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore-for reference purpose only.
5. Mutation Register Extract bearing MR No.5/1999-2000 issued by the office of Special Tahsildar, Bangalore North Taluk-for reference purpose only.
6. Mutation Register extract bearing MR No.5/90-91 issued by the office of Shirasatedar, Bangalore North Taluk.
7. Mutation Register Extract bearing MR No.5/91-92 issued by the office of Shirasatedar, Bangalore North Taluk.
8. Mutation Register Extract bearing MR No.4/96-97 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore
9. Mutation Register Extract bearing MR No.H2/2016-2017.
10. Sale deed dated 17.10.1985 executed by Sri.Kondappa favour of Sri.Vishnushankar and Smt.Anejal Geetha, registered as doc no.811/1985-86, in Book-I, Volume-1320, entered in pages 238 to 241, at the office of Sub-Registrar, Devanahalli in respect of land in Sy no.67 measuring 5 guntas- for reference purpose only.
11. Sale Deed dated 23.10.1991 executed by Sri.K.Rajagopal (as kartha of HUF consisting of himself) and others in favour of Sri.Sunil Bhatia, registered as doc

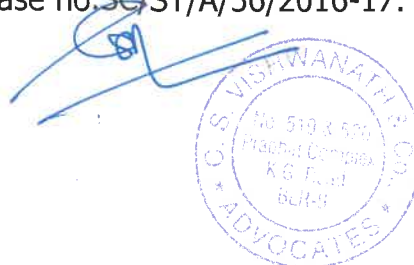


- No.2069/91-92, in Book- 1, volume 158, entered in pages 102-110, at the office of the Sub-Registrar Yelahanka, Bangalore.
12. Affidavit dated 17.03.1993 executed by Sri.Rajgopal and Sri.Jayaramaiah (both sons of Late Sri.D.M.Kondappa Nayak)
 13. Agreement to Sell dated 17.03.1993 entered into between Sri.Rajgopal and Sri.Jayaramaiah (both sons of Late Sri.D.M.Kondappa Nayak) of the one part and The Hamlet rep by Sri.Gowri Shankar Agarwal of the other part.
 14. General Power of Attorney dated 17.03.1993 executed by Sri.Rajgopal and Sri.Jayaramaiah (both sons of Late Sri.D.M.Kondappa Nayak) in favour of Sri.Subhash Bugariya (S/o Sri.C.S.Agarwal), registered as doc No.354/92-93, in Book-4, volume SF 14, entered in pages 66-70, at the office of the Sub-Registrar Yelahanka, Bangalore.
 15. Undertaking dated 10.06.1996 executed by Sri.K.Rajagopal, Smt.Akkamma, Smt.Narayanamma, Smt.Honnuramma and Sri.Munivenkatamma (notarised).
 16. Sale Deed dated 08.09.1996 executed by Sri.K.Rajagopal (S/o Sri.D.M.Kondappa Naik) rep by his GPA holder Sri.Subhash Bagaria @ Subhash Bugariya in favour of M/s The Hamlet rep by its partner Sri.Bimal Goenka, registered as doc No.2880/96-97, in Book-I, Volume-934, entered in pages 247 to 251, at the office of the Senior Sub-Registrar, Yelahanka, Bangalore.
 17. Sale Deed dated 09.07.1999 executed by Sri.K.Rajagopal in favour of Dr.Sunil Hegde M. (S/o Sri.Balakrishna Hegde), registered as doc No.1742/1999-2000, at the office of the Senior-Sub-Registrar Yelahanka, Bangalore- in respect of Sy no.67 measuring 06 guntas -for reference purpose only.
 18. Sale Deed dated 26.07.2003 executed by Sri.K.Rajgopal in favour of Smt.B.Padmavathi, registered as doc No.5565/2003-2004, in Book-I, at the office of the Sub-Registrar Yelahanka, Bangalore – in respect of Sy no.67 measuring 1 gunta for reference purpose only.
 19. Sale Agreement dated 10.08.2016 without possession entered into between Sri.C.R.Venkatesh, Sri.C.R.Mahesh, Sri.C.R.Munisha, Smt.C.R.Manjula, Sri.C.R.Harisha, Smt.C.J.Pushpalatha and Kum.C.J.Chaitra of the one part and Sri.R.Satheesha of the other part registered as doc No.1409/16-17, in Book-I, stored in CD No MLSD120, at the office of the Sub-Registrar, Gandhinagar (Malleshwaram) Bangalore in respect of land bearing Sy no.67 measuring 2 acres 30 guntas out of 6 acres for reference purpose only.
 20. Agreement to Sell dated 30.12.2016 without possession entered into between Smt.Anjela Geetha S/o Sri.Vishnu Shankar Shukla rep by her GPA holder Dr.C.R.Devendra @ Devendran of the one part and Sri.San Jodge Arockya Raj of the other part and registered as doc No.6959/16-17, in Book-I, stored in CD No



YAND638, at the office of the Sub-Registrar, Gandhinagar, Bangalore- in respect of land in Sy no.67 measuring 0.05 guntas of Meenukunte Village among other properties – for reference purpose only.

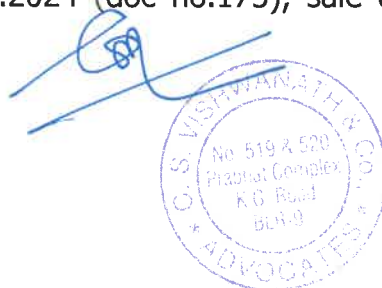
21. Release Deed dated 30.12.2016 executed by Sri.Vishnu Shankar Shukla S/o Sri.Hazarilal Shukla in favour of Smt.Anjela Geetha registered as doc No.6958/2016-17, in Book-I, stored in CD No YAND638 at the office of the Sub-Registrar, Yelahanka, Bangalore in respect of Sy no.67 measuring 0.05 guntas among other properties for reference purpose only.
22. Official Memorandum dated 20.08.1996 bearing No.B (Dis) ALN SR (NA) 2/1996-97 issued by the office of the Special Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 1 acre 08 guntas of land in Sy no.67, Sy no.67, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
23. Online copy of order dated 20.12.2023 passed by the Court in O.S. no.338/2019.
24. Agreement to sell without possession dated 20.08.2018 entered into between Sri.Rajgopal, Sri.Venkatesh, Sri.Mahesh, Sri.Munesh, Smt.Manjula, Sri.C.J.Harisha, Smt.Pushpalatha and Ms.Chaithra of the one part and Sri.Kishore Babu and Sri.P.Hariprasad Rao of the other part for 5 acres 20 guntas of land in Sy no.67, registered as doc no.2167/2018-19, in Book-I, stored in C.D. no.GNRD147, at the office of Senior Sub-Registrar, Gandhinagar (Ganganagar), Bangalore]- reference purpose.
25. Confirmation deed dated 03.02.2022 executed by Smt.Akkayamma (D/o Late Sri.Kondappa & Late Narayanamma) together with her daughters Smt.Kantamma, Smt.Chandramma S and Smt.Prema S in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc no.4054/2021-22, in Bok-I, stored in C.D. no.JALD1003, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
26. Confirmation deed dated 03.02.2022 executed by Sri.Harish C., Smt.Pushpalatha and Smt.Chaithra C.J. (children of Late Sri.Jayaram and late Smt.Narayanamma) in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, registered as doc no.4048/2021-22, in Bok-I, stored in C.D. no.JALD1003, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.
27. Copy of plaint filed in O.S. no.338/2019.
28. Application under order XXXIX rule 1 and 2 read with section 151 of CPC filed in O.S. no.338/2019.
29. Order dated 04.05.2003 passed by the Asst. Commissioner, Bangalore in case no.KSC ST 8/2002-03.
30. Order dated 22.06.2016 passed by the Assistant Commissioner Bangalore North, Bangalore in case No.K SC ST 99/2013-14
31. Order dated 23.04.2019 passed by the Court of Deputy Commissioner, Bangalore Urban District, Bangalore in case no.SC/ST/A/56/2016-17.



32. Proceedings initiated before the Court of Deputy Commissioner, Bangalore District, Bangalore in case no.SC/ST/A58/16-17
33. Order dated 23.04.2019 passed by the Court of Deputy Commissioner, Bangalore Urban District, Bangalore in case no.SC/ST/A/58/2016-17.
34. Order dated 03.05.2019 passed by High Court of Karnataka, Bangalore in WP 20785/2019 [SC/ST] & 20853/2019
35. Order dated 24.11.2021 passed by High Court of Karnataka, Bangalore in WP 20785/2019.
36. Copy of Complaint filed in OS no.1404/2022.
37. Copy of written statement filed in OS no.1404/2022.
38. Order dated 14.10.2024 passed by the Court of Additional Senior Civil Judge & JMFC, Devanahalli in O.S. No.1404/2022
39. Endorsement dated 27.10.2017 bearing no.PTCL.CR:356/2017-18 issued by the office of Asst. Commissioner, Bangalore North Sub-division, Bangalore.
40. Endorsement dated 19.03.1994 bearing no.LRF:CR:514/1993-94 issued by the office of Tahisldar, Bangalore North Taluk, Bangalore.
41. Endorsement dated 24.06.2015 bearing No.RK/CR/100/2015-16 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
42. Endorsement dated 22.05.2015 bearing No.RK/CR/27/2015-16 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
43. Endorsement dated 12.08.2015 bearing No.112/2015-16 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
44. Endorsement dated 10.12.2015 bearing No.527/2015-16 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
45. Endorsement dated 10.12.2015 bearing No.RK/CR/528/2015-16 issued by the office of the Tahsildar, Bangalore North Taluk, Bangalore.
46. Endorsement dated 28.12.2016 bearing No.RK/CR/528/2016-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli.
47. Endorsement dated 30.05.2017 bearing No Info/CR/23/16-17 issued by the office of the Public Information Officer, Bangalore North (Additional) Taluk.
48. Endorsement dated 28.12.2016 bearing No RK/CR/7890/16-17 issued by the office of the Tahsildar, Devanahalli Taluk, Devanahalli.
49. Endorsement dated 30.05.2017 bearing no.CR.30/16-17 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
50. Endorsement dated 02.02.2017 bearing No RK/CR/624/2016-17 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
51. Nil tenancy Endorsement dated 03.10.2017 bearing no.RD0039274040084 issued by Tahsildar Bangalore North Taluk, Bangalore District.





52. Endorsement dated 27.10.2017 bearing No 312/2017-18 issued by the Assistant Commissioner, Bangalore North Sub-division, Bangalore
53. Genealogical tree of the Family tree of Late Sri.Munishamappa (father of Late Sri.Kondappa) issued by the Village Accountant.
54. Copy of Revision Settlement Akarbandh
55. Copy of sketch.
56. Copy of tippani.
57. Copy of hissa.
58. Copy of LR Tippani.
59. Copy of village map.
60. Encumbrance certificates :
- Dated 09.01.2015 for the period 01.04.1930 to 31.07.1986 depicting the entry of sale deed dated 17.10.1985 (doc no.811) among other survey number entries
 - Dated 29.05.2015 for the period 01.08.1986 to 31.05.1989.
 - Dated 31.12.2014 for the period 01.06.1989 to 31.03.2004 depicting the entries of sale deeds dated 23.10.1991 (doc no.2069), 08.10.1996 (doc no.2880), 09.07.1999 (doc no.1742) & 26.07.2003 (doc no.5565).
 - Dated 15.06.2015 for the period 01.04.2004 to 10.06.2015
 - Dated 17.07.2017 for the period 01.04.2015 to 16.07.2017 depicting the entries of cancellation agreement dated 28.04.2017 (doc no.697), release deed dated 30.12.2016 (doc no.6958)
 - Dated 18.03.2016 for the period 01.04.2015 to 17.03.2016.
 - Dated 16.12.2019 for the period 01.04.2017 to 15.02.2019.
 - Dated 09.07.2020 for the period 01.04.2018 to 09.07.2020 depicting the entry of sale agreement dated 20.08.2018 (doc no.2167)
 - Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022 depicting the entry of confirmation deeds dated 04.02.2022 (doc nos.4054 & 4048), sale agreement dated 20.08.2018 (doc no.2167), Cancellation agreement dated 28.04.2017 (doc no.697), sale agreement dated 30.12.2016 (doc no.6959), Cancellation agreement dated 28.04.2017 (doc no.697), sale agreement dated 20.08.2018 (doc no.2167)
 - Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)
 - Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)



In respect of Sy no.45

1. RTC/s for the period 1968-69 to 1972-73, 1975-76 to 1979-80, 1980-81 to 1983-84, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore in respect of Sy no.45, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore.
2. Record of Rights bearing RR No.294 issued by the office of Deputy Tahsildar, Bangalore North Taluk, Bangalore.
3. Copy of Index of Land
4. Mutation Register Extract bearing MR No.6/96-97 issued by the office of Village accountant, Bangalore North Taluk.
5. Mutation Register Extract bearing MR No.7/96-97 issued by the office of Village accountant, Bangalore North Taluk.
6. Mutation Register Extract bearing MR No.8/96-97 issued by the office of Village accountant, Bangalore North Taluk.
7. Mutation Register Extract bearing MR No.9/96-97 issued by the office of Village accountant, Bangalore North Taluk.
8. Mutation Register Extract bearing MR No.10/96-97 issued by the office of Village accountant, Bangalore North Taluk.
9. IHC Register Extract bearing MR No.14/1995-96 issued by the office of Village accountant, Bangalore North Taluk.
10. Mutation Register Extract bearing MR No.16/1993-94 issued by the office of Village accountant, Bangalore North Taluk
11. Mutation Register Extract bearing MR No 21/10-11 issued by the office of Village accountant, Bangalore North Taluk
12. Unregistered Partition dated 11.01.1980 executed amongst Sri.Lachappa, Sri.Munivenkatappa and Sri.Muniyappa (all sons of Late Kondappa).
13. Unregistered Partition dated 11.01.1994 executed amongst Sri.Lachappa, Sri.Munivenkatappa and Sri.Muniyappa (all sons of Late Kondappa).
14. Unregistered Agreement of Sale dated 13.03.1996 entered into between Sri. Lachappa (S/o Late Sri.Kondappa) and his children Sri.Gunappa, Sri.Muniya and Sri.Honurappa of the one part and M/s Hamlet rep by its partner Sri.G.S.Agarwal of the other part

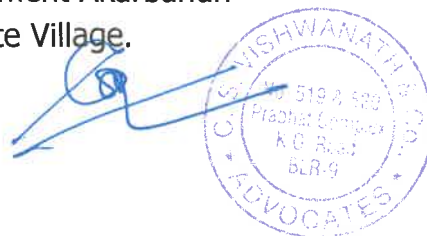
15. Sale Deed dated 31.10.1996 executed by Sri.Lachappa and his children Sri.Gunappa for self as father & natural guardian for his children Kum.Nanjamma & Master.Harish, Sri.Honnurappa for self as father & natural guardian for his children Kum.Sujatha and Master.Devaraj AND Sri.Muniya for self and as father & natural guardian for his minor children Muniya Gowda, Krishna and Ravi in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka registered as doc No.3196/96-97, in Book 1, Volume 950, entered in pages 90-96, at the office of the Sub-Registrar, Yelahanka, Bangalore
16. Sale Deed dated 31.10.1996 executed by Sri.Lachappa and his children Sri.Gunappa for self as father & natural guardian for his children Kum.Nanjamma & Master.Harish, Sri.Honnurappa for self as father & natural guardian for his children Kum.Sujatha and Master.Devaraj AND Sri.Muniya for self and as father & natural guardian for his minor children Muniya Gowda, Krishna and Ravi in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka registered as doc No.3197/96-97, in Book 1, volume 945, entered in pages 206-211, at the office of the Sub-Registrar, Yelahanka, Bangalore.
17. Sale Deed dated 31.10.1996 executed by Sri.Lachappa and his children Sri.Gunappa for self as father & natural guardian for his children Kum.Nanjamma & Master.Harish, Sri.Honnurappa for self as father & natural guardian for his children Kum.Sujatha and Master.Devaraj AND Sri.Muniya for self and as father & natural guardian for his minor children Muniya Gowda, Krishna and Ravi in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka registered as doc No.3198/96-97, in Book 1, volume 945, entered in pages 212-217, at the office of the Sub-Registrar Yelahanka, Bangalore.
18. Unregistered Agreement of Sale dated 13.03.1996, entered into between Smt.Muniyamma (W/o Late Sri.Gunappa alias Muniyappa) and her children Sri.Narayanaswamy, Master.Eshwarappa and Master.Harish rep by their mother and natural guardian Smt.Muniyamma of the one part and M/s Hamlet rep by its partner Sri.G.S.Agarwal of the other part.
19. Sale Deed dated 31.10.1996 executed by Smt.Muniyamma (W/o Late Sri.Gunnappa @ Muniyappa) for self and as mother and natural guardian for her children Master.Eshwarappa & Master.Harish, Sri.Narayanaswamy for self and as father & natural guardian for his minor son (baby) in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka registered as doc. No 3199/96-97, in Book 1, volume 942, entered in pages 35-41, at the office of the Sub-Registrar Yelahanka, Bangalore



20. Sale Deed dated 31.10.1996 executed by Smt. Muniyamma (W/o Late Sri. Gunnappa @ Muniyappa) for self and as mother and natural guardian for her children Master. Eshwarappa & Master. Harish, Sri. Narayanaswamy for self and as father & natural guardian for his minor son (baby) in favour of M/s Hamlet rep by its Partner Sri. Bimal Goenka in favour of M/s Hamlet rep by its Partner Sri. Bimal Goenka registered as doc No. 3200/96-97, in Book-I, Volume 942, pages 42-48, at the office of the Sub-Registrar, Yelahanka Bangalore.
21. Official Memorandum dated 05.09.1996 bearing No. B(Dis)ALN/SR (NA) 114/96-97 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 2 acres 01 gunta of land in Sy no. 45 Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
22. Official Memorandum dated 05.09.1996 bearing No. B (Dis)ALN/SR (NA) 115/96-97 issued by the office of the Deputy Commissioner, Bangalore District regarding conversion of 3 acres 02 guntas of land in Sy no. 45 Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore from agriculture to non-agricultural residential purpose.
23. Endorsement undated bearing No TQ/BN(A)TC/1079/2010-11 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore.
24. Nil tenancy endorsement dated 27.05.1996 bearing no. LRF:CR:42/1996-97 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
25. Nil Tenancy Certificate 03.10.2017 bearing no. RD0039274040086 issued by the office of the Tahsildar, Bangalore North (Additional) Taluk.
26. Endorsement dated 22.06.1996 bearing no. RK.CR.166/1996-97 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
27. Endorsement dated 22.06.1996 bearing no. RK.CR.165/1996-97 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
28. Endorsement dated 11.06.2012 bearing no. R.K.C.R.135/2012-13 issued by the office of Tahsildar, Devanahalli Taluk.
29. Endorsement dated 10.12.2015 bearing no. R.K./C.R./526/2015-16 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.
30. Endorsement dated 22.05.2017 bearing no. R.K.C.R./08/2017-18 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
31. Endorsement dated 27.10.2017 bearing No PTCL:CR:357/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore
32. Endorsement dated 27.10.2017 bearing No LRF(BNA) CR/310/17-18 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore



33. Order dated 06.04.2015 passed by the Assistant Commissioner, Bangalore North Sub-Division in case no.SC. ST.90/2007-08.
34. Order dated 04.08.2010 passed by the Deputy Commissioner, Bangalore District, Bangalore in case no.SC ST (A) 50/2008-09.
35. Order dated 28.01.2013 passed by the High Court of Karnataka in Writ Petition no.24908/2010 (SC/ST) A/W writ petition no.16054/2011 (SC/ST) in W.P. no.24908/2010
36. Order dated 07.10.2016 passed by the Court of Deputy Commissioner, Bangalore District, Bangalore case no.SC ST (A) 9/2015-16.
37. Order dated 16.12.2021 passed by the High Court of Karnataka, Bangalore in WP no.60483/2016 (SC/ST)
38. Copy of order sheet filed in O.S. no.752/2008
39. Written statement filed in OS no.752/2008
40. Application under Order VIII Rule 1 of CPC filed in O.S. no.752/2008
41. Application under Order VII Rule 1 of CPC filed in O.S. no.752/2008
42. Judgment dated 01.09.2022 passed by the High Court of Karnataka at Bangalore in WA No.383/2022 (SC-ST)
43. Order dated 08.01.2024 passed by the Supreme Court of India in SLP (Civil) Diary no.50560/2023
44. Order dated 24.01.2022 passed by the Supreme Court of India in SLP to appeal no.21079/2021
45. Order on I.A. No.III dated 09.02.2024 passed by the Court of Addl. Senior Civil Judge & JMFC at Devanahalli in O.S. no.1104/2022
46. Order on I.A. No.3 dated 15.04.2024 passed by the Court of Addl. Senior Civil Judge & JMFC at Devanahalli in O.S. no.1103/2022
47. Copy of plaint filed before the Court of Vacation Bench, Principal Civil Judge, JMFC, Bangalore Rural District, Bangalore and Court of Civil Judge & JMFC, Bangalore in O.S. no.151/2025 (150)
48. Writ petition filed in W.P. no.15767/2025 before the High Court of Karnataka at Bangalore (Supervisory Jurisdiction)
49. Writ petition filed in W.P. no.26657/2024 before the High Court of Karnataka at Bangalore (Original Jurisdiction in W.P. no.26657/2024.
50. Genealogical tree of the family of Sri.Kondappa by the Village Accountant, Tharabanahalli Village, JalaHobli, Bangalore North (Additional) Taluk.
51. Copy of sketch
52. Karnataka Revision Settlement Akarbandh
53. Village Map of Meenukunte Village.
54. Encumbrance certificate :



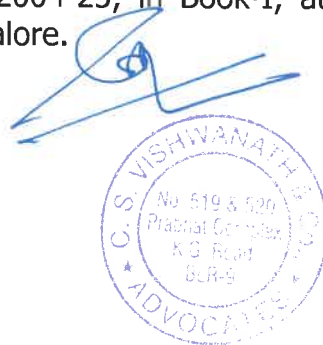
- a) Dated 17.04.1996 for the period 01.04.1950 to 31.07.1986.
- b) Dated 15.09.1994 for the period 01.04.1980 to 31.07.1986
- c) Dated 24.05.1996 for the period 01.08.1986 to 31.05.1989.
- d) Dated 21.09.1994 for the period 01.06.1989 to 18.09.1994.
- e) Dated 20.07.1996 for the period 19.09.1994 to 15.07.1996
- f) Dated 16.02.2017 for the period 01.04.1994 to 31.03.2004 depicting the entries of sale deeds dated 31.10.1996 (doc nos.3196, 3197, 3198, 3199 & 3200)
- g) Dated 02.12.2022 for the period 01.04.2004 to 01.12.2022
- h) Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)
- i) Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024 depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),

Common documents :

1. Partnership deed dated 19.02.1993 executed amongst Sri.Gauri Shankar Agarwal (HUF), Smt.Kum Kum Bagaria, Sri.Vinod Kumar Goenka, Sri.Ratan Kumar Goenka, Sri.Bimal Kumar Goenka, and Smt.Madhu Goenka constituting a firm under the name and style of M/s The Hamlet.
2. Reconstitution of Partnership deed dated 01.02.2023 executed amongst Sri.Anurag Bagaria (HUF), Smt.Kum Kum Bagaria, Sri.Karan Bagaria, Sri.Ratan Kumar Goenka, Smt.Madhu Goenka, Sri.Bimal Kumar Goenka, Sri.Anurag Bagaria and Sri.Shiram Chanda constituting a firm under the name and style of M/s The Hamlet.
3. Deed of Easementary Rights dated 18.04.2024 entered into between M/s The Hamlet rep by its partners Ms.Kum Kum Bagaria, Sri.Karan Bagaria, Sri.Ratan Kumar Goenka, Ms.Madhu Lata Goenka, Sri.Bimal Kumar Goenka, Sri.Shriram Chandak, Sri.Anurag Bagaria and Sri.Anurag Bagaria (HUF) rep by Sri.Anurag Bagaria of the one part and M/s NABS Technpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal of the other part, registered as doc no.150/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
4. Sale deed dated 18.04.2024 executed by M/s The Hamlet rep by its partners Ms.Kum Kum Bagaria, Sri.Karan Bagaria, Sri.Ratan Kumar Goenka, Ms.Madhu Lata Goenka, Sri.Bimal Kumar Goenka, Sri.Shriram Chandak, Sri.Anurag Bagaria and Sri.Anurag Bagaria (HUF) rep by Sri.Anurag Bagaria in favour of M/s NABS Technpark Private Limited rep by its authorised signatory Sri.Bijay



- Kumar Agarwal, registered as doc no.149/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
5. Joint development agreement dated 20.04.2024 entered into between M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria of the one part and M/s NABS Techpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal of the other part, registered as doc no.173/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
 6. General Power of Attorney dated 20.04.2024 executed by M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria in favour of M/s NABS Techpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, registered as doc no.06/2024-25, in Book-III, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore
 7. Certificate of incorporation pursuant to change of name from NABS Techpark Private Limited to Sattva City Private Limited dated 25.06.2024 issued by Registrar of Companies.
 8. Articles of Association and Memorandum of Association of M/s Sattva City Private Limited.
 9. Sale deed dated 19.12.2024 executed by The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria in favour of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, registered as doc no.1745/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
 10. Supplementary agreement to the Joint Development Agreement dated 19.12.2024 entered into between M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria of the one part and M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal of the other part, registered as doc no.1746/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.
 11. General Power of Attorney dated 19.12.2024 executed by The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaia in faovur of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, registered as doc no.62/2004-25, in Book-I, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore.



III SOURCE OF TITLE :

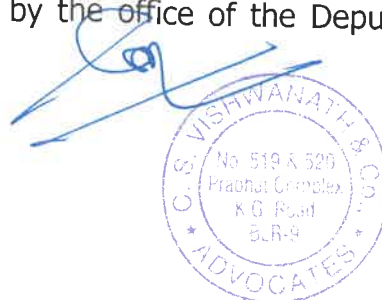
In respect of Survey No 43/16 :

On perusal of documents produced for scrutiny, it is noticed that the land in Sy no.43/16 measuring 2 acres situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was granted to one Sri.Pillappa S/o Sri.Bachappa vide grant order dated 15.05.1962 bearing no.LNDSRI437/1961-62 by the office of Tahsildar. The said fact is reflected in the Mutation register bearing MR no.1/1968-69 issued by the office of Village Accountant, Doddajala and from the entries made in the RTC/s for the period 1973-74 to 1997-98 issued by the office of Village Accountant, Doddajala.

The said Sri.Pillappa and his children Sri.Naganna and Sri.Bachegowda together with agreement holder M/s Nandi Estate rep by its partner Sri.Vijayendra Naidu as consenting witness sold land bearing Sy no.43/16 measuring 1 acre of Doddajala Village in favour of The Hamlet rep by its partner Sri.Bimal Goenka under a Sale Deed dated 27.07.1994 and registered as doc No.2077/1994-95, at the office of the Sub-Registrar, Yelahanka, Bangalore. The said factum of sale is reflected in the Mutation Register Extract bearing MR No 38/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore

Similarly, Sri.Pillappa and his children Sri.Naganna and Sri.Bachegowda together with agreement holder M/s Nandi Estate rep by its partner Sri.Vijayendra Naidu as consenting witness sold land bearing Sy no.43/16 measuring 1 acre of Doddajala Village in favour of The Hamlet rep by its partner Sri.Bimal Goenka, in terms of a Sale Deed dated 27.07.1994 and registered as document No 2078/1994-95, at the office of the Sub-Registrar, Yelahanka, Bangalore. The factum of sale is corroborated in the Mutation Register Extract bearing MR No 39/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.

The 2 acres of land in Sy no.43/16 is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 23.07.1994 bearing No B (Dis) ALNSR (N) 166/93-94 issued by the office of the Deputy Commissioner, Bangalore District.

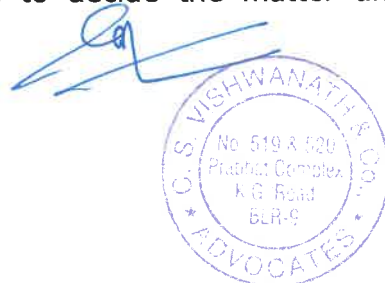


One Sri.M.Sidda Reddy and Smt.Jayamma together with her husband Sri.Pillappa as consenting witness executed a Deed of Easementary rights dated 29.03.1995 (doc no.3483/1997-98) in favour of The Hamlet rep by its GPA holder Sri.S.R.Chandak for grant of access road of 60 feet in width and entire length of Sy no.43 and 43/6 (Block six) of Doddajala Village for providing pathway or Road from the Government to reach its land in Sy no.43/16 of same village. In this connection, we have been provided with copy of Mutation Register Extract bearing MR No.14/1985-86 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore reflecting the grant of land in Sy no.43 measuring 2 acres of Doddajala Village to Sri.Sidda Reddy vide order dated 08.01.1985 bearing no.LNDSR36/1980-81.

The Tahsildar, Bangalore North (Addl) Taluk, Bangalore initiated Proceedings in case no.RRT(2) (N) (A)CR817/2009-10 against M/s Hamlet before the Court of Special Deputy Commissioner, Bangalore North (Addl). Taluk, Bangalore holding that the land in Sy no.43/16 measuring 2 acres of Doddajala Village was a gomala land and non-availability of records for grant of said land. The Special Deputy Commissioner, Bangalore North Taluk passed an Order dated 24.10.2011 dismissing all the revenue records in the name of The Hamlet and further directed the Tahsildar, to make necessary entries in the revenue records.

Based on the order dated 11.06.2012 bearing no.RRT(2)NACR817/09-10, the katha for the said land in Sy no.43/16 was transferred from the name of Hamlet to the name of Government in respect of Sy no.43/16 measuring 2 acre vide Mutation Register Extract bearing MR No H19/2014-15 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.


Thereafter, M/s The Hamlet filed a Writ petition against the Special Deputy Commissioner, Bangalore North Taluk, North (Addl) Taluk, Bangalore and The Tahsildar, Bangalore North (Addl) Taluk, Bangalore before the High Court of Karnataka at Bangalore in W.P. no.14871/2013 (KLR-RR/SUR) under Articles 226 and 227 of the Constitution of India praying to quash the orders dated 24.10.2011 and 11.06.2012 passed by the Special Deputy Commissioner and Tahsildar. The said writ petition was allowed, thereby setting aside aforesaid orders of Tahsildar and Special Deputy Commissioner and further remanded the matter to the Special Deputy Commissioner with IAS Cadre to decide the matter afresh vide an Order dated 01.02.2021.



In response to the above, The Hamlet filed a Writ Appeal against the Special Deputy Commissioner, Bangalore North Taluk, North (Addl) Taluk, Bangalore and The Tahsildar, Bangalore North (Addl) Taluk, Bangalore before the High Court of Karnataka at Bangalore in W.A. no.312/2021 praying to set aside the order dated 01.02.2021 passed in W.P.14871/2013 passed by the Learned single Judge in so far as remanding the matter to the Special Deputy Commissioner with IAS cadre to decide the matter afresh within 6 months from the receipt of the order dated 01.02.2021 and directing the special deputy Commissioner to summon the relevant revenue records so as to examine the genuineness of the Appellant's claim. It is recited in the further writ petition in W.P. no.5769/2022 that the writ appeal filed in W.A. no.312/2021 was disposed off on 22.09.2021 thereby allowing appeal and impugned order dated 01.02.2021 passed in W.P. 14781 in so far as remanding the matter to the Special Deputy Commissioner with IAS Cadre to decide the matter afresh was set aside. The copy of Order dated 22.09.2021 passed in W.A. no.312/2021 in W.P. no.14871/2013 (KLR-RR/SUR) is given for perusal.

Owing to non-restoration of the name of The Hamlet in the revenue records despite the aforesaid order dated 22.09.2021 passed in W.A. no.22.09.2021, The Hamlet filed a Writ petition against the Special Deputy Commissioner, Bangalore North Taluk and North (Addl) Taluk, Bangalore, The Tahsildar, Bangalore North (Addl) Taluk, Bangalore, The Asst. Commissioner, Bangalore North Taluk and North (Addl) Taluk and State of Karnataka, Department of Revenue, Vikas Soudha, Bangalore in Writ Petition no.5769/2022 (KLR-Res) before the High Court of Karnataka, Bengaluru. The High Court of Karnataka at Bengaluru passed an Order dated 08.11.2022 in W.P. no.5769/2022 by disposing of the petition, giving a period of sixty days for compliance of the Deputy Commissioner with direction to report to the Registry of the Court about the restoration of entries in favour of the Petitioner i.e., The Hamlet,

The copies of RTC/s for the period 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.43/16, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore



The office of the Tahsildar, Bangalore North Taluk, Yelahanka has issued two separate Endorsements dated 07.05.2012 and 10.12.2015 bearing No RKCR:530/15-16 confirming non-availability of records for issue of IL and RR in respect of Sy no.43/16 of Doddajala Village.

The office of the Tahsildar, Bangalore North Taluk, Yelahanka has issued an Endorsement dated 24.06.2015 bearing No RKCR:101/15-16 confirming non-availability of records for issue of MR no.1/1968-69 in respect of Sy no.43/16 of Doddajala Village.

An Endorsement dated 10.09.2009 bearing No LND CR:64/09-10 issued by the Tahsildar, Devanahalli confirming non-availability of records for issue of Saguvali Chit allotment record (No.LNDSR(I)437/1961-62 in respect of Sy no.43/16 measuring 2 acres in the name of Sri.Pillappa S/o Bachappa is produced.


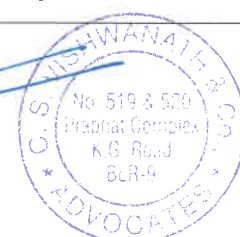
The office of the Tahsildar, Bangalore North Taluk, Yelahanka has issued an Endorsement dated 10.12.2015 bearing No RKCR:529/15-16 confirming non-availability of records for issue of RTC/s for the period 1968-69 to 1972-73 in respect of Sy no.43/16 of Doddajala Village.

The office of the Assistant Director of Land Records, Bangalore North (Additional) Taluk, Yelahanka issued an Endorsement dated 26.09.2017 bearing No TQBN(A)TC:1304/17-18 confirming non-availability of records for issue of akarbhand and tippani in respect of Sy no.43/16 of Doddajala Village.

The office of the Tahsildar, Bangalore North Taluk has issued a Nil Tenancy Certificate dated 29.12.1992 bearing No LRF:CR:441/1992-93 in respect of Sy no.43/16 of Doddajala Village

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 17.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entries of sale deed dated 27.07.1994 (doc no.2077 & 2078)

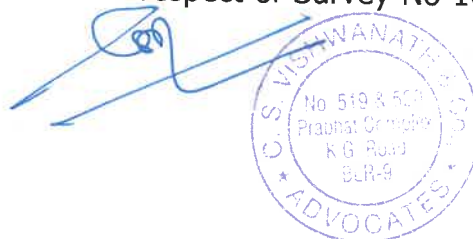
2.	Dated 24.01.2020 for the period 01.04.2015 to 23.07.2020	depicting the entry of release deed dated 03.12.2018 (doc no.3735).
3.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),
4.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),

In respect of Sy no.167

Whereas land bearing Sy no.167 measuring 1 acre 35 guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk was earlier owned by Sri.Hanumanthappa, S/o Sri.Nanjundappa, having acquired the same from the predecessor-in-title Sri.Nanjappa along with his sons Sri.Muniyappa and Sri.Muniveerappa under a Sale Deed dated 14.09.1953 (doc No.1735/53-54). Further, Sri.Hanumantharayappa (S/o Sri.Nanjundappa) and Sri.Anjanappa (S/o Sri.Muniveerappa) sold the aforesaid land in Sy no.167 measuring 1 acre 35 guntas in favour of Sri.Govindappa (S/o Sri.Erappa) by virtue of a Sale Deed dated 29.10.1966 (doc No.2868/1966-67). After the demise of Sri.Govindappa, the katha for the said land in Sy no.167 measuring 1 acre 35 guntas was mutated in the name of his daughter Smt.Gowramma vide Mutation Register Extract bearing MR No 13/91-92 issued by the office of Village Accountant, Doddajala. Thereafter, Smt.Gowramma (W/o Sri.Annayappa) together with M/s Nandi Enterprises rep by its Managing Partner as consenting witness sold and conveyed portions of aforesaid land in favour the Hamlet rep by its Partner Sri.Gauri Shankar Agarwal in following manner :

- a) Sale Deed dated 11.01.1994 (doc No.3581/1993-94) - in respect of Sy no.167 measuring 1 acre. The sale transaction finds mention in the Mutation Register Extract bearing MR No 36/95-96 issued by the office of Village Accountant, Doddajala.
- b) Sale Deed dated 11.01.1994 (doc No.3579/1993-94) - in respect of Sy no.167 measuring 35 guntas. The sale transaction is depicted in the Mutation Register Extract bearing MR No.37/95-96 issued by the office of Village Accountant, Doddajala.

The copies of Record of Rights bearing RR No 338 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore and Index of Land depicts the name of Sri.Nanja S/o Sri.Erra as grantee and katheddar in respect of Survey No 167 measuring 5 acres 9 guntas of Doddajala Village.



Whereas land bearing Sy no.167 measuring 1 acre 35 guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk was earlier owned by Sri.Erappa, he having acquired the same from the predecessors-in-title Sri.Nanjappa along with his son Sri.Muniyappa under a Sale Deed dated 14.10.1959 (doc No.1796/59-60). The said Sri.Erappa together with his sons Sri.Muniyappa, Sri.Muniraju, Sri.Krishna, Sri.Muniswamy, Sri.Muniyellappa, Sri.Narayanaswamy and Sri.M.R.Raja executed a General Power of Attorney dated 12.09.1994 (doc No.248/94-95) in favour of Sri.S.R Chandak and Sri.N. M Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.167 measuring 1.35 guntas. Further, Sri.Eerappa, Sri.Muniyappa, Sri.Muniraju, Sri.Krishna, Sri.Muniswamy Sri.Muniyellappa, Sri.Narayanaswamy and Sri.M.R.Raja executed an Affidavit dated 12.09.1994 (notarized) confirming the receipt of entire sale consideration and delivery of possession of property in Sy no.167 measuring 1.33 guntas to The Hamlet. Thereafter, Sri.Earappa, Sri.Muniyappa, Sri.Muniraju, Sri.Krishna, Sri.Muniswamy, Sri.Muniyellappa, Sri.Narayanaswamy, Sri.M.R.Raja rep by their GPA holder Sri.N.M.Jain sold the aforesaid land in Sy no.167 measuring 1 acre 35 guntas in favour of M/s The Hamlet rep by its partner Sri.Gouri Shankar Agarwal vide a Sale Deed dated 04.04.1996 (doc No.403/1996-97). The factum of sale is reflected in the Mutation Register Extract bearing MR No 6/96-97 issued by the office of Village Accountant, Doddajala. However, the details of sale deed are missing in the mutation register.

Whereas land bearing Sy no.167 measuring 10 guntas situated at Doddajala Village, Jala Hobli, Yelahanka Taluk was earlier owned by one Smt.Hanumakka D/o Sri.Giddappa, having acquired the same from the predecessor-in-title Sri.Nanjappa along with his son Sri.Venkatappa in terms of a Sale Deed dated 03.09.1966 (doc No.2174/66-67). The sale transaction is corroborated in the Mutation Register Extract bearing MR No 23/66-67 issued by the office of Village Accountant, Doddajala. Subsequently, Smt.Hanumakka together with M/s Nandi Enterprises rep by its partner as consenting witness sold the aforesaid land in Sy no.167 measuring 10 guntas in favour of M/s The Hamlet rep by its partner Sri.Bimal Goenka vide a Sale Deed dated 27.07.1994 (doc No.2060/1994-95). The said sale transaction is depicted in the Mutation Register Extract bearing MR No.31/95-96 issued by the office of Shirastedar, Doddajala.

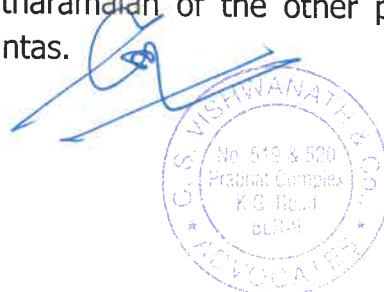
Whereas land bearing Sy no.167 measuring 1 acre situated at Doddajala Village, Jala Hobli, Yelahanka Taluk was earlier owned by Smt.Konamma (D/o Sri.Gangappa), she having acquired the same from the predecessor-in-title Sri.Nanjappa along with his son Sri.Venkatappa under a Sale Deed dated 06.09.1966 (doc No.2212/66-67). The said Smt.Konamma sold the aforesaid land bearing Sy no.167 measuring 1 acre in favour of Sri.C Narasimhaiah (S/o Sri.Chikkaveera) under a Sale Deed dated 20.07.1967 (doc No.1358/1967-68). In turn, Sri.C.Narasimhaiah sold portions of aforesaid land in Sy no.167 in terms of following sale deeds :




- a) Sale Deed dated 24.05.1971 (doc No.543/71-72) in favour of Sri.S.Narayanaswamy in respect of Sy no.167 measuring 20 guntas. Thereafter, Sri.S.Narayanaswamy together with his family members Sri.Vijayakumar, Sri.S.Patalappa, Sri.Gopala Gowda, Sri.P.Chandrappa, Sri.P.Jaishankar, Sri.S.Nanjundagowda, Sri.N.Purushotham sold the aforementioned land in Sy no.167 measuring 20 guntas in favour of M/s The Hamlet rep by its partner Sri.Bimal Goenka under a Sale Deed dated 23.06.1995 (doc No.2686/1995-96). The undervaluation proceedings with regard to the said sale deed was settled pursuant to the payment of deficit stamp duty and registration fee. The sale transaction is corroborated in the Mutation Register Extract bearing MR Nos.10/96-97 and 18/91-92 issued by the office of Village Accountant, Doddajala.
- b) Sale Deed dated 06.06.1977 (doc No.505/77-78) executed in favour of Sri.Anjanappa in respect of Sy no.167 measuring 20 guntas. The sale transaction is depicted in the Mutation Register Extract bearing MR No.17/91-92 issued by the office of Village Accountant, Doddajala. The said Sri.Anjanappa executed a General Power of Attorney dated 06.09.1994 (doc No.238/94-95) in favour of Sri.S.R. Chandak and Sri.N.M.Jain, empowering the attorney to do various acts, deed and things with power of alienation of land in Sy no.167 measuring 20 guntas. Further, Sri.Anjanappa S/o Sri.Giddappa rep by his GPA holder Sri.N.M.Jain sold and conveyed land in Sy no.167 measuring 20 guntas in favour of The Hamlet rep by its partner Sri.Gouri Shankar Agarwal in terms of an Absolute Sale Deed dated 04.04.1996 (doc No.404/1996-97). The factum of sale is reflected in the Mutation Register Extract bearing MR No. 4/96-97 issued by the office of Village Accountant, Doddajala. The copy of Affidavit dated 06.09.1994 (notarized) executed by Sri.Anjanappa confirming the receipt of entire sale consideration and delivery of possession of Sy no.167 measuring 20 gunta unto The Hamlet is produced.

The copies of following agreement are produced for perusal :

- a) Agreement of January 1993 entered into between Sri.S.Narayanaswamy of the one part and M/s Nandi Enterprises rep by its representative Seetharamaiah of the other part for sale of land in Sy no.167 measuring 20 guntas.
- b) Agreement dated 23.01.1993 entered into between Sri.Anjinappa (S/o Sri.Giddappa) of the one part and M/s Nandi Enterprises rep by its representative Sri.P.Seetharamaiah of the other part for sale of land in Sy no.167 measuring 20 guntas.

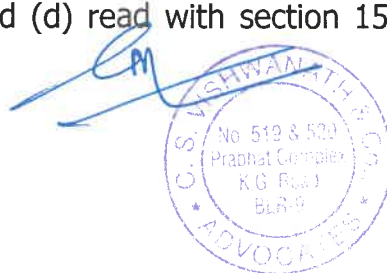


- c) Agreement dated 23.01.1993 entered into between Sri.Erappa (S/o Sri.Nanjappa) of the one part and M/s Nandi Enterprises rep by its representative Sri.P.Seetharamaiah of the other part for sale of land in Sy no.167 measuring 1 acre 35 guntas.
- d) Agreement dated 23.01.1993 entered into between Smt.Hanumakka (D/o Sri.Gidappa) of the one part and M/s Nandi Enterprises rep by its representative Sri.P.Seetharamaiah of the other part for sale of land in Sy no.167 measuring 10 guntas.
- e) Agreement dated 23.01.1993 entered into between Smt.Gowramma of the one part and M/s Nandi Enterprises of the other part.

The land bearing Sy no.167 is converted from agriculture to non-agricultural /residential purposes in terms of following conversion orders :

- a) 3 acres 10 guntas of land in Sy no.167 & 180 vide Official memorandum dated 23.06.1993 bearing No B.DIS.ALN.SR (N) 8/93-94 issued by the office of the Deputy Commissioner, Bangalore District
- b) 1 acre 35 guntas of land in Sy no.167 vide Official memorandum dated 23.12.1993 bearing No B.DIS.ALN.SR (N) 75/93-94 issued by the office of the Deputy Commissioner, Bangalore District.
- c) 10 guntas of land in Sy no.167 vide Official memorandum 17.02.1994 bearing No B.DIS.ALN.SR (N) 77/93-94 issued by the office of the Deputy Commissioner, Bangalore District
- d) 20 guntas of land in Sy no.167 vide Official memorandum dated 23.02.1996 bearing No.B.DIS.ALN.SR (NA) 159/95-96 issued by the office of the Deputy Commissioner, Bangalore District
- e) 1 acre 35 guntas of land in Sy no.167 vide Official memorandum dated 29.02.1996 bearing No.B.DIS.ALN.SR (NA) 174/95-96 issued by the office of the Deputy Commissioner, Bangalore District

One Smt.Lakshamma (daughter of erstwhile owner Smt.Gowramma) filed a case in O.S. no.179/2008 before the Court of Civil Judge (Sr. Dnv) & JMFC, Devanahalli against Smt.Gowramma, Smt.Sharadamma, Smt.Bharathi, Smt.Nagarathna, Sri.Munegowda, Sri.Chandrashekar and M/s Hamlet rep by its Partner Sri.Gowri Shankar Agarwal seeking partition of the plaint Schedule Property (Sy no.167 measuring 1 acre 35 guntas) and to allot 1/7th share over the plaint schedule property by metes and bounds and to grant such other relief's. The copy of order on I.A. no.V dated 17.01.2024 passed by the court of III Addl. Senior Civil Judge & JMFC Devanahalli, in O.S. no.179/2008 allowing I.A. no.5 filed by the defendant no.7 under order 7 rule 11 (a) and (d) read with section 151 of CPC and consequently



rejecting the plaint, as it does not disclose cause of action and barred by law. However, the copy of decree drawn in O.S. no.179/2008 is not made available.

One Sri.N.Gangadhar (S/o Late Sri.Narasimhaiah, erstwhile owner) filed a case in suit in O.S. no.556/2011 against M/s The Hamlet seeking declaration that the plaintiff is the owner of the suit schedule property (Sy no.167 measuring 1 acre), further to issue permanent injunction restraining the defendant or its agents or anybody acting on its behalf from interfering with the peaceful possession and enjoyment of the plaintiff in the suit schedule property, to grant such other relief or reliefs this Hon'ble Court deems fit under the circumstances of this case and to award the cost of these proceedings. The said suit was compromised on 31.10.2019 pursuant to filing of compromise petition, wherein the plaintiff was paid a sum of Rs.5,00,000/- as consideration for this settlement. Further, compromise decree dated 31.10.2019 was drawn.

One Smt.Akkayamma and another filed a suit in O.S. no.55/2011 against Sri.Erappa and others including The Hamlet as Defendant no.18 before the Court of the Senior Civil Judge & JMFC at Devanahalli seeking for relief of partition and separate possession of 2/9th share in suit schedule property. The I.A. no.4 filed by the defendant no.18 (The Hamlet) under Order 7 Rule 11 of CPC dated 04.08.2015 was allowed and rejected the plaint vide order dated 07.10.2016 passed by the Court of the Senior Civil Judge & JMFC at Devanahalli. However, the sought for decree drawn in the said case is not produced for perusal.

The legal heirs of Late Sri.Erappa viz., Smt.Anjinamma, Smt.Bhagyamma, Sri.Ramesh M, Smt.Muniratnamma, Sri.M.Ravikumar, Smt.Munilakshamma,, Sri.Shivappa, Sri.Mahesha, Smt.Eramma, Smt.Jayalakshmi, Smt.Jayakumari, Sri.M.Lokesh, Smt.Kalavathi, Smt.Sowmya, Smt.Pillamma, Smt.Jayasudha @ Sudha, Smt.Saroja M. Sri.Shivakumar N, Smt.Munirathnamma, Sri.Ananda, Smt.Savithramma, Sri.Murali M, Smt.Nanjamma, Smt.Narasamma, Master.Abraham, Kum.Akhila S, Master. Abhilash S, Smt.Sujatha, Sri.Shiva and Sri.Naveen Kumar filed a suit in O.S. No.908/2021 before the Court of Senior Civil Judge and JMFC, Devanahalli against Sri.Rajappa and others including The Hamlet seeking for partition and separate possession of suit Schedule Property and for such other reliefs. The said suit was compromised pursuant to filing of Compromise petition Further, compromise decree was drawn on 09.01.2023. However, the case has since become infructuous.

In the mean time, the plaintiff/s to the said suit viz., Smt.Anjinamma, Sri.Rajappa, Smt.Roopaa R, Smt.Kavitha R, Sri.Chandrashekar R, Smt.Bhagyamma, Sri.Ramesh M, Sri.Ashirwad R, Smt.Krupa R, Sri.Vishwas R, Master.Yashas R, Smt.Muniratnamma,



Sri.M.Ravikumar, Sri.Srinivas S, Sri.Ravi Kumar C, Smt.Munilakshamma, Sri.Shivappa @ Shiva, Sri.Mahesh, Smt.Eramma, Smt.Jayalakshmi, Smt.Jayakumari, Sri.M.Lokesh, Sri.L. Prince, Kum.Prarathana L, Smt.Kalavathir, Smt.Sowmya, Smt.Pillamma, Smt.Jayasudha @ Sudha, Smt.Saroja M. Sri.Shivakumar N, Sri.Ananda M, Smt.Savithamma, Sri.Murali M, Smt.Nanjamma, Smt.Narasamma, Master.Abraham, Kum.Akhila S, Master. Abhilash S, Smt.Sujatha, Sri.Shiva @ Shivakumar, Sri.Naveen Kumar, Smt.Akkayamma @ Vathasala, Sri.Haridas G, Sri.Sunil Kumar, Sri.Anil Kumar G, Smt.Muniakkayamma @ Akkayamma, Sri.Suresh, Smt.Munirathna, Sri.Muniraju executed a Confirmation deed dated 09.12.2022 (doc no.3585/2022-23) in favour of M/s The Hamlet rep by its Partner Sri.Bimal Kumar Goenka in respect of Sy no.167 measuring 1 acre 35 guntas, besides agreeing to file a compromise petition before the Hon'ble Court in O.S. no.908/2021.

Thereafter, Sri.Munishamappa (S/o Late Sri.Muneerappa)m his wife Smt.Venkatamma and family members a) Sri.Ravi M. along with his family members Smt.Munilakshamma, Sri.Pavan R. Sri.Praveen M.R. b) Smt.Shankamma, c) Sri.M.Suresha along with his family members Smt.Radhamma, Kum.Bhanupriya S & Master.Monik S. rep by their father & natural guardian Sri.M.Suresha AND children of late Sri.Narayanaswamy Smt.Asha, Sri.Vinod N. & Sri.Ranjith Kumar N. executed a Consent deed dated 15.11.2023 (doc no.10143/2023-24) confirming the ownership of in favour of M/s The Hamlet in respect of Sy no.185 measuring 20 ½ guntas and Sy no.167 measuring 1 acre 35 guntas of Doddajala Village, besides confirming to file compromise petition in O.S. no.627/2022.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued different nil tenancy Endorsements dated 07.12.1992 bearing nos.LRF:CR/366/1992-93, LRF:CR/373/1992-93, 09.12.1992 bearing LRF:CR/375/1992-93 & 15.12.1992 bearing LRF:CR/386/1992-93 in respect of Sy no.167 of Doddajala Village.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued separate Endorsements both dated 28.12.2016 bearing nos.RKCR/7892/2016-17 & RKRT/CR:527/2016-17 and both dated 30.05.2017 bearing no.CR/29/2016-17 and No.Info/37/2016-17 confirming non-availability of records for issue of a) grant order bearing no.DD:170/1927-28 or GD:19/1927/28 or AK:28/1932-33 dated 17.01.1933, b) Saguvali Chit, c) Saguvali Chit distribution record, d) Grant register record and e) grant order in respect of Sy no.167 (old no.43) of Doddajala Village.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 13.07.2015 bearing No R.K.C R :143/15-16 confirming non-availability of records for issue of Mutation registers bearing MR nos.132/1995-96 & 6/1991-92 in respect of Sy nos.167 & 181 of Doddajala Village.



The office of Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 15.10.2013 confirming non-availability of records for issue of Mutation registers bearing MR nos.15/1959-60, 23/1966-67, 26/1966-67 in respect of Sy no.167 of Doddajala Village.

The Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 24.06.2016 bearing No RK/CR/102/15-16 confirming non-availability of records for issue of Mutation registers bearing MR nos.15/1959-60 and 26/1966-67 in respect of Sy no.167 of Doddajala Village.

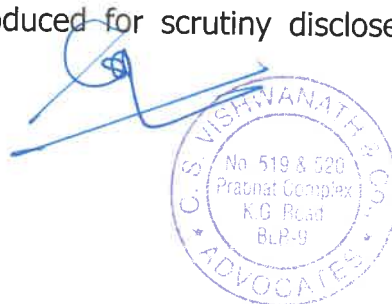
The copy of Genealogical tree of the family of Late Sri.Giddappa in the form of affidavit dated 07.08.2017 executed by Sri.Anjinappa (notarized) is in conformity to what is stated above.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1984-85 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owner/s as kathedars and occupants in respect of Sy no.167, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore

The office of Tahsildar, Bangalore North (Additional) Taluk has issued a Nil Tenancy Endorsement dated 03.10.2017 bearing no.RD0039204027427 in respect of Sy no.167 of Doddajala Village.

The copies of Karnataka Revision Settlement Akarbandh, Re Survey Tippani, sketch, Re-Survey tippani and Village Map of Doddajala Village depicts the size, shape, location of subject land.

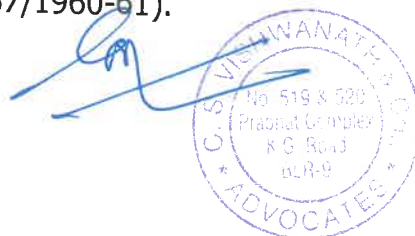
Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :



Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1967	depicting the sale deed dated 02.09.1966 (doc no.2174)
2.	Dated 01.03.2011 for the period 01.04.1947 to 31.07.1986	depicting the entries of sale deeds dated 14.09.1953 (doc no.1735), 02.09.1966 (doc no.2174), 06.09.1966 (doc no.2212), 29.10.1966 (doc no.2868), 21.07.1967 (doc no.1358), 25.05.1971 (doc no.543) and 06.06.1977 (doc no.505).
3.	Dated 26.09.2014 for the period 01.04.1993 to 31.03.2004	depicting the entries of sale deeds dated 11.01.1994 (doc nos.3579 & 3581) & sale deed dated 05.07.1995 (doc no.2686)
4.	Dated 10.11.2004 for the period 01.06.1989 to 31.03.2004	depicting the entries of sale deeds dated 11.01.1994 (doc no.3579 & 3581), 27.07.1994 (doc no.2060), 05.07.1995 (doc no.2686), 17.04.1996 (doc no.402 & 404).
5.	Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entry of sale deed dated 17.04.1996 (doc no.403)
6.	Dated 14.09.2001 for the period 01.04.1994 to 13.09.2001	depicting the entry of sale deed dated 17.04.1996 (doc no.404)
7.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149), consent deed dated 15.11.2023 (doc no.143), Consent deed dated 09.12.2022 (doc no.3585).
8.	Dated 05.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),

In respect of Sy No.169/1

Whereas land bearing Sy no.169/1 measuring 34 guntas situated at Doddajala Village, Jala Hobli, Devanahalli Taluk was earlier owned by one of Smt.Rangamma (D/o Smt.Subbamma & W/o Sri.Ramachandran), she having acquired the same from the predecessor-in-title Sri.Munishamappa (S/o Sri.Muniyappa) under a Sale Deed dated 22.09.1960 (doc No.1957/1960-61).



The copies of Index of lands and Records of Rights bearing RR No 446 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore favouring Sri.Munishamappa in respect of Sy no.169/1 measuring 34 guntas are produced.

Later on, Smt.Rangamma (W/o Sri.Ramachandrachari) sold the aforesaid land bearing Sy no.169/1 measuring 34 guntas in favour of Smt.Nanjamma (W/o Sri.Munishamappa), through a Sale Deed dated 22.11.1963 (doc No.2198/1963-64).

In turn, Ms.Nanjamma sold the aforesaid land bearing Sy no.169/1 measuring 34 guntas in favour of Sri.Karinnanajappa, S/o Sri.Totadamuniyappa vide a Sale Deed dated 21.12.1964 (doc No.2873/1964-65). The factum of sale is reflected in the Mutation Register Extract bearing MR No 8/91-92 issued by the office of Village Accountant, Bangalore.

After the demise of Sri.Karinnanajappa and his wife Smt.Pillamma, katha in respect of Sy no.169/1 measuring 34 guntas along with another land in Sy no.180 measuring 2 acres 30 guntas was transferred to the name of his only son Sri.K.Muniraju , based on the unregistered partition deed between Sri.K.Muniraju and legal heirs of late Sri.Sakarappa (deceased brother of Sri.Karinnanajappa) viz., Sri.Narayanaswamy, Sri.Patalappa, Sri.Hanumantharayappa and Sri.Nanjundagowda as evidenced from Mutation Register Extract bearing MR No 16/1991-92 issued by the office of Village Accountant, Bangalore. *However, the sought for Genealogical tree of the family of Sri.Karinnanajappa is not made available.*

The said Sri.K Muniraja (S/o Sri.Karinnanajappa) entered into an Agreement of Sale dated 23.01.1993 with Nandi Enterprises rep by its Sri.C.Seetharamaiah for sale of land bearing Sy no.169/1 measuring 34 guntas

The land measuring 3 acres 24 guntas in Sy nos.169/1 (34 guntas) & 180 (2 acres 30 guntas) are converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 17.01.1994 bearing No B (Dis) ALN/SR (N) 78/93-94 issued by the Deputy Commissioner, Bangalore District

Subsequently, Sri.K.Muniraju for self and as father and natural guardian for Master.Viswanath and Master.Ramamurthy together with Nandi Enterprises (agreement holder) as consenting witness sold land bearing Sy no.169/1 measuring 34 guntas in favour of The Hamlet rep by its Partner Sri.Gaurishankar Agarwal in terms of a Sale Deed dated 27.07.1994 and registered as doc No.2075/1994-95, at



the office of the Sub-Registrar, Yelahanka, Bangalore. The sale transaction finds mention in the Mutation Register Extract bearing MR No.25/1995-96 issued by the office of Village Accountant, Bangalore.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 28.12.2016 bearing No.RK/CR/7893/16-17 confirming non-availability of records for issue of grant order bearing no.DD28/1933-34 or BDD:108/1933-34, dated 01.05.1934, Saguvali Chit, Saguvali chit register records, grant register records and certified copies of grant orders in respect of Sy no.169 (old no.43) of Doddajala Village.

The office of the Public Information Officer, Bangalore North (Additional) Taluk has also issued an Endorsement dated 30.05.2017 bearing No Info/CR/24/16-17 confirming non-availability of records for issue of grant order bearing no.DD28/1933-34 or BDD:108/1933-34, dated 01.05.1934, Saguvali Chit, Saguvali chit register records, grant register records and certified copies of grant orders in respect of Sy no.169 (old no.43) of Doddajala Village.

The office of Tahsildar, Bangalore North (Additional) Taluk has issued a Nil Tenancy Certificate dated 03.10.2017 bearing no.RD0039204027428 in respect of Sy no.169 of Doddajala Village.

The proceedings in case no. LRF(83) BNA 96/04-05 initiated by Tahsildar, Bangalore North (Addl.) Taluk, Bangalore against M/s The Hamlet with regard to violation of Section 79 A & B and 80 of Karnataka Land Reforms Act in respect of Sy nos.180 measuring 1 acre, 1 acre and 30 guntas, Sy no.169/1 measuring 34 guntas and Sy no.176/1 measuring 1.03 acre and 1.04 acres was dismissed vide Order dated 12.12.2007.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2016-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.169/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore



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

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986	depicting the entries of sale deed/s dated 22.09.1960 (doc no.1957), 22.11.1963 (doc no.2198) and 21.02.1964 (doc no.2875)
2	Dated 27.07.1996 for the period 01.01.1992 to 17.05.1996	depicting the entry of sale deed dated 27.07.1994 (doc no.2074).
3	Dated 07.10.2015 for the period 01.04.1992 to 31.03.1996	depicting the entry of sale deed dated 27.07.1994 (doc no.2075).
4	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),
5.	Dated 03.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),

In respect of Sy no.169/2:

Whereas land bearing Sy no.169 measuring 1 acre 15 guntas situated at Doddajala Village, Jala Hobli, Devanahalli Taluk was earlier owned by Sri.S.Shankarayana Rao (S/o Sri.Gonnur Narayana Rao), he having acquired the same from the predecessor-in-title Sri.Munishami (S/o Sri.Muniyappa) under a Sale deed dated 18.05.1951 (doc No.448/1951-52). The factum of sale was corroborated in the Records of Rights bearing RR No 447 and copy of Index of Lands depicts the name of Sri.S.Shankarayana Rao in respect of Sy no.169/2.

Thereafter, Sri.S.Shankarayana Rao sold the aforesaid land bearing Sy no.169 measuring 1 acre 15 guntas in favour of Smt.Munivenkatamma W/o Sri.Munihanumanthappa under a Sale Deed dated 16.03.1955 (doc No.2225/1954-55).



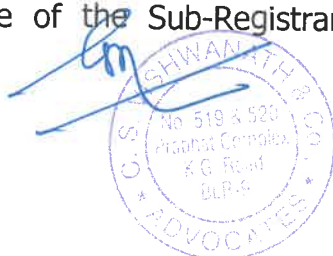
The said Smt.Munivenkatamma and her husband Sri.Munihanumappa both died intestate, leaving behind their sons Sri.Annayappa and Sri.Nagaraju to succeed to his estate as evidenced from Genealogical Tree of the family of Late Sri.Munihanumappa and Late Munivenkatamma issued by the Village Accountant Tarabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk. It is further noticed that Sri.Annayappa also died intestate, leaving behind his wife Smt.Gowramma and Smt.Lakshamma, Smt.Sharada (W/o Sri.Venkatesh, son of Late Sri.Annayappa), Smt.Bharathi, Smt.Nagarathna, Sri.Munegowda and Sri.Chandrashekar, besides depicting the names of family members of Sri.Nagaraju as Smt.Anjinamma, Smt.Manjula, Smt.Pramila and Sri.Shivakumar. However, the sought for copy of Death certificate of Smt.Munivenkatamma is not produced.

The said Sri.Annayappa (S/o Late Sri.Munihanumappa) entered into an Agreement of Sale dated 11.01.1993 with M/s Nandi Estates rep by Sri.P.Seetharamaiah for sale of aforementioned land in Sy no.169/2 measuring 1 acre 15 guntas

Further, Sri.Annayappa (S/o Late Sri.Munihanumappa), Smt.Shardamma (W/o Late Sri.Venktesh, deceased son of Sri.Annayappa) and Sri.K.Nagaraj (S/o Late Sri.Munihanthappa) executed a General Power of Attorney dated 08.11.1995 (doc No.355/95-96) in favour of Sri.Subhash Bagaria (Sri.G.S.Agarwal) and Sri.S.R.Chandak (S/o Sri.B.C.Chandak), empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.169/2 measuring 1 acre 15 guntas.

The land in Sy no.169/2 measuring 1 acre 06 guntas is converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 26.07.1996 bearing No B.DIS.ALN.SR (NA) 142/95-96 issued by the office of the Deputy Commissioner, Bangalore District

Subsequently, Sri.Annayappa (S/o Late Sri.Munihanumappa), Smt.Shardamma (W/o Late Sri.Venktesh) and Sri.K.Nagaraj (S/o Late Sri.Munihanthappa) rep by their GPA holder Sri.S.R.Chandak (S/o Sri.B.C.Chandak), sold and conveyed land in Sy no.169/2 measuring 1 acre 15 guntas in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka by virtue of a Sale Deed dated 10.09.1996 and registered as doc no.2516/1996-97, at the office of the Sub-Registrar Yelahanka, Bangalore. The

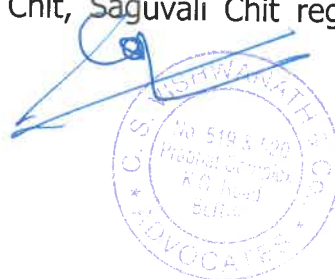


factum of sale is reflected in the Mutation Register Extract bearing MR No 2/96-97 issued by the office of Village accountant, Bangalore North Taluk, Bangalore. *It is pertinent to mention that in the said mutation register no.2/1996-97, the document number of sale deed is wrongly mentioned as '2689/1996-97' instead of '2516/1996-97'.*

The said Smt.Manjula, Smt.Pramila and Sri.Shivakumar (all children of Sri.Nagaraju) filed a suit in O.S no.1023/2008 before the Court of Civil Judge (Sr.Dvn) & JMFC, Devanahalli against Sri.Nagaraju, Smt.Gowramma (W/o Late Sri.Annayappa), Smt.Sharadamma (W/o Late Sri.Venkatesh), Sri.Munegowda and Sri.Chandrahsekar (both sons of Late Sri.Annayappa) Hamlet others seeking for partition and allotment of plaintiffs 1/2 share out of 1st defendant's half share in the suit properties including Sy no.169/2 and to declare that the sale deed executed by Sri.S.R.Chandak as an agent of Late Sri.Annayappa (doc no.2516/1996-97) was not binding on the plaintiffs'. Further, the copy of Order on I.A. no.XII dated 22.03.2024 passed in O.S. no.1023/2008 filed by M/s Hamlet allowing the IA no.XII filed by the defendant no.6 U/o VII Rule 11 (a) & (d) of CPC and consequently rejecting the plaint. Further, regular First Appeal Filed under section 96 read with order 41 Rule 1 of CPC filed in RFA no.1986/2024 before the High Court of Karnataka, Bangalore is also pending adjudication.However, the copy of Decree passed in O.S. no.1023/2008 including Orders passed in RFA no.986/2024 are not made available.

The copies of RTCs for the period 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2020-21, 2021-22, 2022-23, 2023-24 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.169/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 28.12.2016 bearing No.RK (Info)526/16-17 confirming non-availability of records for issue of Grant order no.DD/28/1933-34 or BDD:108/1933-34 dated 01.05.1934, Saguvali Chit, Saguvali Chit register records, Grant register



records and certified copy of grant order in respect of Sy no.169 of Doddajala Village.

The office of Tahsildar, Bangalore North Taluk, Bangalore issued an Endorsement dated 19.07.1995 bearing no.RKCR361/1995-96 confirming non-availability of records for issue of IL and RR in respect of Sy no.169/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 10.10.1994 bearing no.IRCR295/1994-95 confirming non-availability of records for issue of IHR no.88/1967-68 in respect of Sy no.169/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The office of the Public Information Officer, Bangalore North (Additional) Taluk has issued an Endorsement dated 30.05.2017 bearing No Info/CR/28/16-17 confirming non-availability of records for issue of Grant order no.DD/28/1933-34 or BDD:108/1933-34 dated 01.05.1934, Saguvali Chit, Saguvali Chit register records, Grant register records and certified copy of grant order in respect of Sy no.169 of Doddajala Village.

The office of the Tahsildar, Bangalore North (Additional) Taluk has issued a Nil Tenancy Certificate dated 06.10.2017 bearing No.RD0039204027429 in respect of Sy no.169/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1988	depicting the entries of sale deeds dated 18.05.1951 (doc no.448) and 16.03.1955 (doc no.2225).
2.	Dated 15.06.2015 for the period 01.04.1996 to 31.03.2004	depicting the entry of sale deed dated 11.09.1996 (doc no.2516).



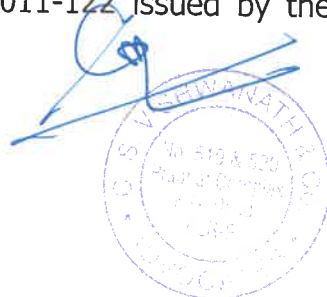
3.	Dated 14.09.2001 for the period 01.04.1996 to 13.09.2001	depicting the entry of sale deed dated 11.09.1996 (doc no.2516)
4.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)
5.	Dated 05.12.2024 for the period 01.04.2004 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No 172/1 :

Whereas land bearing Sy no.172/1 measuring 3 acres 16 guntas including 1 gunta of kharab land situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Guruva (S/o Sri.Honnuriga) as evidenced from the entries made in the RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore and Records of Rights bearing RR No 343 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.

After the demise of Sri.Gurava and his wife Smt.Muniyamma, the katha for the said land in Sy no.172/1 measuring 3 acres 15 guntas was transferred to the names of Smt.Pillamma, Sri.Honnurappa and Sri.Patappa vide Mutation Register Extract bearing MR No 15/91-92 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore. The copy of IHR register bearing no.3/1982-83 confirms the transfer of katha in Sy no.172/1 measuring 3 acres 16 guntas in the names of Sri.Sri.Muneppa (S/o Sri.Muneppa), Sri.Gurappa, Sri.Honnurappa, Sri.Muneppa (S/o Sri.Guruva).

The order dated 01.09.2009 bearing no.LND.CR.68/2009-10 passed by the Court of Asst. Commissioner, Bangalore defined the extents of land in 'A' and 'B' Kharab in respect of Sy no.169/2 measuring 1.06 acre with 0.01 gunta of 'B' Kharab, Sy no.172/1 measuring 3 acres 16 guntas with 1 gunta of 'B' Kharab, Sy no.172/2 measuring 22 guntas with 1 gunta of 'B' Kharab, Sy no.176/1 measuring 2 acres 07 guntas among other properties and the same was confirmed under Mutation Register Extract bearing MR No.H38/2011-122 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.



The said Sri.Puttappa (S/o Late Sri.Gurappa), Smt.Pillamma (W/o Sri.Muniyappa) and Sri.Honnurappa (S/o Sri.Gurappa) entered into an Agreement of Sale dated 11.01.1993 with Nandi Estates, rep by Sri.Seetharamaiah for sale of land measuring 3 acres 15 guntas in Survey No 172/1.

The land in Sy no.172/1 measuring 3 acres 15 guntas was converted from agriculture to non-agriculture residential purpose vide Official Memorandum dated 21.05.1993 bearing No B.DIS.ALN.SR (N) 2/93-94 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The said Smt.Laxminarasamma (W/o Late Sri.Gunappa) and her daughter Kum.Akkayamma filed a suit in OS no.138/1994 before the Court of Munsiff at Devanahalli seeking for partition and separate possession of suit schedule property bearing Sy no.172/1 measuring 3 acres 15 guntas. The said suit came to be dismissed as settled out of court on 22.03.1996, pursuant to filing of memo for dismissal.

The said Smt.Lakshminarasamma for self and mother and natural guardian for Ms.Akkayamma (plaintiffs to O.S. no.138/1994) executed a Settlement Deed dated 22.03.1996 (notarised) in favour of M/s the Hamlet confirming the receipt of Rs.1,00,000/- as their share in suit schedule property bearing Sy no.172/1 measuring 3 acres 15 guntas.

Further, Sri.Patappa, Smt.Lakshamma, Sri.M.Munniya, Sri.Chikkamuniya, Sri.Honurappa (S/o Sri.Patappa), Sri.Gurappa, Smt.Pillamma and Sri.Honurappa (S/o Sri.Chinnappa) executed an Affidavit dated 04.02.1995 (notarised) confirming the receipt of entire sale consideration from The Hamlet, besides delivery of possession of land in Sy no.172/1 measuring 3 acres 15 guntas to the firm.

In furtherance to the said agreement, Sri.Patappa, Smt.Lakshamma, Sri.M.Munniya, Sri.Chikkamuniya, Sri.Honurappa (S/o Sri.Patappa), Sri.Gurappa, Smt.Pillamma and Sri.Honurappa (S/o Sri.Chinnappa) executed a General Power of Attorney dated 04.02.1995 (doc No 563/94-95) in favour of Sri.S.R. Chandak and Sri.N. M Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.172/1 measuring 3 acres 15 guntas

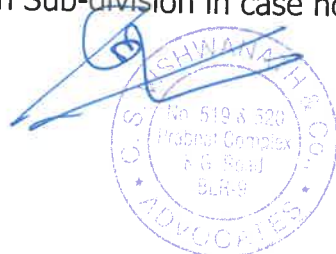


The said Smt.Pillamma (W/o late Sri.Muniyappa), Sri.Honnurappa (S/o Sri.Chinnappa), Sri.Patappa (S/o Sri.Gurappa) and Sri.Dhekappa (S/o Sri.Muniga @ Muniyappa) entered into a Deed of the Easementary Rights dated 08.02.1995 (doc No 3353/97-98) with Sri.V.Govinda Raju rep by his GPA holder Sri.Nagar Mal Jain M/s The Hamlet rep by its partner Sri.Gauri Shankar Agarwal for grant of access road of 100 feet in width and entire length in Sy nos.172/1 & 172/2 of Doddajala Village for a sale consideration.

Thereafter, Smt.Pillamma (W/o Late Sri.Muniyappa), Sri.Hunnurappa (S/o Sri.Chinnappa), Sri.Patappa @ Katappa (S/o Late Sri.Gurappa) and Sri.Dhekappa (S/o Sri.Muniga @ Muniyappa) together with Sri.Muddappa, Smt.Gangamma, Smt.Pramila, Smt.Muniyamma, Smt.Guramma, Sri.M.Munkrishna, Smt.Gowramma, Sri.Chikkamuniyappa, Sri.Honnurappa, Sri.Gurappa, Sri.Muniraju, Sri.Narayanaswamy, Sri.Krishna and Sri.Honnurappa as consenting witnesses sold and conveyed the aforesaid land in Sy nos.172/1 measuring 3 acres 15 guntas and Sy no.172/2 measuring 21 guntas in favour of Smt.Manonmani Devi under a Sale Deed dated 28.08.2006 (doc no.13153/2006-07).

The said Smt.Pillamma (W/o late Sri.Muniyappa), Sri.Honnurappa (S/o Sri.Chinnappa) and Sri.Patappa @ Katappa (S/o Sri.Gurappa) filed a petition in case bearing K.SC. ST.57/2010-11 before the Court of Assistant Commissioner, Bangalore North Sub-Division, Bangalore against Smt.Manonmani Devi, Sri.V.Govindarajuu and M/s The Hamlet rep by its Sri.Gaurishankar Agarwal) seeking for restoration of land in Sy no.172/1 measuring 3 acres 16 guntas of Doddajala Village under Section 5 of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of certain lands) Act 1978. The said petition was rejected as the same did not merit consideration and all further proceedings were dropped vide Order dated 06.04.2015.

Aggrieved by the said order, Smt.Pillamma (W/o late Sri.Muniyappa), Sri.Honnurappa (S/o Sri.Chinnappa) and legal heirs of Sri.Patappa @ Katappa (S/o Sri.Gurappa) viz., Smt.Nanjamma, Smt.Basamma, Sri.Chikkamuniyappa, Sri.Honnurappa, Sri.Gurappa, Sri.Muniraju, Sri.Narayanaswamy, Sri.Krishnappa, Smt.Munialakshmi, Smt.Geetha, Smt.Vasanthamma, Sri.Mallesh, Sri.Lokesh, Smt.Padma, Smt.Sumithamma, Smt.Nagaveni filed an appeal in case no.SCST/A/22/2015-16 before the Court of Deputy Commissioner, Bangalore Urban District, Bangalore against The Asst. Commissioner, Bangalore North Sub-Division, Smt.Manonmani Devi, Sri.Govindaraju rep by his GPA holder Sri.Nagar Mal Jain, M/s The Hamlet rep by its partner Sri.Gowrishankar Agarwal. The Deputy Commissioner vide Order dated 25.04.2019 dismissed the appeal and confirmed the order passed by the Asst. Commissioner, Bangalore North Sub-division in case no. K.SC. ST.57/2010-11



The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 24.06.2015 bearing no.RK/104/2015-16 confirming non-availability of records for issue of order bearing no.RRT (J)68/2009-10 in respect of Sy no.172/1.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 10.12.2015 bearing no.RK/CR/531/2015-16 confirming non-availability of records for issue of order bearing no.RRT (J) CR/2461/2005-06 in respect of Sy no.172/1.

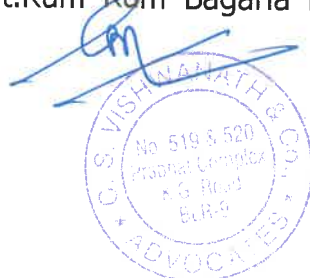
The office of the Tahsildar Devanahalli Taluk has also issued an Endorsement dated 28.12.2016 bearing No.RK/C R :525/16-17 confirming non-availability of records for issue of grant order dated 17.01.1933 bearing no.A.K:13/1928-29, Saguvali Chit, Saguvali chit register records, grant register records, Grant order in respect of Sy no.172 (old no.43) of Doddajala Village.

Further, the Public Information Officer, Bangalore North (Additional) Taluk, Bangalore also issued an Endorsement dated 30.05.2017 bearing No. Info/CR/36/16-17 confirming non-availability of records for issue of grant order dated 17.01.1933 bearing no.A.K:13/1928-29, Saguvali Chit, Saguvali chit register records, grant register records, Grant order in respect of Sy no.172 (old no.43) of Doddajala Village.

The office of Tahsildar, Bangalore North Taluk, Bangalore issued nil tenancy Endorsement/s dated 09.12.1992 bearing no.LRF:378/1992-93 and dated 03.10.2017 bearing no.RD0039204027432 in respect of Sy no.172/1 of Doddajala Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1986-87, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2020-21, 2021-22, 2022-2023, 2023-24 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.172/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

Subsequently, Smt.Manonmani Devi, for a valuable consideration, sold and conveyed the aforesaid land in Sy no.172/1 measuring 3 acres 15 guntas in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria in terms of a Sale Deed dated

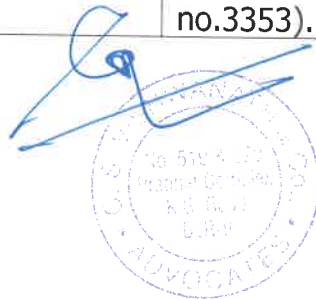


08.05.2019 and registered as doc No. 540/2019-20, at the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore.

Thereafter, Smt.Pillamma (W/o late Sri.Muniyappa) and her daughter Smt.Muniyamma, legal heirs of late Sri.Gangappa viz., Smt.Lakshmiddev G Smt.Munirathna @ Rathamma, Smt.Obalamma @ Suma G, Smt.Gayithri G, Smt.Susheela G.S, Smt.Gowri G & Sri.Narasimhamurthy, Smt.Guramma (D/o Late Sri.Muniyappa) and her children Smt.Anitha K, Smt.Bhavya K & Sri.Narasimha Murthy K, Sri.M.Munikrishnappa @ Munikrishna (S/o Late Sri.Muniyappa) and his family members Smt.Shailaja, Kum.Prarthana M, Kum.Aradhana and Master.Sandesh rep by their father & natural guardian Sri.Munikrishnappa, Smt.Lakshminarasamma (D/o Sri.Peddanna) and her daughter Smt.Akkayamma, Sri.Honnirappa @ Honnurappa (S/o Late Sri.Honnirappa @ Honnurappa) and his family members, Smt.Munigowramma, Sri.Manjunatha H, Sri.Santhosh Kumar & Sri.Muniyappa, Smt.Nanjamma (W/o Late Sri.Doddamuniaiah @ Doddamuniyappa) and her children Smt.Basamma, Smt.Geethamma, Smt.Vasanthamma, Sri.Mallesh, Sri.Lokesh, Smt.Padma, Smt.Sumithamma & Smt.Nagaveni, Sri.Chikkamuniyappa (S/o late Sri.Patalappa @ Katappa) and his family members Smt.Gangamma, Sri.Ambarish, Sri.Sathish Kumar C & Sri.Srinivasa C, Sri.Honnurappa @ Honnurappa (S/o Sri.Pataappa @ Katappa), Sri.Gurappa (S/o late Sri.Patalappa @ Katappa) and his family members Smt.Kanthamma, Smt.Shilpa & Sri.Ravikumar G, Sri.Muniraju (S/o late Sri.Patalappa @ Katappa) and his family members, Smt.Manjula, Smt.Nirmala, Smt.Shoba, Sri.Manoj Kumar M & Kum.Divya rep her father and natural guardian Sri.Muniraju, Sri.Narayanaswamy (S/o late Sri.Patalappa @ Katappa), Smt.Bhagyamma, Smt.Vijaya N, Sri.Subhash N & Sri.Jayasurya, Sri.Krishnappa @ Krishna (S/o late Sri.Patalappa @ Katappa) Smt.Sarojamma, Sri.Shivakumar, Kum.Saritha @ Charita & Master.Manjunatha rep their father and natural guardian Sri.Krishnappa, Smt.Munilakshamma (D/o late Sri.Patalappa @ Katappa), executed a Confirmation Deed dated 14.08.2019 (doc No.1284/2019-20) confirming the execution of aforesaid sale deeds dated 28.08.2006 (doc no.13153) and 08.05.2019 (doc no.540), besides confirming the title of Hamlet rep by its partner Smt.Kum Kum Bagaria over land bearing Sy no.172/1 measuring 3 acres 15 guntas.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 27.07.2007 for the period 01.04.1993 to 31.03.2004	depicting the entry of easementary deed dated 26.07.1997 (doc no.3353).



2	Dated 16.05.2019 for the period 01.04.2004 to 13.05.2019	depicting the entries of sale deeds dated 10.05.2019 (doc no.540), 28.08.2006 (doc no.13153) and 10.05.2019 (doc no.540).
3	Dated 26.09.2019 for the period 01.04.2019 to 21.09.2019	depicting the entry of consent deed dated 14.08.2019 (doc no.1284),
4	Dated 13.07.2020 for the period 01.04.2019 to 09.07.2020	depicting the entries of consent deed dated 14.08.2019 (doc no.1284), sale deed dated 10.07.2019 (doc no. 540/2019-20).
5.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
6.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
7.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entries of consent deed dated 14.08.2019 (doc no.1284) & sale deed dated 10.05.2019 (doc no.540).
8.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.172/2

Whereas land bearing Sy no.172/2 measuring 21 guntas Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Muniga S/o Sri.Honnuriga as could be evidenced from the entries made in the RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 19886-87, 1988-89 to 1991-92, issued by the office of Shirastedar, Bangalore North Taluk, Bangalore, Index of Land and Record of Rights bearing RR No 344 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.

After the demise of Sri.Muniyappa alias Muniga, the katha for the said land in Sy no.172/2 measuring 21 guntas was transferred to the name of one of his sons viz., Sri.Dekappa vide Mutation Register Extract bearing MR No 19/92-93 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore. However, the other contents of said mutation is not legible and the sought for legible copy of mutation register bearing MR no.19/1991-92 is not made available. In this connection, the



Shriresthadhar, Bangalore North (Additional) Taluk, Yelahanka Bangalore has issued an Endorsement dated 24.06.2015 bearing No.RK/CR/103/15-16 confirming non-availability of records for issue of mutation register bearing MR no.19/1991-92 in respect of Sy no.172/2 of Doddajala Village.

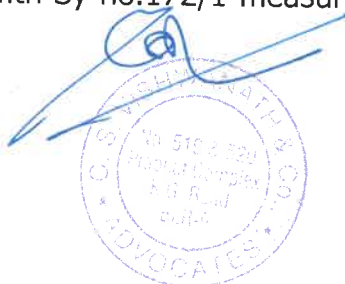
The case in O.S. no.138/1994 filed by Smt.Lakshminarasamma and another before the Court of Munsiff and JMFC, Devanahalli against Smt.Lakshamma and others seeking for judgement and decree for partition and separate possession of the plaintiffs' 1/6th share in the suit schedule property and to grant costs, mesne profits and such other reliefs. The suit was dismissed as settled out of court, pursuant to filing of memo for withdrawal on 22.03.1996.

The said Sri.Dekhappa (S/o Sri.Muniyappa) entered into an Agreement of Sale dated 11.01.1993 with Nandi Estates for sale of land in Sy no.172/2 measuring 20 guntas of Doddajala Village.

Further, Sri.Dekhappa and his son Sri.Mudappa executed a General Power of Attorney dated 04.02.1995 (doc No.562/94-95) in favour of Sri.S.R.Chandak and Sri.N.M. Jain, empowering the attorney to do various acts, deeds and things land with power of alienation of land in Sy no.172/2 measuring 21 guntas of Doddajala Village

Further, Sri.Dekappa and Sri.Muddappa also executed an Affidavit dated 08.02.1995 (notarised) confirming the delivery of possession of land in Sy no.172/2 measuring 21 guntas of Doddajala Village to The Hamlet, besides receipt of entire sale consideration from them.

Subsequently, Smt.Pillamma (W/o Late Sri.Muniyappa), Sri.Hunnurappa (S/o Sri.Chinnappa), Sri.Patappa @ Katappa (S/o late Sri.Gurappa) and Sri.Dhekappa (S/o Sri.Muniga @ Muniyappa) together with Sri.Muddappa, Smt.Gangamma, Smt.Pramila, Smt.Muniyamma, Smt.Guramma, Sri.M.Munikrishna, Smt.Gowramma, Sri.Chikkamuniyappa, Sri.Honnurappa, Sri.Gurappa, Sri.Muniraju, Sri.Narayanaswamy and Sri.Krishna as consenting witnesses sold portion of land in Sy no.172/2 measuring 21 guntas along with Sy no.172/1 measuring 3 acres 15 guntas in favour



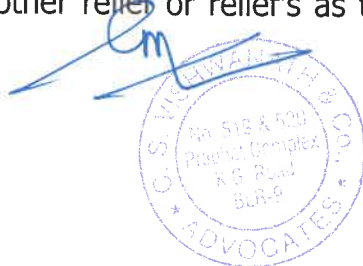
of Smt.Manonmani Devi (W/o late Sri.Cheennabasavaiah) by virtue of a Sale Deed dated 28.08.2006 (doc No.13153/2006-07).

Later on, Smt.M.V.Manonmanidevi @ Manonmanidevi for a valuable consideration, sold land bearing Sy no.172/2 measuring 21 guntas in favour of M/s The Hamlet rep by its Partner Smt.Kum Kum Bagaria in terms of a Sale Deed dated 08.05.2019 and registered as doc No.538/2019-20, at the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore.

The said Smt.Pillamma, Sri.Honnurappa, Sri.Patappa, Sri.Dhekappa entered into a Deed of the Easementary Right dated 08.02.1995 (doc No.3353/97-98) with Sri.V.Govinda Raju rep by his GPA holder Sri.Nagar Mal Jain and M/s The Hamlet rep by its Partner Sri.Gauri Shankar, for grant of access road of 100 ft., in width and entire length in Sy no.172/1 and 172/2 of Doddajala Village.

One Smt.Honniramma and another filed a suit in O.S. no.336/2012 before the Court of Senior Civil Judge & JMFC at Devanahalli against Sri.Nanjappa and others seeking a Judgement and decree against the defendants by declaring that the plaintiffs were entitled to 2/6th share and to effect the partition and separate possession by metes and bounds in the suit schedule property and to grant cost and such other relief or relief's as the court may deem fit. Pursuant to the execution of confirmation deed by the legal heirs of Late Smt.Honniramma and others, the said suit was withdrawn as not pressed by filing Memo for withdrawal on 01.08.2017.

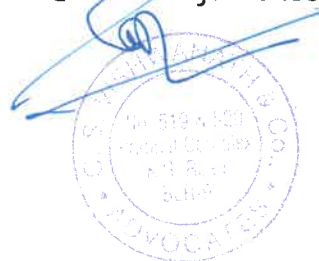
Similarly, Sri.Muniyappa, Smt.Thippamma, Smt.Muniyamma, Smt.Hallalamma, Smt.Muniyamma, Smt.Dhanalakshmi, Sri.Narayanaswamy, Sri.Subramani, Sri.Kitty, Sri.Munikrishna and Smt.Savitha filed a suit in OS No.736/2012 before the Court of the Civil Judge and JMFC at Devanahalli against Sri.Nanjappa, Sri.Dekappa, Sri.Muddappa, Smt.Venkatamma, Smt.Meenakshi, Smt.Bhagyamma, Smt.Munirathnamma, Smt.Honniramma, Smt.Dodda Akkayamma, Smt.Akkayamma, The Hamlet and Smt.Manonmani Devi seeking Judgement and Decree against the defendants by declaring that the plaintiffs were entitled to 1/2 share and effect the partition and separate possession by metes and bounds in the suit schedule property and to grant cost and such other relief or relief's as the court may deem fit. The



suit was dismissed as not pressed on 01.08.2017, pursuant to filing of memo for withdrawal. Further, the counter claim filed by Defendant no.12 was also dismissed as withdrawn as could be seen from order dated 18.07.2019 passed by the Addl. Civil Judge and JMFC, Devanahalli.

Further, Smt.Munirathnamma (D/o Late Sri.Gunnappa and Smt.Obalamma) and her children Sri.Ashok and Sri.Chandrappa AND children of Late Sri.Sapangi and Smt.Munirathnamma viz., Smt.Kavitha, Smt.Asha, Smt.Munirathnamma and Sri.Manjunath filed a suit in OS no.665/2021 before the Court of Senior Civil Judge and JMFC, Devanahalli against Smt.Seegehalli Muniyamma (W/o Late Sri.Nanjappa) and others seeking judgement and decree in favour of the plaintiffs' fathers share of $\frac{1}{4}$ in plaintiffs' $\frac{1}{7}$ th share in the Suit Schedule property (Item-1 to 3), judgement and decree in favour of plaintiff for $\frac{2}{7}$ th share in the Item-4 of suit schedule property, separate possession of the suit schedule properties by awarding separate share to each of the plaintiffs by appointing commissioner, cost of the proceedings and to pass such other orders as the court deem fit.

Later on, the legal heirs of Sri.Muniyappa @ Muniga viz., Sri.Nanjappa (S/o Late Sri.Muniyappa @ Muniga) and his daughter Smt.Thippamma & Son Sri.Muniyappa, Sri.Kumar @ Eerappa (S/o Late Sri.Muniyappa @ Muniga), Smt.Allalamma @ Almelamma (W/o Late Sri.Muniyappa @ Muniga), Sri.Thipaiah (S/o Late Sri.Muniyappa @ Muniga), Smt.Chikkamuniyamma & Smt.Manu (daughters of Late Sri.Muniyappa @ Muniga), Sri.Nanjappa, Smt.Nanjamma & Smt.Padma (children of Late Smt.Muniyamma), Smt.Bhagyamma (W/o Late Sri.Honnurappa deceased son Late Sri.Muniyappa @ Muniga) and her children Sri.Babu M.H. Smt.Madhu M.H. and Smt.Shantha Kumari, Smt.Munilakshamma D/o Late Thipaaya) and her children Smt.Gayathri, Smt.T.Shaila, Smt.Vanajamma Smt.Manjula T. & Ms.Sumithra, Sri.Narayanawamy (S/o Late Muniyappa) and his children Sri.Manjunath M.N. Sri.Nandeesh & Smt.Manjula, Sri.Subramani (S/o Sri.Muniyappa and his son Sri.Santhosh, Smt.Dhanalakshmi (W/o Late Sri.Kalappa, deceased son of Late Sri.Muniyappa)and her children Sri.Raaja K. And Sri.Kumar, Smt.Rukkamma (W/o Late Sri.Kittappa @ Kitty, deceased son of Late Sri.Muniyappa) and her son Sri.Dilippa, Smt.Venkatamma (W/o Late Sri.Gunnappa, deceased son of Late Sri.Muniyappa) and her children Sri.Munikrishnappa, Smt.Sunitha, Smt.Minalkshmma, Smt.Obamma @ Shobha (D/o of late Sri.Gunnappa) and her daughter Smt.Savitha, Sri.Muddappa (S/o Late Dekappa) and his sons Sri.Premanath & Sri.Bharath, Smt.Doddaakkayamma @ Akkayamma (D/o Late Sri.Muniyappa @ Muniga), children of late Smt.Honniramma viz., Smt.Narayanamma @ Muniyamma, Sri.Narayanawamy @ Muniyappa and Sri.Muniraja @ Muniraju executed a Confirmation Deed,



28.07.2017 (doc No.1429/2017-18) confirming the execution of aforesaid deeds, besides confirming the ownership of The Hamlet in respect of Sy no.185 measuring 2 acres 02 guntas and Sy no.172/2 measuring 21 guntas. It further confirms that the cases in O.S. no.736/2012 and 336/2012 filed by them were dismissed by filing memo/s for withdrawal as settled out of court. In the context of confirmation deed the non-availability of Genealogical tree of the family of Sri.Muniyappa alias Muniga issued by Statutory Authority is not an impediment in our opinion. We have been informed that the whereabouts of Smt.Nagaveni (daughter of Late Sri.Dhekappa) is not known and hence, the sought for confirmation deed from her is not made available.

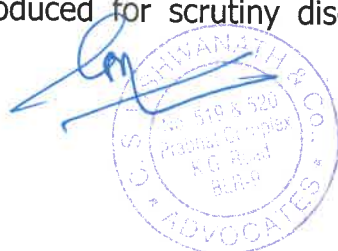
The land in Sy no.172/2 measuring 21 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 20.05.1993 bearing No.B (DIS) ALN.SR(NA) 4/93-94 issued by the office of the Special Deputy Commissioner, Bangalore District, Bangalore.

The Public Information Officer, Bangalore North (Additional) Taluk, Bangalore has issued Endorsement/s dated 30.05.2017 bearing No Info/CR/27/16-17 & Info/CR/36/16-17 and dated 28.12.2016 bearing No. RK/C R :7887/16-17 & RK/C R :525/16-17 confirming non-availability of records for issue of grant order dated 17.01.1933 bearing no.AK 13/1928-29, grant allocation records, Saguvali Chit, Saguvali distribution record, grant order and grant register record in respect of Sy no.172 (old no.43) of Doddajala Village.

The office of the Tahsildar, Bangalore North (Additional) Taluk has issued Nil Tenancy endorsements dated 09.12.1992 bearing no.LRF:CR:379/2002-03 and 06.10.2017 bearing No RD0039204027434 in respect of Sy no.172/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The copies of Atlas, Hissa Mojini, settlement akarbandh, Hissa Survey Tippani and Hissa Pakka Book Extract depicts the extent, size, shape and extent of subject land.

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



Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 27.07.2007 for the period 01.04.1993 to 31.03.2004	depicting the entry of easementary deed dated 08.02.1995 (doc no.3353)
2.	Dated 15.05.2019 for the period 01.04.2004 to 13.05.2019	depicting the entries of sale deed dated 10.05.2019 (doc no.538), consent deed dated 31.07.2017 (doc no.1429), sale deed dated 28.08.2006 (doc no.13153)
3.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entries of sale deed dated 10.05.2019 (doc no.538), consent deed dated 31.07.2017 (doc no.1429), sale deed dated 28.08.2006 (doc no.13153),
4.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of sale deed dated 18.04.2024 (doc no.149), JDA dated 19.04.2024 (doc no.173), consent deed dated 11.07.2023 (doc no.7464),
5.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.172-3

Whereas land bearing Sy no.172/3, Doddajala Village, Jala Hobli, Devanahalli Taluk was earlier owned by one Sri.Ramaiah (S/o Doddamuniyappa), he having acquired the same from the predecessor-in-title Sri.Nanjappa under a Sale deed dated 07.06.1975 (doc no.640/1975-76). The factum of sale is reflected in the Mutation register bearing MR no.17/1981-82 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore, Record of Rights bearing no.1221 and Record of rights bearing no.345 issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore AND Copy of index of land.

The said Sri.Ramaiah M. died intestate on 05.09.2007, leaving behind his wife Smt.Gowramma and children Smt.Lakshamma & Sri.R.Maregowda to succeed to his estate as noticed from Genealogical tree of the family of Late Sri.M.Ramaiah issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore.



After the demise of Sri.Ramaiah, the katha for the said land in Sy no.172/3 measuring 22 guntas was transferred to the name of his wife Smt.Gowramma vide IHC register bearing no.21/2008-09 issued by the office of R.R.Shirastedar, Bangalore North Addl. Taluk and Mutation register bearing MR no.73/2008-09 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.

The said Smt.Gowramma (W/o Late Sri.Ramaiah) died testate on 06.07.2011, leaving behind a Will dated 24.04.2010 bequeathing the land bearing Sy no.172/3 measuring 22 guntas of Doddajala Village in favour of her daughter Smt.Lakshamma. The fact of Will stands corroborated in the Mutation register bearing MR no.H29/2011-12 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore

The copies of Interim loan bond dated 17.01.2014 (doc no.3489/2013-14) and Interim loan bond dated 12.06.2020 (doc no.224/2020-21) executed by Smt.Lakshamma and Sri.Byregowda in favour of M/s Silk weavers and farmers Seva Co-operative Bank Ltd., in respect of Sy no.172/3 measuring 22 guntas are produced. The said fact of mortgage is reflected in the Mutation register bearing MR no.T8/2019-20. The aforesaid mortgagees bearing doc nos.3489/2023-24 and 224/2020-21) were discharged vide a Loan discharge deed dated 26.09.2023 executd by M/s Silk weavers and farmers Seva Co-operative Bank Ltd., in favour of Smt.Lakshamma and Sri.Byregowda (doc no.1494/2023-24).

The suit in O.S. no.224/2023 filed by one Sri.R.Maregowda against Smt.R.lakshamma and Sri.Byregowda before the Court of Senior Civil Judge and JMFC, Devanahalli seeking judgement and decree for declaration that the plaintiff as the absolute owner of the suit schedule property and consequently for permanent injunction restratinin the 2nd defendant from alienating or otherwise encumbering the suit schedule property and also for rectification of revenue records pertaining to the suit schedule property which are made over the names of 1st and 2nd defendant by virtue of the concocted unregistered will and gift deed dated 30.10.2018 and to grant cost of the suit and such other reliefs. The suit was dismissed on 14.12.2024 as not pressed pursuant to filing of memo for dismissal dated 13.12.2024.



The said Smt.R.Lakshamma out of natural love and affection for her Sri.Byregowda gifted the aforesaid land in Sy no.172/3 measuring 22 guntas of Doddajala Village unto him in terms of a gift deed dated 30.10.2018 and registered as doc no.3064/2018-19, at the office of Sub-Registrar, Gandhinagar (Jala), Bangalore. The fact of gift is reflected in the Mutation register bearing MR no.H18/2018-19.

The Mutation register bearing MR no.T15/2023-24 reflects the conversion of land bearing Sy no.172/3 measuring 22 guntas to commercial purpose vide official memorandum dated 27.11.2023 bearing no.544780.

The Hamlet filed a case in O.S. no.116/2023 against Sri.Maregowda, Smt.R.Lakshamma and Sri.Byregowda before the Court of Civil Judge and JMFC, Devanahalli, Bangalore Rural seeking for specific performance of contract as per sale agreement dated 16.05.1996 by directing the defendant to execute sale deed in favour of plaintiff for the schedule property, to issue permanent prohibitory injunction and to grant such reliefs including costs of the suit. Further, multiple interim applications were filed to a) to grant temporary injunction restraining the defendants, their agents or anyone claiming through them from alienating and/or encumbering the schedule property in favour of any third party and in any manner and b) to dispense with the production of original /certified copies of property documents of suit schedule property. Though copy of Judgement and decree passed in O.S. no.119/2023 is not made available, it is of essence to mention the parties to the said suit i.e., the defendants have executed necessary documents such as sale deed and release –cum confirmation deed in favour of plaintiff, which are mentioned infra. It is also noticed that further no appeal was filed in this connection as could be seen from the copy of order sheet produced.

Subsequently, Sri.Byregowda R. together with Smt.Lakshamma Rajanna (*as confirming party*) sold and the aforesaid land in Sy no.172/3 measuring 22 guntas in favour of The Hamlet, Sale deed dated 26.09.2023 and registered as doc no.8173/2023-24, in Book-I, at the office of Sub-Registrar, Yelahanka, Bangalore.

Later on, Sri.Ramaiah Maregowda and his family members viz., Smt.Shyalaja, Sri.Vivek M. Gowda and Ms.Mridula M. Gowda executed a Release-cum-confirmation deed dated 10.12.2024 (doc no.1690/2024-25) in favour of M/s the Hamlet represented by its partner Sri.Karan Bagaria, confirming the execution of aforesaid



sale deed dated 26.09.2023 (doc no.8173/2023-24), besides confirming having no manner of right over land in Sy no.172/3 measuring 22 guntas of Doddajala Village.

The office of Deputy Commissioner, Bangalore District, Bangalore has issued two separate Endorsements dated 17.05.2022 bearing nos.RK/CR/Maha/169/2022-23 & RK/CR/Maha/170/2022-23 confirming non-availability of records for issue of conversion order/s dated 25.01.1997 bearing no.ALN/SR/(NA)498/1996-97 and 06.08.1996 bearing no.ALN/SR (NA) 190/96-97 in respect of Sy no.172/3 of Doddajala Village.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued a Nil tenancy dated 06.10.2017 bearing no.RD0039204027435 in respect of Sy no.172/3 of Doddajala Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 1993-97, 1997-98 to 1999-2000, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Shirasatedar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owner/s as kathedars and occupants in respect of Sy no.172/3, Doddajala Village, Jala Hobli, Devanahalli Taluk.

Subsequently, The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria for a valuable consideration sold and conveyed 75 % of undivided share in land bearing Sy no.172/3 measuring 22 guntas of Doddajala Village in favour of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal under a Sale deed dated 19.12.2024 and registered as doc no.1745/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.

Thereafter, M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria entered into a Supplementary agreement to Joint Development Agreement dated 19.12.2024 (doc no.1746/2024-25) with M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal for the beneficial development 25 %

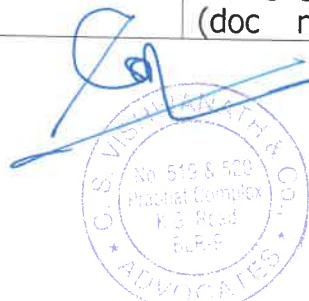


of undivided share in land bearing Sy no.172/3 measuring 22 guntas of Doddajala Village under mutually beneficial terms.

Further, The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria executed a General Power of Attorney dated 19.12.2024 (doc no.62/2004-25) in favour of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, empowering the attorney to do various acts, deeds and things with power of alienation of units allotable to the builder concerning Sy no.172/3 measuring 22 guntas of Doddajala Village.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 12.06.2015 for the period 01.04.1950 to 31.07.1986	depicting the entry of sale deed dated 07.06.1975 (doc no.640).
2.	Dated 23.07.2014 for the period 01.04.2004 to 21.07.2014	depicting the entry of mortgage deed dated 17.01.2014 (doc no.3489)
3.	Dated 08.03.2019 for the period 01.04.2017 to 07.03.2019	depicting the entry of gift deed dated 30.10.2018 (doc no.3084).
4.	Dated 13.07.2020 for the period 01.04.2018 to 09.07.2020	depicting the entry of mortgage deed dated 12.06.2020 (doc no.224), gift deed dated 30.10.2018 (doc no.3084).
5.	Dated 22.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entry of mortgage deed dated 12.06.2020 (doc no.224), gift deed dated 30.10.2018 (doc no.3084) & mortgage deed dated 17.01.2014 (doc no.3489)
6.	Dated 15.02.2025 for the period 01.04.2004 to 06.02.2025	depicting the entries of Sale deed dated 19.12.2024 (doc no.1745), joint development agreement dated 19.12.2024 (doc no.1746), consent deed dated 10.12.2024 (doc no.1690), discharge deed dated 26.09.2023 (doc no.1494), sale deed dated 22.09.2023 (doc no.8173), mortgage deed dated 12.06.2020 (doc no.224), gift deed dated



		30.10.2018 (doc no.3084) and mortgage deed dated 17.01.2014 (doc no.3489).
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In respect of Survey No 176/1 (carved out of the Larger Survey No 43)

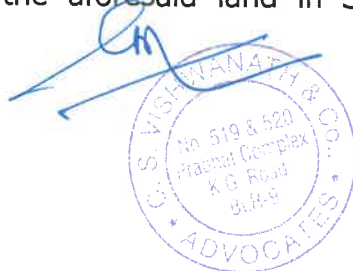
Whereas land bearing Survey No.176/1 measuring 2 acres 07 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by Sri.Madappa (S/o Sri.Chennappa), having acquired the same from the predecessor-in-title Sri.Venkatappa (S/o Sri.Chennappa) along with his son Munishami under a Sale Deed dated 18.02.1953 (doc No 2387/52-53). The factum of sale stands depicted in the Record of Rights bearing RR No 495 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.

The copies of Record of Rights bearing RR No 354 and Index of Land depicts the name of Sri.Venkata (S/o Sri.Chenappa) in respect of Sy no.176/1.

Thereafter, Sri.Madappa, S/o Sri.Chenappa sold and conveyed land in Sy no.176/1 measuring 2 acres 07 guntas in favour of Sri.Kondappa, S/o Sri.Honurappa, vide a Sale Deed dated 16.09.1964 (doc No.1962/1964-65).

After the demise of Sri.Kondappa, the katha for the land in Sy no.176/1 measuring 2 acres 7 guntas was transferred to the name of his second son Sri.Munivenkatappa vide Mutation Register Extract bearing MR No.14/1991-92 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore

Subsequently, Sri.Lachappa together with Sri.Gunnappa, Sri.Muniya & Sri.Honnurappa AND Sri.Munivenkatappa and his son Sr.Gunnappa and Sri.Narayanaswamy together with agreement holder M/s Nandi Estate as consenting witness, sold and conveyed the aforesaid land in Sy no.176/1 in the following manner :

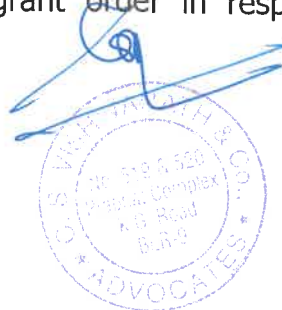


- a) Portion of Sy no.176/1 measuring 1 acre 03 guntas vide Sale Deed dated 11.01.1994 in favour of The Hamlet rep by its Partner Sri.Gauri Shankar Agarwal and registered as doc No.4790/1993-94, at the office of the Sub-Registrar Yelahanka, Bangalore. The factum of sale is corroborated in the Mutation Register Extract bearing MR No.23/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.
- b) Portion of Sy no.176/1 measuring 1 acre 04 guntas under a Sale Deed dated 11.01.1994 in favour of The Hamlet rep by its Partner Sri.Gauri Shankar Agarwal and registered as doc No.4782/1993-94, at the office of the Sub-Registrar Yelahanka, Bangalore. The factum of sale is reflected in the Mutation Register Extract bearing MR No.24/95-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.

The copy of Genealogical tree of the family of Late Sri.Kondappa issued by the office of Village Accountant, Bangalore North Taluk, Bangalore confirms that Sri.Lachappa, Sri.Akkayamma, Smt.Gunamma, Sri.Munivenkatappa and Sri.Muniyappa urf Gunnappa are his children. It further mentions that Sri.Muniyappa, Sri.Honnurappa and Smt.Muniyamma are the children of Sri.Lachappa, Sri.Doddakadirappa and Sri.Chikkakadirappa are the children of Smt.Gunamma, Smt.Muniyappa, Sri.Narayamma, Sri.Munikrishna, Smt.Munirathna, Sri.Muchappa, Ramani and Pavithra are the children of Late Sri.Munivenkatappa AND Sri.Narayanaswamy, Sri.Akshara and Sri.Harish are the children of Sri.Muniyappa urf Gunna Reddy.

The land in Sy no.176/1 measuring 2 acres 07 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 21.05.1993 bearing No.B (Dis) ALN/SR (N) 5/93-94 issued by the Deputy Commissioner, Bangalore District.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 28.12.2016 bearing no.RK (Info) CR:524/2016-17 confirming non-availability of records for issue of grant order dated 20.01.1932 bearing no.AK:28/1931-32 OR NGD :69/1929-30 dated 05.03.1930, Saguvali chit, Saguvali chit register records, grant register records and grant order in respect of Sy no.176 (old no.43) of Doddajala Village.



The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-2001, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owner/s as kathedar and occupants in respect of Sy no.176/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The office of the Public Information Officer, Bangalore North (Additional) Taluk has also issued an Endorsement dated 30.05.2017 bearing No Info/CR/35/16-17 confirming non-availability of records for issue of grant order dated 20.01.1932 bearing no.AK:28/1931-32 OR NGD :69/1929-30 dated 05.03.1930, Saguvali chit, Saguvali chit register records, grant register records and grant order in respect of Sy no.176 (old no.43) of Doddajala Village.

The office of the Tahsildar, Bangalore North (Additional) Taluk has issued an Endorsement dated 07.07.2017 bearing No RK/CR/267/17-18 confirming non-availability of records for issue of mutation registers bearing MR nos.12/1952-53 & 13/1964-65 in respect of Sy no.176 of Doddajala Village.

The office of the Tahsildar, Bangalore North (Additional) Taluk has issued an Endorsement dated 11.08.2017 bearing No RK/CR/369/2017-18 confirming non-availability of records for issue of RR nos.825, 858, 816 in respect of Sy no.176/1 of Doddajala Village.

The office of Asst. Commissioner, Bangalore passed an Order dated 12.12.2007 bearing case no.LRF.(83)[BNA]96/04-05 confirming non-violation of Section 79A & B and 80 of Karnataka Land Reforms Act 1961 by M/s Hamlet with regard to purchase of land bearing Sy no.176/1 measuring 1 acre 03 guntas + 1 acre 04 guntas among other properties, as the same were purchased after conversion.



The office of Tahsildar, Bangalore North (Additional) Taluk has issued a Nil Tenancy Certificate dated 06.10.2017 bearing no.RD0039204027437 in respect of Sy no.176/1 of Doddajala Village.

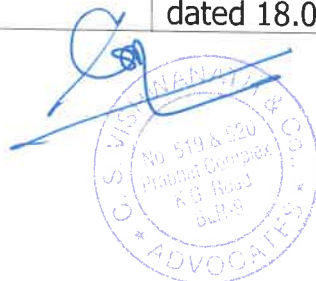
The said Smt.Muniyamma, Smt.Kalavathi, Smt.Narayanamma, Sri.Munikrishna, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh, Ms.Pavithra (legal heirs of Late Sri.Munivenkatappa) filed a suit in O.S. no.33/2011 before the Court of Senior Civil Judge & JMFC at Devanahalli against Sri.Lacchappa and his children Sri.Chikkagunnappa, Sri.Munaiah, legal heirs of Late Sri.Gunnappa @ Muniyappa viz., Sri.Narayanaswamy, Sri.Eswarappa & Sri.Harish and M/s The Hamlet seeking for partition of 1/8th joint share out of 1/3rd share to the plaintiffs in the suit schedule property and for separate possession of property and to appoint court commissioner to effect partition. The said suit of the plaintiffs was dismissed with costs vide Judgement dated 17.12.2022 passed by Prl. Senior Civil Judge & JMFC, Devanahalli. *However, copy of decree passed in O.S. no.33/2011 is not made available.*

The office of Asst. Director for land records, Yelahanka Taluk, Mini Vidhanasoudha has issued an Endorsement dated 06.11.2024 bearing no.Boo/Sa/Ni/SR/4216/2024-25 confirming non-availability of records for issue of akarbandh, tippani, RR Yedabagha, Balabagha and Karda in respect of Sy no.176/1 of Doddajala Village.

The copies of Atlas, Hissa Mojini, Hissa Survey Tippani, Tippani and Village Map confirms the extent, size, shape and location of subject land.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986	depicting the entries of sale deeds dated 18.02.1953 (doc no.123870 and 17.09.1964 (doc no.1962)
2.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of sale deed dated 19.04.2024 (doc no.173), sale dated 18.04.2024 (doc no.149)



3.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
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In respect of Sy no.176/2

Whereas land bearing Sy no.176/2 measuring 2 acres 6 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Smt.Gowamma (D/o Smt.Anjinappa), having acquired the same from the predecessor-in-title Sri.H.N.Nagesh Rao (S/o Sri.Narayanappa) under a Sale Deed dated 30.05.1960 (Doc No.684/1960-61). The factum of sale stands corroborated in the Mutation Register Extract bearing MR No 25/83-84 issued by the office of Shirasatedar, Bangalore North Taluk and Record of Rights bearing R R No 1428 issued by the office of Shirasatedar, Bangalore North Taluk.

The copies of Index of Land and Record of Rights bearing R R No 355 issued by the office of Shirasatedar, Bangalore North Taluk depicts the name of Smt.Thimmamma (W/o Sri.Narayanappa) as owner of land in Sy no.176/2 measuring 2 acres 6 guntas of Doddajala Village. It is deciphered that Sri.H.N.Nagesh Rao S/o Smt.Thimmamma had sold the property to Smt.Gowamma.

The said Smt.Gowamma sold the aforesaid land in Sy no.176/2 measuring 2 acres 06 guntas in favour of Sri.Nagappa (S/o Sri.Chikkapoojappa) vide Sale Deed dated 24.05.1963 (doc No.468/1963-64). The factum of sale is reflected in the Mutation Register Extract bearing MR No.26/83-84 issued by the office of Shirasatedar, Bangalore North Taluk and Record of Rights bearing RR No.1429 issued by the office of Shirasatedar, Bangalore North Taluk.

Subsequently, Sri.Nagappa together with his family members Sri.Doddakadiraiah, Sri.Chikkakadiraiah, Sri.Muniraja, Sri.Annayappa, Sri.Narashimamurthy and Sri.Narayanasmamy along with M/s Nandi Estate rep by its Managing Partner as consenting witness sold the aforesaid land in two portions in favour of M/s The Hamlet rep by its partner Sri.Gauri Shankar Agarwal in terms of following sale deeds:



- a) Sale Deed dated 11.01.1994 (doc No.3580/1993-94)- Southern portion of land in Sy no.176/2 measuring 1 acre 3 guntas.
- b) Sale Deed dated 11.01.1994 (doc No.3582/1993-94)- Northern portion of land in Sy no.176/2 measuring 1 acre 3 guntas.

The aforesaid transactions are reflected in the Mutation Register Extract bearing MR Nos.34/95-96 and 35/95-96 issued by the office of Village Accountant, Doddajala.

The daughter of late Smt.Yellamma, deceased daughter of Late Sri.Nagappa) viz., Smt.Munirathamma and her children Smt.Manjula & Smt.Shilpa, Smt.Rukmani (D/o Late Sri.Nagappa) and her children Smt.Shantha S. and Sri.Santhosh M.S. filed a suit in O.S. no.440/2021 before the Court of Principal Senior Civil Judge and JMFC at Devanahalli against Sri.Munikadirayya and 16 others including The Hamlet (as defendant no.17) seeking for partition in respect of suit schedule property between and defendants as the plaintiffs were entitled to 2/8th legitimate share in the suit schedule property and separate possession of plaintiffs respective shares, to declare that the sale deeds dated 07.02.1994 (doc no.3580 & 3582) as not binding on them and to grant such other order or directions as the court would deem fit to grant. Further, the copy of Order dated 31.03.2023 passed on I.A. filed in O.S. no.440/2021 depicting that the plaint filed by defendant no.17 (The Hamlet) was allowed and consequently the plaint and counter claim of defendants nos.3 to 13 were rejected is produced.

The land in Sy no.176/2 measuring 2 acres 06 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 21.05.1993 bearing No B(Dis) ALN/SR (N) 3/93-94 issued by the office of Deputy Commissioner, Bangalore District Bangalore.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore depicts the names of erstwhile owners as kathedars and occupants in respect of Sy no.176/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.



The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued two separate Endorsement/s dated 28.12.2016 bearing No RK/CR/7891/16-17 and 30.05.2017 bearing No Info/CR/26/16-17 confirming non-availability of records for issue of a) grant order no.A.K.28/1931-32, dated 20.01.1932 or NGD:69/1929-30 dated 05.03.1930, b) Saguvali Chit c) Saguvali Chit Allotment records, d) Grant register e) grant order in respect of Sy no.176 (old no.43) of Doddajala Village.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued two separate Endorsement dated 23.06.2017 bearing no.RK.CR.1119/2017-18 and 07.07.2017 bearing no.RK/CR/267/2017-18 confirming non-availability of records for issue of mutation register bearing MR nos.12/1952-53 & 13/1964-65 in respect of Sy no.176 of Doddajala Village.

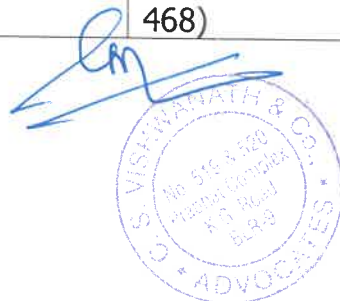
The office of the Tahsildar, Bangalore North (Additional) Taluk has issued a Nil Tenancy Certificate dated 06.10.2017 bearing No RD0039204027439 in respect of Sy no.176/2 of Doddajala Village.

The office of Asst. Director for land Records, Yelahanka Taluk, Bangalore has issued an endorsement dated 06.11.2024 bearing no.Boo.Sa.Ni./RK/4213/2024-25 confirming non-availability of records for issue of Akarbandh, tippani. RR Balabhadra and Yeda, Karda in respect of Sy no.176/2 of Doddajala Village.

The copies of Village Map of Doddajala Village, Re-Survey Tippani, Hissa Survey Tippani, Sketch, Atlas, Hissa Mojini and Karnataka Revision Settlement Akarbandh depicts the size, extent, shape, location and existence of subject land.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1988	depicting the entries of sale deeds dated 30.05.1960 (doc no.654 & 468)



2.	Dated 01.10.2015 for the period 01.04.1993 to 31.03.2004	depicting the entries of sale deeds dated 11.01.1994 (doc no.3580& 3282)
3.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)
4.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No.177 (carved out of the Larger Survey No 43)

Whereas land bearing Sy no.177 measuring 4 acres 4 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Venkataramanappa S/o Sri.Pilla Hanumagowda, having acquired the same from the predecessor-in-title Sri.Puttaiah (S/o Sri.Chinnappa) under a Sale Deed dated 16.12.1944 (doc No.926/44-45). The copies index of lands and Record of Rights bearing RR No.356 & RR No.729 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore also reflects the name of Sri.Venkataramanappa in respect of Sy no.177.

The copies of continuation of mortgage deed dated 30.05.1958 (03.05.1958)- (doc no.664) and 02.05.1961 (doc no.297/1961-62) executed by Sri.Venkataramanappa in favour of Samgra Grama Co-operative Society and its Re-conveyance deed dated 09.01.1970 (doc no.3165/1969-70) executed by Primary Agriculture Co-operative Society in favour of Sri.Venkataramanappa are produced. However, the sought for copies of Loan discharge & re-conveyance deed concerning doc no.664/1958-59 & 297/1961-62 or its entries in encumbrance certificate are not made available.

The said Sri.Venkataramanappa entered into an unregistered Partition deed dated 10.05.1971 with his first wife Smt.Subbamma, Sri.V.Gopala, Sri.Govindaraja and Sri.V.Narayanaswamy (children of Smt.Gangamma, second wife of Venkataramanappa) for division of lands in Sy nos.177 and 179 among other joint family properties by metes and bounds. In terms of the said partition,



- a) Land in Sy no.179 measuring 4 acres among other properties was allotted to the share of Sri.V.Govindaraja.
- b) Land in Sy no.177 measuring 1 acre 14 guntas was allotted to the share of Smt.Subbamma.
- c) Land in Sy no.177 measuring 1 acre 14 guntas was allotted to the share of Sri.Gopala Gowda
- d) Land in Sy no.177 measuring 1 acre 15 guntas was allotted to the share of Sri.Narayanaswamy.

The factum of partition and entitlement of Smt.Subbamma is corroborated in the Mutation Register bearing MR No.36/1993-94 and MR No.21/1991-92 issued by the office of Tahsildar, Bangalore North Taluk. However, the date of partition is wrongly mentioned as 10.04.1971 instead of 10.05.1971 and extent of land towards the share of Smt.Subbamma is also wrongly mentioned as 1 acre 15 guntas instead of 1 acre 14 guntas. Similarly, the entitlements of Sri.Gopalagowda and Sri.Narayanaswamy are also respectively reflected in the Mutation Register bearing MR Nos.1 & 2/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.

The said Smt.Subbamma W/o Sri.Venkataramanappa entered into an Agreement of sale dated 23.01.1993 with The Hamlet rep by its representative Sri.C.Seetharamaiah for sale of land in Sy no.177 measuring 1 acre 14 guntas of Doddajala Village. Further, Smt.Subbamma and her children Sri.Venkatachalapathi, Sri.Gowda V, Sri.Manjunatha V. executed an Affidavit dated 27.10.1994 (notarised) confirming the receipt of entire sale consideration in respect of Sy no.177 measuring 1 acre 14 guntas and delivery of possession of property unto M/s Hamlet. In furtherance thereto, Smt.Subbamma, Sri.Venkatachalapathi, Sri.Gowda V. and Sri.Manjunatha V executed a General Power of Attorney dated 27.10.1994 (doc No.316/94-95) in favour of Sri.S.R.Chandak and Sri.N.M.Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.177 measuring 1 acre 14 guntas.

The said Sri.V.Narayana Swamy S/o late Sri.Venkataramanappa entered into an Agreement dated 31.03.1993 with M/s The Hamlet rep by its representative Sri.Gowrishankar Agarwal for sale of land in Sy no.177 measuring 1 acre 14 guntas of Doddajala Village. After the demise of Sri.V.Narayanaswamy, the katha for the said land in Sy no.177 was mutated in the name of his mother Smt.Gangamma vide Mutation Register bearing MR No.22/1995-96 issued by the office of Tahsildar, Bangalore North Taluk. The said Smt.Gangamma, W/o Late Sri.Venkataramanappa



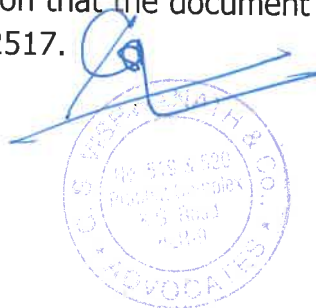
executed a General Power of Attorney dated 30.03.1996 (doc No.1384/95-96) in favour of Sri.S.R.Chandak S/o Sri.B.C.Chandak and Sri.N.M.Jain S/o Late Sri.Madalal, empowering the attorney to do various acts, deeds and things with power of land in Sy no.177 measuring 1 acre 14 guntas of Doddajala Village.

The copy of General Power of Attorney dated 18.03.1996 executed by Smt.Gangamma in favour of Sri.S.R.Chandak and Sri.N.M.Jain (notarised) is also produced. Further, Smt.Gangamma executed an Affidavit dated 18.03.1996 (notarised) confirming the receipt of entire of sale consideration from M/s Hamlet and delivery of possession of property unto it.

Similarly, Sri.V.Gopala Gowda and his wife Smt.Lakshmi Devamma entered into an Agreement dated 31.03.1993 with M/s The Hamlet rep by its representative Sri.Gowrishankar Agarwal for sale of land in Sy no.177 measuring 1 acre 15 guntas. Further, Sri.V.Gopala Gowda executed a General Power of Attorney dated 14.11.1994 (doc no.335/1994-95) in favour of Sri.S.R.Chandak and Sri.N.M.Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.177 measuring 1 acre 15 guntas. The said Sri.V.Gopala Gowda executed an Affidavit dated 14.11.1994 (notarised) confirming the receipt of entire sale consideration in respect of Sy no.177 measuring 1 acre 15 guntas and delivery of possession of property unto M/s Hamlet.

Thereafter, Sri.V.Gopala Gowda S/o Late Sri.Venkataramanappa rep by GPA holder Sri.N.M.Jain for a valuable consideration, sold and conveyed land bearing Sy no.177 measuring 1 acre 15 guntas in favour of M/s The Hamlet, rep by its Partner Sri.Gauri Shankar Agarwal, in terms of a Sale Deed dated 04.04.1996 and registered as doc No.405/96-97, at the office of the Sub-Registrar, Yelahanka, Bangalore. The sale transaction finds mention in the Mutation Register bearing MR No.7/1996-97 issued by the office of Tahsildar, Bangalore North Taluk.

Subsequently, Smt.Gangamma, W/o Late Sri.Venkataramanappa rep by GPA holder Sri.N.M.Jain executed a Sale Deed dated 10.09.1996 in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka, registered as doc No.2517/1996-97, in Book I, at the office of the Sub-Registrar Yelahanka, Bangalore concerning land bearing Sy no.177 measuring 1 acre 15 guntas. The sale transaction is recorded in the Mutation Register bearing MR No.1/1996-97 issued by the office of Tahsildar, Bangalore North Taluk. It is pertinent to mention that the document number of sale deed is wrongly mentioned as 2691 instead of 2517.



Likewise Smt.Subbamma together with her children Sri.Venkatachalapathy alias Chalapathy, Sri.Pilla Hanume Gowda and Sri.Manjunatha rep by their GPA holder Sri.N.M.Jain, for a valuable consideration sold and conveyed land in Sy no.177 measuring 1 acre 14 guntas in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka,Sale Deed dated 10.09.1996 and registered as doc No.2518/1996-97, at the office of the Sub-Registrar, Yelahanka, Bangalore. The sale transaction is reflected Mutation Register bearing MR No.3/1996-97 issued by the office of Tahsildar, Bangalore North Taluk. However, the document number of the said sale deed is wrongly mentioned as 2690/1996-97 instead of 2518/1996-97 in the mutation register.

The proceedings initiated by the Government case bearing LRF (83)148/1995-96 against Sri.V.Gopala Gowda with regard to violation of Section 79A and B of KLR Act in respect of Sy no.177 measuring 1 acre 15 guntas of Doddajala Village before the Court of Asst. Commissioner, Bangalore North Taluk, Bangalore. The Court of Asst. Commissioner, Bangalore North Taluk, Bangalore passed an Order dated 24.11.1997 forfeiting the aforesaid land to the government free from all encumbrances. The said fact is mentioned in the Mutation Register bearing MR No.14/2000-01 issued by the office of Tahsildar, Bangalore North Taluk.

Aggrieved by the said order dated 24.11.1997, an appeal bearing no.911/2007 was filed before the Karnataka Appellate Tribunal by M/s Hamlet against Asst. Commissioner, Tahsildar and Sri.V.Gopala Gowda on the ground that The Hamlet was not served with notice/summons prior to mutation of katha in the name of government in respect of said land in Sy no.177 measuring 1 acre 15 guntas, which was already sold by Sri.V.Gopala Gowda to M/s Hamlet. The said appeal was allowed by the Karnataka Appellate Tribunal vide order dated 29.09.2010 setting aside the order dated 24.11.1997 passed in case no.LRF (83)148/1995-96 by the Asst. Commissioner, Bangalore North Taluk, on the ground that the subject land in Sy no.177 measuring 1 acre 15 guntas was already converted prior to passing of order dated 24.11.1997. Pursuant to which, mutation register bearing MR no.28/2010-11 was issued in the name of Hamlet thereby deleting the name of government.

The land in Sy no.177 is converted from agriculture to non-agricultural residential purpose in terms of following conversion orders issued by the office of the Deputy Commissioner, Bangalore District :



- a) Official Memorandum dated 02.03.1996 bearing No.B.(Dis).ALN/SR.(NA) 160/95-96 in respect of 1 acre 17 guntas.
- b) Official Memorandum dated 26.07.1996 bearing No.B (Dis) ALN/SR (NA) 1/96-97 in respect of 1 acre 17 guntas
- c) Official Memorandum dated 20.08.1996 bearing No.B (Dis) ALN/SR 140/96-97 in respect of 1 acre 14 guntas

The office of the Tahsildar, Bangalore North Taluk has Nil Tenancy Certificates dated 06.10.2017 bearing No. RD0039204027440, 04.12.1992 (3 nos.) bearing No LRF:CR:358/1992-93, LRF:CR:359/1992-93 & LRF:CR:360/1992-93 and 28.10.2017 bearing no.RD0039204027633 in respect of Sy no.177 of Doddajala Village.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore has issued an Endorsement dated 27.10.2017 bearing no.PTCL(BNA)CR 355/2017-18 confirming that no case has been filed under the provisions of PTCL Act in respect of Sy no.177 of Doddajala Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.177, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore has issued an Endorsement dated 27.10.2017 bearing no.LRF (BNA)CR/307/2017-18 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy no.177 of Doddajala Village.

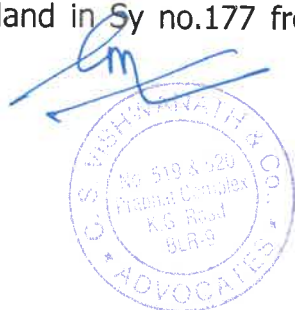
The children of Sri.V.Gopala Gowda viz., Smt.Kamala and Sri.Bharath filed a suit in OS No.328/2019 before the Court of Hon'ble Senior Civil, Judge at Devanahalli against Smt.Pallavi, legal heirs of Late Smt.Venkata Lakshamma viz., Sri.Manjunath, Smt.Pushpa and Smt.Prema, Sri.Govindaraju V, Smt.Thulasamma, Smt.Lakshamma, Smt.Padmamma and M/s The Hamlet rep by its managing Partner and Sri.H.M.Narayanaswamy seeking for partition of suit schedule property



to an extent of 1/4th share each of 1/7th share being entitled to Defendant no.1 i.e., 1/28th each and for separate possession and enjoyment of the same by metes and bound, declaring that sale deed bearing doc nos.2518, 405, 2517, 8453 & 402 as illegal, null and void and not binding on the plaintiffs, award mense profits to the plaintiffs to the extent of 1/28th share each in the suit schedule properties from the date of filing of the suit till handing over possession and enjoyment of the plaintiffs shares to the plaintiff and to award cost of the suit and any other relief/s under the fact and circumstances of the case, which the Hon'ble Court deems fit. However, the sought for judgement passed in the said case is not made available.

The children of Sri.V.Gopala Gowda viz., Smt.Kamala, Sri.Bharath and Smt.Pallavi G, along with Sri.J.Manjunatha and Smt.Hanumakka executed a Consent deed dated 17.11.2024 (doc no.1625/2024-25) in favour of M/s The Hamlet rep by its partner Sri.Karan Bagaria and M/s Sattva City Private Limited rep by its authorized signatory Sri.Ashwin Sacheti confirming the execution of aforesaid deeds, besides undertaking to file compromise petition in respect of case in O.S. no.328/2019 in respect of land bearing Sy no.177 measuring 1 acre 15 guntas + 1 acre 15 guntas and 2 guntas of kharab and Sy no.179 measuring 2 acres + 2acres. Thus, owing to execution of consent deed by the plaintiffs Smt.Kamala, Sri.Bharath, the suit in O.S. no.328/2019 has become infructuous.

One Smt.Padmamma (D/o Late Venkataramanappa) filed a suit in O.S. no.502/2008 before the Court of Civil Judge (Sr.DVn) & JMFC, Devanahalli against Smt.Subbamma, Sri.Venkatachalpathi, Sri.Gopalla, Smt.Tullamma, Sri.Govindaraju, Smt.Lakshamma, M/s Hamlet Pvt. Ltd., and Sri.H.M.Narayanaswamy seeking to decree the suit for partition directing defendants to effect partition to the extent of 1/8th share in the suit Schedule Properties and place the plaintiff in separate possession, to declare sale deeds dated 13.02.1996, 10.09.1996, 27.08.1996, 04.03.1996, 27.03.1996, 14.02.2003, 24.03.2007 as not binging on Plaintiff, issue permanent injunction restraining the defendants or their men, agents, servants, or any one claiming through or under them from alienating, mortgaging, leasing, encumbering or in any parting with possession of the Schedule Property to the third parties in respect of the Schedule Property, grant such other further reliefs as this Hon'ble Court deems fit and cost of suit. Further, an amended plaint was filed on 06.04.2017 deleting the subject land in Sy no.177 from the suit schedule property



and removed the name of M/s Hamlet Pvt. Ltd., from the defendants. The said suit was dismissed on 06.04.2018 as not pressed, pursuant to filing of memo for withdrawal.

The said Smt.Tholsamma alias Tullamma (D/o Late Venkataramanappa), Smt.Lakshamma(D/o Late Venkataramanappa) together with her children Ms.Lalitha A & Sri.Kemparaju A, Smt.Padma @ Padmamma (D/o Late Venkataramanappa) together with her children Sri.Arun Kumar B. and Ms.Lavanya B executed a Confirmation Deed dated 28.03.2018 (doc No.4965/2017-18) in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka confirming having no manner of right, title, claim and interest over the land bearing Sy nos.177 measuring 1 acre 14 guntas + 1 acre 15 guntas and 2 guntas of kharab + 1 acre 15 guntas and Sy no.179 measuring 2 acres + 2 acres of Doddajala Village, besides confirming to file compromise petition/memo before the Court of the Civil Judge, Senior Division, Devanahalli in O.S. no.502/2008.

Further, Smt.Lakshamma and Smt.Tholisamma executed two separate Affidavits both dated 28.03.2018 (notarised) confirming that their children having no manner of right or interest over land bearing Sy no.177 of Doddajala Village.

The copies of Genealogical tree of the family of Sri.Basavaraju (husband of Smt.Padmamma) in the form of affidavit dated 27.02.2018 executed by Sri.Basavaraju, Genealogical tree of the family of Smt.Lakshamma(W/o Late Sri.Appayanna) in the form of affidavit dated 27.02.2018 executed by Smt.Lakshamma, Genealogical tree of the family of Sri.Krishnappa (husband of Smt.Thulasamma) in the form of affidavit dated 28.03.2018 executed by Sri.Krishnappa and Genealogical tree of the family of Sri.Venkataramanappa) in the form of affidavit dated 28.03.2018 executed by Smt.Padma @ Padmamma are in conformity to what is discussed above.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued three Endorsements dated 28.12.2016 bearing No RK/Info Rights/CR/523/2016-17 and 30.05.2017 bearing Nos.Maha/CR.25/2016-17 & Maha/CR.34/2016-17 confirming non-availability of records for issue of a) grant order no.BKG:67/1929-30, dated



05.03.1930 or A.K. 28/1931-32 dated 20.01.1932 or grant allocation record, c) Saguvali Chit d) Saguvali Allocation record, e) Grant register record and f) grant order in respect of Sy no.177 (old no.43) of Doddajala Village.

The office of Tahsildar, Devanahalli has issued an Endorsement dated 06.03.2017 bearing No.RK/CR/7888/16-17 confirming non-availability of records for issue of grant order no.BKG:67/1929-30 or or A.K. 28/1931-32, Saguvali Chit, Dharkastu record, Grant register grant record and Saguvali chit Allocation record, in respect of Sy no.177 (old no.43) of Doddajala Village.

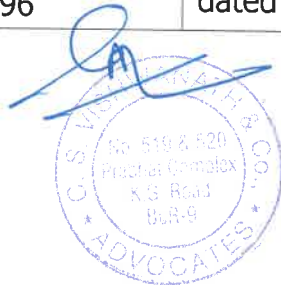
The office of Asst. Director for land Records, Bangalore has issued an Endorsement dated 06.11.2024 bearing no.Boo.Sa.Ni./R.K./4215/2024-25 confirming non-availability of records for issue of survey records Akarbandh, Tippani, RR Yeda and Balabagha and karda in respect of Sy no.177 of Doddajala Village.

The copies of Village Map of Doddajala Village, Re-Survey Tippani, sketch and tippani confirms the extent, shape, location of subject land in Sy no.177.

The copies of Karnataka Revision Settlement Akarbandh, Hissa Survey Tippani, Re-Survey Tippani, Atlas and pakka book depicts the extent, size, shape and existence of subject land.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 23.09.1993 for the period 01.01.1931 to 31.12.1942	depicting the entry of sale deed dated 15.12.1944 (doc no.926)
2.	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1988	depicting the entries of loan bond dated 03.05.1958 (doc no.664), mortgage deed dated 10.05.1961 (Doc no.297).
3.	Dated 29.01.2018 for the period 01.06.1989 to 31.03.1996	depicting the entry of sale deed dated 17.04.1996 (doc no.405).
4.	Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entry of sale deed dated 17.0.1996 (doc no.405).
5.	Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entry of sale deed dated 17.04.1996 (doc no.405)



6.	Dated 18.06.2015 for the period 01.04.1996 to 31.03.2004	depicting the entries of sale deeds dated 17.04.1996 (doc no.405), 11.09.1996 (doc no.2517 & 2518)
7.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entry of consent deed dated 28.03.2018 (doc no.4965)
8.	Dated 09.07.2000 for the period 01.04.2017 to 07.07.2020	depicting the entry of consent deed dated 28.03.2018 (doc no.4965)
9.	Dated 13.07.2020 for the period 01.04.2017 to 09.07.2020	depicting the entry of consent deed dated 28.03.2018 (doc no.4965)
10.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
11.	Dated 05.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of consent deed dated 17.11.2024 (doc no.1625), JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No 178/1 (carved out of the Larger Survey No 43)

Whereas land bearing Sy no.178/1, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Smt.Nanjamma (W/o Sri.Subbaiah), she having acquired the same from the predecessors-in-title Sri.Munishamappa (S/o Sri.Munirangappa) and his children Sri.T.M.Anjinappa, T.M.Ramanjinappa, T.M.Shantharaju minors rep by their father and natural guardian Sri.Munishamappa under a Sale Deed dated 08.09.1963 (doc No.1532/63-64). The factum of sale is reflected in the Mutation Register Extract bearing MR No 6/91-92 issued by the office of Village Accountant, Doddajala and Record of Rights bearing RR No.357 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore and Index of Land in relation to Survey No 178/1.

The copies of RTCs for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 issued by the office of Shirastedar/Village Accountant, Yelahanka, Bangalore reflects the



names of erstwhile owner/s as kathedars and occupants in respect of Sy no.178/1, Doddajala Village, Jala Hobli, Yelahanka Taluk.

The copy of Unregistered agreement to Sell dated 12.03.1993 entered into Smt.Nanjamma of the one part and The Hamlet rep by Sri.Gowri Shankar Agarwal of the other part in respect of Sy No.178/1 measuring 1 acre 36 guntas is produced.

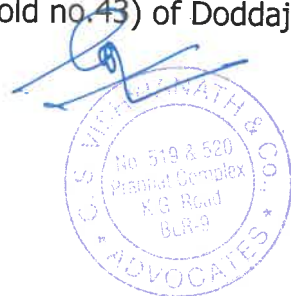
Subsequently, Smt.Nanjamma for a valuable consideration, sold and conveyed the aforesaid land in Sy no.178/1 in favour of M/s The Hamlet rep by its Partner Sri.Bimal Goenka in terms of following sale deeds :

- a) Portion of Sy no.178/1 measuring 1 acre vide Sale Deed dated 23.07.1994 and registered as doc No.2420/1994-95), at the office of the Sub-Registrar Yelahanka, Bangalore.
- b) Portion of Sy no.178/1 measuring 36 guntas under a Sale Deed dated 18.08.1994 and registered as doc No.2421/94-95, at the office of the Sub-Registrar Yelahanka, Bangalore.

The factum of sale are corroborated in the Mutation Register Extract bearing MR Nos.29/95-96 and 30/95-96 issued by the office of Village Accountant, Doddajala.

The land in Sy no.178/1 measuring 1 acre 35 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 23.07.1994 bearing No.B.(Dis) ALN/SR (N) 165/93-94 issued by the office of the Deputy Commissioner, Bangalore District.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 09.02.2017 bearing No RK(Info)/CR/616/16-17 confirming non-availability of records for issue of order dated 05.03.1930 bearing no.ABNG-67/1929-30, AK-28/1931-32, Saguvali Chit, Saguvali distribution record, grant order and register in respect of Sy no.178 (old no.43) of Doddajala Village.



The office of Tahsildar, Bangalore North Taluk has issued three separate Nil Tenancy Certificates dated 04.12.1992 bearing no.LRF:CR:354/1992-93, Endorsement dated 30.05.2017 bearing no.CR/33/2016-17 and Nil Tenancy Certificate dated 06.10.2017 bearing no.RD0039204027441 in respect of Sy no.178/1 of Doddajala Village.

The copies of Hissa Survey Tippani, Re-Survey Tippani and Settlement Akarbandh depicting the extent, size and shape of subject land are produced.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 06.09.1993 for the period 01.01.19487 to 31.07.1988	depicting the entry of sale deed dated 09.09.1963 (doc no.1532)
2.	Dated 27.05.1996 for the period 01.01.1992 to 17.08.1996	depicting the entries of sale deeds dated 18.08.1994 (doc nos.2420 & 2421)
3.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)
4.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Survey No.178/2 (carved out of the Larger Survey No 43)

Whereas land bearing Sy no.178/2 measuring 2 acres 10 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by Master.T.M.Ramanjinappa and Master.T.M.Rajanna (children of Sri.Munishamappa), having acquired the same from Sri.Thimmaiah and his wife Smt.Doddarangamma under a Gift Deed dated 26.08.1955 (doc No.1079/55-56).

The copy of Records of Rights bearing RR No.480 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore depicts the mortgage of land in Sy no.178/2 in favour of Smt.Jayalakshamma W/o Sri.K.Srinivasacharya on 21.06.1950 with R.



no.623. However, the discharge of the said mortgage is not made available and its non-availability can be considered owing to antiquity of the transaction.

The copies of Index of Land and Record of Rights bearing RR No 358 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore mentions that Sri.Thimmaiah had purchased the land in Sy no.178/2, which was recorded in RR 578. Further, the copy of Record of Rights bearing RR 578 is also not made available and its non-availability can be considered owing to antiquity of the transaction.

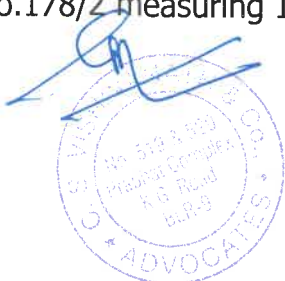
The said Sri.Munishamappa along with his sons Ramanjinappa and Shantaraj (*alias Rajanna as mentioned in subsequent document infra*) sold the aforesaid land in Sy no.178/2 measuring 2 acres 10 guntas in favour of Sri. Subbaiah under a Sale Deed dated 08.09.1963 (doc No.1531/63-64). The factum of sale is corroborated in the Mutation Register Extract bearing M R No 4/1991-92 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.

After the demise of Sri.Subbaiah, the katha for the the aforesaid land in Sy no.178/2 measuring 2 acres 10 guntas of Doddajala Village was transferred to the names of his sons Sri.S.Rajanna and Sri.S.Krishnappa vide Mutation Register Extract bearing M R No 5/1991-92 issued by the office of Village Accountant, Doddajala.

The said Sri.S. Rajanna and Sri.S Krishnappa entered into an Agreement to Sell dated 12.03.1993 with The Hamlet rep by Sri.Gowri Shankar Agarwal for sale of land in Sy no.178/2 measuring 2 acres 10 guntas.

Thereafter, Sri.S.Rajanna and Sri.S.Krishnappa together with their mother Smt.Nanjamma as consenting witness sold and conveyed the aforesaid land in Sy no.178/2 in favour of The Hamlet rep by its partner Sri.Bimal Goenka in terms of following sale deeds :

- a) Sale Deed dated 18.08.1994 (doc No.2419/1994-95)- in respect of Western portion of land in Sy no.178/2 measuring 1 acre 5 guntas.



b) Sale Deed dated 18.08.1994 (doc No.2422/1994-95) - in respect of Eastern portion of land in Sy no.178/2 measuring 1 acre 5 guntas.

The aforesaid sale transactions are reflected in the Mutation Register Extract bearing M R Nos.32/1995-96 and 33/1995-96 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore.

The land in Sy no.178/2 measuring 2 acres 10 guntas was converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 23.07.1994 bearing No B.DIS.ALN.SR (N) 164/93-94 issued by the office of the Deputy Commissioner, Bangalore District.

The erstwhile owners viz., Sri.T.M.Ramanjinappa and Sri.T.M.Rajanna (sons of Late Sri.Munishmappa) filed a suit in OS No.775/2011 before the Court of Civil Judge and JMFC, Devanahalli against Sri.S.Rajanna, Sri.S.Krishnappa and The Hamlet seeking judgement and decree against the defendants declaring the plaintiffs as absolute owners in possession and enjoyment of suit schedule Property, to nullify the rights of defendants over the schedule property and for consequential relief of permanent injunction restraining the defendants, their agents, legal heirs or anybody claiming on behalf of them from interfering with the peaceful possession and enjoyment of suit schedule property by the plaintiffs and grant such other relief/s including costs as the court deems fit. The said suit was dismissed on 15.02.2018 as not pressed, pursuant to filing of memo for withdrawal. Further, copies of plaint, order dated 07.01.2012 rejecting the application filed by Plaintiff/s under order 39 Rule 1 and 2 of CPC and order sheet passed in the said case are given for perusal.

Aggrieved by the said order dated 07.01.2012, an appeal in M.A. no.07/2012 was filed by Sri.T.M.Ramanjinappa and Sri.T.M.Rajanna against Sri.S.Rajanna and others before the Court of V Addl. District and Sessions Judge, Devanahalli. The said appeal was dismissed with costs and impugned order passed by the learned Civil Judge, Devanahalli in O.S. no.775/2001 dated 07.01.2012 on I.A. no.I was confirmed by the Court of V Addl. District and Sessions Judge, Devanahalli vide it's Judgement and order dated 17.12.2013.



The said Sri.T.M.Ramanjinappa together with his family members Smt.T.Nagarathna, Smt.R.Hemavathi, Smt.R.Latha AND Sri.T.M.Shantharaju alias Rajanna, together with his family members Smt.Chandraprabha @ Chandrakala, Smt.S.Poornima Devi, Smt.Mamatha Devi, Sri.S.Raghavendra Nayaka @ Raghu, Smt.Bhagyalakshmi and Smt.Vijayalakshmi together with Sri.T.V.Murthy (agreement holder) as confirming party executed a Relinquishment Deed dated 15.02.2018, (doc No 4150/2017-18) releasing their right, title, claim over the land in Sy no.178/2 measuring 1 acre 5 guntas + 1 acre 5 guntas and confirming the title in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, besides agreeing to withdraw case in O.S. no.775/2011.

One Smt.Sowbhagya (D/o Late Sri.Munishamappa) filed a suit in O.S. no.185/2021 before the Court of Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural against Sri.T.M.Ramanjinappa and 13 others seeking to grant Judgement and decree in favour of the plaintiff, to direct the defendants to effect legal and equal partition of the suit schedule property with metes and bounds to the extent of plaintiff's share measuring 1/3rd share in Sy no.178/2 measuring 2 acres 10 guntas, to declare sale deed dated 18.08.1994 and Relinquishment deed dated 15.02.2018 as not binding on the plaintiff's share, to grant such other reliefs along with cost of the suit, as the Hon'ble Court deems fit. However, the sought for copies of compromise petition and compromise decree passed in O.S. no.185/2021 are not made available.

Later on, Smt.Sowbhagya executed a Consent deed dated 03.07.2023 (doc no.3472/2023-24) in favour of M/s the Hamlet rep by its partner Sri.Bimal Kumar Goenka, releasing her right, title, claim over the land in Sy no.178/2 measuring 1 acre 5 guntas + 1 acre 5 guntas and confirming the title in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka, besides agreeing to file a compromise petition in O.S. no.185/2021.

The copy of Genealogical Tree of Sri.Munishamappa in the form of notarized affidavit dated 28.12.2017 executed by Sri.T.M.Ramanjinappa is in conformity to what is stated above.



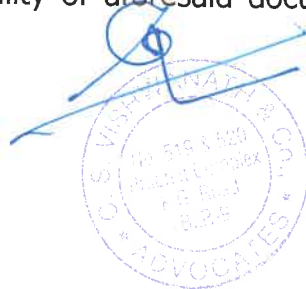
The office of Tahsildar, Bangalore North Taluk, Bangalore has issued two separate Nil tenancy endorsements dated 25.04.1994 bearing no.LRF/CR/18/1994-95 and 06.10.2017 bearing No RD0039204027442 in respect of Sy no.178/2 of Doddajala Village.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued separate Endorsements dated 09.02.2017 bearing No RK(Info)/CR/616/16-17 and 30.05.2017 bearing No Info/CR/33/16-17 confirming non-availability of records for issue of grant order bearing no.(A)ABNG-67/1929-30 dated 05.03.1930 or (B)AK-28/1931-32, saguvali chit, Saguvali allotment record and grant order and register in respect of Sy no.178/2 (old no.43) of Doddajala Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, issued by the office of Shirastedar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.178/2, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The copies of sketch, Atlas, Hissa Mojini, Karnataka Revision Settlement Akarbandh and Re-Survey Tippani Hissa Survey Tippani depicts the size, shape, extent of subject land.

The encumbrance certificate dated 06.09.1993 for the period 01.01.1948 to 31.07.1986 depicting the entries of Lease deed dated 17.04.1950 (doc no.86), mortgage deed dated 21.06.1950 (doc no.623) and the connected redemption of mortgage and loan discharge are not made available. However, there is no legal impediment for non-availability of aforesaid documents, given the passage of time and limitation law.



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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 06.09.1993 for the period 01.01.1948 to 31.07.1986	depicting the entries of Lease deed dated 17.04.1950 (doc no.86), mortgage deed dated 21.06.1950 (doc no.623), Gift deed dated 26.08.1953 (doc no.1079),
2.	Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entries of sale deeds dated 18.08.1994 (doc no.2419) and 18.08.1994 (doc no.2422).
3.	Dated 12.08.2020 for the period 01.04.2017 to 12.08.2020	depicting the entry of Release deed dated 15.02.2018 (doc no.4150)
4.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entry of Release deed dated 15.02.2018 (doc no.4150)
5.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149), consent deed dated 01.07.2023 (doc no.3472).
6.	Dated 03.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),

In respect of Survey No 179 (carved out of the Larger Survey No 43)

Whereas land bearing Sy no.179 measuring 3 acres 39 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by Sri.Venkataramanappa, S/o Sri.Pillahanuma, having acquired the same from the predecessor-in-title Sri.Manikyam Shetty S/o Sri.Seenaiah Shetru in terms of a Sale Deed dated 01.08.1950 (doc No.996/1950-51).

The copy of Record of Rights bearing RR No.359 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore and index of lands in the name of Sri.Manikyam Shetty in respect of Sy no.179 of Doddajala Village are produced.



The said Sri.Venkataramanappa entered into an unregistered Partition deed dated 10.04.1990 with his first wife Smt.Subbamma, Sri.V.Gopala, Sri.Govindaraja and Sri.V.Narayanaswamy (children of Smt.Gangamma, second wife of Venkataramanappa) for division of lands in Sy nos.177 and 179 among other joint family properties by metes and bounds. In terms of the said partition,

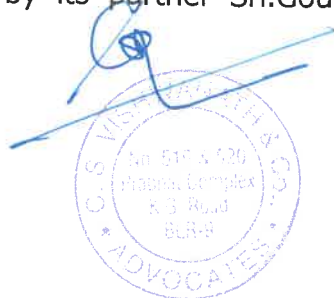
- a) Land in Sy no.179 measuring 4 acres among other properties was allotted to the share of Sri.V.Govindaraja.
- b) Land in Sy no.177 measuring 1 acre 14 guntas was allotted to the share of Smt.Subbamma.
- c) Land in Sy no.177 measuring 1 acre 14 guntas was allotted to the share of Sri.Gopala Gowda
- d) Land in Sy no.177 measuring 1 acre 15 guntas was allotted to the share of Sri.Narayanaswamy.

The factum of partition and entitlement of Sri.V.Govindaraj in respect of Sy no.179 is reflected in the Mutation Register Extract bearing MR No.3/1991-92 issued by the office of Tahsildar, Bangalore North Taluk.

The said Sri.V.Govindaraju entered into an Agreement of Sale dated 12.03.1993 with The Hamlet rep by Sri.Gowri Shankar Agarwal for sale of land in Sy no.179 measuring 3 acres 37 guntas + 3 guntas kharab of Doddajala Village.

Further, Sri.V.Govindaraju executed a General Power of Attorney dated 23.12.1993 (doc No.154/93-94) in favour of Sri.Nagarmal Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.179 measuring 3 acres 37 guntas + 3 guntas kharab of Doddajala Village.

The said Sri.V.Govindaraju represented by his constituted attorney Sri.Nagarmal Jain, for a valuable consideration sold and conveyed the aforesaid land in Sy no.179 in favour of The Hamlet rep by its partner Sri.Gouri Shankar Agarwal in terms of following sale deeds :



- a) Sale Deed dated 04.03.1996 (doc No.402/96-97). The factum of sale is reflected in the Mutation Register Extract bearing MR No.9/1996-97 issued by the office of Village Accountant, Bangalore North Taluk. It is further noticed that the document number of the sale deed in the said MR no.9/1996-97 is wrongly mentioned as '3333/1996-97' instead of '402/1996-97'
- b) Sale Deed dated 27.03.1996 (doc No. 8453/95-96). The fact of sale is depicted in the Mutation Register Extract bearing MR No.8/1996-97 issued by the office of Village Accountant, Bangalore North Taluk. However, the document number of sale deed is not mentioned in the MR No.8/1996-97.

The land in Sy no.179 measuring 4 acres was converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 29.02.1996 bearing No B.DIS.ALN.SR (NA) 135/95-96 issued by the office of the Deputy Commissioner, Bangalore District.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 09.02.2017 bearing No RK/CR/614/16-17 confirming non-availability of records for issue of grant order bearing no. (A)ABNGD-67/1929-30, dated 05.03.1930 or (B)AK-28/1931-32 (2) Saguvali Chit, Saguvali Allotment record, grant order and register record in respect of Sy no.179 (old no.43) of Doddajala Village.

The Public Information Officer, Bangalore North (Additional) Taluk, Yelahanka Bangalore has issued an Endorsement dated 30.05.2017 bearing No.Info/CR/32/16-17 confirming non-availability of records for issue of grant order bearing no. (A)ABNGD-67/1929-30, dated 05.03.1930 or (B)AK-28/1931-32 (2) Saguvali Chit, Saguvali Allotment record, grant order and register record in respect of Sy no.179 (old no.43) of Doddajala Village.

The office of the Tahsildar, Bangalore North Taluk has Nil Tenancy Certificate dated 05.10.2017 bearing No.RD0039204027443 in respect of Sy no.179 of Doddajala Village.



The office of Asst. Director for land Records, Bangalore has issued an Endorsement dated 06.11.2024 bearing no.Boo.Sa.Ni./R.K./4212/2024-25 confirming non-availability of records for issue of Akarbandh, Tippani, RR Yedabagha and Balabagha and Karda in respect of Sy no.179 of Doddajala Village.

Subsequently, children of Sri.V.Gopala Gowda viz., Smt.Kamala and Sri.Bharath filed a suit in OS No.328/2019 before the Court of Hon'ble Senior Civil, Judge at Devanahalli against Smt.Pallavi, legal heirs of Late Smt.Venkata Lakshamma viz., Sri.Manjunath, Smt.Pushpa and Smt.Prema, Sri.Govindaraju V, Smt.Thulasamma, Smt.Lakshamma, Smt.Padmamma and M/s The Hamlet rep by its managing Partner and Sri.H.M.Narayanaswamy seeking partition of suit schedule property to an extent of 1/4th share each out of 1/7th share being entitled to Defendant no.1 i.e., 1/28th share each and for separate possession and enjoyment of the same by metes and bound, declaring that sale deed bearing doc nos.2518, 405, 2517, 8453 & 402 as illegal, null and void and not binding on the plaintiffs, award mense profits to the plaintiffs to the extent of 1/28th share each in the suit schedule properties from the date of filing of the suit till handing over possession and enjoyment of the plaintiffs shares to the plaintiff and to award cost of the suit and any other relief/s under the fact and circumstances of the case, which the Hon'ble Court deems fit. However, the sought for judgement and decree passed in the said case is not made available.

The children of Sri.V.Gopala Gowda viz., Smt.Kamala, Sri.Bharath and Smt.Pallavi G, along with Sri.J.Manjunatha and Smt.Hanumakka executed a Consent deed dated 17.11.2024 (doc no.1625/2024-25) in favour of M/s The Hamlet rep by its partner Sri.Karan Bagaria and M/s Sattva City Private Limited rep by its authorized signatory Sri.Ashwin Sacheti confirming the execution of aforesaid deeds, besides undertaking to file compromise petition in respect of case in O.S. no.328/2019 in respect of land bearing Sy no.177 measuring 1 acre 15 guntas + 1 acre 15 guntas and 2 guntas of kharab and Sy no.179 measuring 2 acres + 2acres. Thus, owing to execution of consent deed by the plaintiffs Smt.Kamala, Sri.Bharath, the suit in O.S. no.328/2019 has become infructuous.

One Smt.Padmamma (D/o Late Venkataramanappa) filed a suit in O.S. no.502/2008 before the Court of Civil Judge (Sr.Dvn) & JMFC, Devanahalli against Smt.Subbamma, Sri.Venkatachalpathi, Sri.Gopalla, Smt.Tullamma, Sri.Govindaraju,



Smt.Lakshamma, M/s Hamlet Pvt. Ltd., and Sri.H.M.Narayanaswamy seeking partition to the extent of 1/8th share in the suit Schedule Properties and place the plaintiff in separate possession, to declare sale deeds dated 13.02.1996, 10.09.1996, 27.08.1996, 04.03.1996, 27.03.1996, 14.02.2003, 24.03.2007 as not binding on Plaintiff, issue permanent injunction restraining the defendants or their men, agents, servants, or any one claiming through or under them from alienating, mortgaging, leasing, encumbering or in any any parting with possession of the Schedule Property to the third parties in respect of the Schedule Property, grant such other further reliefs as this Hon'ble Court deems fit and cost of suit. The said suit was dismissed on 06.04.2018 as not pressed, pursuant to filing of memo for withdrawal.

Thereafter said Smt.Tholsamma alias Tullamma (D/o Late Venkataramanappa), Smt.Lakshamma(D/o Late Venkataramanappa) together with her children Ms.Lalitha A & Sri.Kemparaju A, Smt.Padma @ Padamma (D/o Late Venkataramanappa) together with her children Sri.Arun Kumar B. and Ms.Lavanya B executed a Confirmation Deed dated 28.03.2018 (doc No.4965/2017-18) in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka confirming having no manner of right, title, claim and interest over the land bearing Sy nos.177 measuring 1 acre 14 guntas + 1 acre 15 guntas and 2 guntas of kharab + 1 acre 15 guntas and Sy no.179 measuring 2 acres + 2 acres of Doddajala Village, besides undertaking to file compromise petition/memo before the Court of the Civil Judge, Senior Division, Devanahalli in O.S. no.502/2008.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.179, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The copies of Karnataka Revision Settlement Akarbandh, Hissa Survey Tippani, Re-Survey Tippani, Atlas and pakka book depicts the extent, size, shape and existence of subject land.



The encumbrance certificate dated 03.10.2015 for the period 01.04.1950 to 31.07.1986 depicts the entry of mortgage deed dated 26.03.1986 (doc no.603) in favour of Bank of India and the connected loan discharge is not made available. However, copy of Letter dated 16.12.1992 issued by the Manager, Bank of India, Bettahalasuru, Bangalore North confirming that there is not outstanding in respect of Sy no.179 measuring 3 acres 37 guntas of Doddajala Village is produced.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 03.10.2015 for the period 01.04.1950 to 31.07.1986	depicting the entries of sale deeds dated 02.08.1950 (doc no.996), loan bond dated 21.05.1958 (doc no.664), mortgage deed dated 10.05.1961 (doc no.297) and 26.03.1986 (doc no.603).discharge deed dated 19.01.1970 (doc no.3165)
2.	Dated 18.06.2015 for the period 01.04.1995 to 31.03.2004	depicting the entries of sale deeds dated 27.03.1996 (doc no.8453) and 17.04.1996 (doc no.402).
3.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entry of consent deed dated 28.03.2018 (doc no.4965).
4.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149).
5.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of consent deed dated 17.11.2024 (doc no.1625), JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)



Survey No 180 (old Survey No 43)

Whereas land bearing Sy no.180 measuring 5 acres 20 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by Sri.Sakarappa, having acquired the same from the predecessor-in-title Sri.Peddaga under a Sale Deed dated 05.11.1943 (doc No.770/1943-44).

The copies of Records of Rights bearing RR No.360 and Index of Lands issued by the office of Shirastedar, Doddajala Panchayath, Bangalore North Taluk, Bangalore depicts the name of Sri.Peddaga as kathedar in respect of Sy no.180 measuring 5 acres 20 guntas of Doddajala Village.

Thereafter, the children of Late Sri.Sakarappa viz., Sri.Narayanaswamy, Sri.Patalappa, M, Sri.R.Hanumatharayappa & Sri.Nanjundagowda entered into a Partition Deed dated 10.03.1969 (doc No.3707/68-69) with Sri.Karinanjappa (brother of Late Sri.Sakarappa) and Master.Muniraja for division of aforesaid land in Sy no.180 measuring 5 acres 20 guntas among other joint family properties by metes and bounds as under;

- a) Land in Sy no.180 measuring 2 acres 30 guntas in the names of Sri.Narayanaswamy, Sri.Patalappa, M, Sri.R.Hanumatharayappa & Sri.Nanjundagowda. The copies of Mutation Register Extract bearing MR No 16/68-69 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore and Index of lands confirms the entitlement of land in Sy no.180 measuring 2 acres 30 guntas in the names of Sri.Narayanaswamy, Sri.Patalappa, M, Sri.R.Hanumatharayappa & Sri.Nanjundagowda.
- b) Land in Sy no.180 measuring 2 acres 30 guntas in the names of Sri.Karinanjappa (brother of Late Sri.Sakarappa) and Master.Muniraja. After the demise of Sri.Karinanjappa, the katha for the land in Sy no.180 measuring 2 acres 30 guntas along with Sy no.169/1 was mutated to the name of Sri.K.Muniraju (S/o Sri.Sakarappa) vide Mutation Register Extract bearing MR No 16/91-92 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore.



Subsequently, Sri.S.Narayanaswamy (S/o Sri. Sakarappa) has entered into an Agreement 01.01.1993 with M/s Nandi Estates represented by its Partner P Seetharamaiah for sale of land bearing Sy no.180 measuring 2 acres 30 guntas.

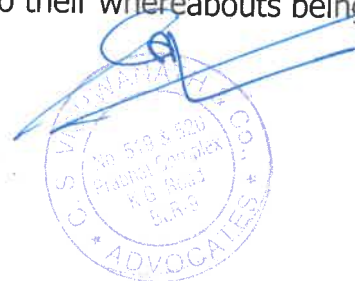
Similarly, Sri.K Muniraja (S/o Sri.Karinnanappa entered into) Agreement dated 23.01.1993 with Nandi Estates represented by its Partner Sri.P Seetharamaiah for sale of land bearing Sy no.180 measuring 2 acres 30 guntas.

The said Sri.S. Narayanaswamy and his son Sri.N.Vijayakumar, Sri.S.Patalappa and his children Sri.Gopala Gowda, Sri.P.Chandrappa & Sri.P.Jaishankar, Sri.S.Nanjundagowda for self and as father & natural for his son Master.N.Purushotham sold the aforesaid land in Sy no.180 in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka in terms of following sale deeds :

- a) Sale Deed dated 23.06.1995 (doc No.2688/95-96)- in respect of Sy no.180 measuring 1 acre.
- b) Sale Deed dated 23.06.1995 (doc No 2687/95-96)- in respect of Sy no.180 measuring 1 acre.
- c) Sale Deed dated 23.06.1995 (doc No.2689/95-96)- in respect of Sy no.180 measuring 30 guntas.

The undervaluation proceedings initiated with regard to said sale deeds came to be settled pursuant to the payment of deficit stamp duty and registration fee. The aforesaid sale transactions are reflected in the Mutation Register Extract/s bearing MR Nos.11/96-97, 12/1996-97 & 13/1996-97 issued by the office of Village Accountant, Doddajala Panchayath respectively.

It is pertinent to mention that Sri.Hanumantharayappa and his legal heirs were excluded in the sale deeds all dated 23.06.1995 (doc no.2687/1995-96, 2688/1995-96 & 2689/1995-96), owing to their whereabouts being non traceable.



Similarly, Sri.K Muniraju for self and as father and natural guardian Master.Viswanath and Master.Ramamurthy together with M/s Nandi Estates rep by its partner as consenting witness sold and conveyed portions of aforesaid land in favour of The Hamlet rep by its Managing Partner Sri.Gaurishankar Agarwal in terms of following sale deeds :

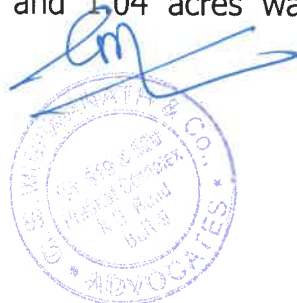
- a) Sale Deed dated 27.07.1994 (doc No.2073/94-95)- in respect of Sy no.180 measuring 30 guntas.
- b) Sale Deed dated 27.07.1994 (doc No.2074/94-95)- in respect of Sy no.180 measuring 1 acre.
- c) Sale Deed dated 27.07.1994 (doc No.2072/94-95)- in respect of Sy no.180 measuring 1 acre.

The said transactions are reflected in the Mutation Register Extract/s bearing MR Nos.26/95-96, 27/95-96 & 28/95-96 issued by the office of Village Accountant, Doddajala Panchayath, Bangalore North Taluk, Bangalore.

The land in Sy nos.167 & 180 measuring 3 acres 10 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 23.06.1993 bearing No B.DIS.ALN.SR(N)/8/93-94 issued by the Deputy Commissioner, Bangalore District.

The land in Sy nos.169/1 & 180 measuring 3 acres 24 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 17.01.1994 bearing No B.DS.ALN.SR(N)/78/93-94 issued by the Deputy Commissioner, Bangalore District.

The proceedings in case no. LRF(83) BNA 96/04-05 initiated by Tahsildar, Bangalore North (Addl.) Taluk, Bangalore against M/s The Hamlet with regard to violation of Section 79 A & B and 80 of Karnataka Land Reforms Act in respect of Sy nos.180 measuring 1 acre, 1 acre and 30 guntas, Sy no.169/1 measuring 34 guntas and Sy no.176/1 measuring 1.03 acre and 1.04 acres was dismissed vide Order dated 12.12.2007.



The office of Tahsildar, Bangalore North Taluk, Yelahanka, Bangalore has issued an Endorsement dated 09.07.2014 confirming non-availability of records for issue of mutation register bearing MR no.16/1968-69 in respect of Sy no.180 of Doddajala Village.

The proceedings initiated by Sri.Motappa and Sri.Muniyappa rep by their GPA holder Sri.Munivenkatappa in case no.K.SC.ST.22/2011-12 against Sri.Narayanaswamy, Sri.Vijayakumar, Sri.Patalappa, Sri.Gopala Gowda, Sri.P.Chandrappa,Sri.Jayashnkar, Sri.Nanjunde Gowda and M/s Hamlet before Court of the Asst. Commissioner, Bangalore North Sub-division, Bangalore was rejected vide Order dated 06.04.2015.

Aggrieved by the said order, the legal heirs of late Sri.Motappa viz., Smt.Muniyamma preferred an appeal in case no.SC.SR (Appeal) 37/2016-17 against Sri.Narayanaswamy, Sri.Vijayakumar, Sri.Patalappa, Sri.Gopala Gowda, Sri.P.Chandrappa,Sri.Jayashnkar, Sri.Nanjunde Gowda M/s Hamlet and The Asst. Commissioner, Bangalore North Sub-division, Bangalore before the Court of Deputy Commissioner, Bangalore District, Bangalore. The said appeal was dismissed and order dated 06.04.2015 in K.SC.ST22/2011-12 passed by the 9th respondent (the Asst. Commissioner, Bangalore North Sub-division, Bangalore) was confirmed vide an Order dated 02.04.2019 passed by Court of Deputy Commissioner, Bangalore District, Bangalore.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 09.02.2017 bearing Nos.615/16-17 & 30.05.2017 bearing No 31/16-17 confirming non-availability of records for issue of a) grant order bearing no.DD-20/1936-37, b) Saguvali Chit, c) Saguvali Allotment records, d) grant order and register in respect of Sy no.180 (old Sy no.43) of Doddajala Village.

The office of Shiresthadhar, Bangalore North Additional Taluk, Yelahanka, Bangalore has issued an Endorsement dated 17.12.2015 bearing No.RK/CR/575/15-16 confirming non-availability of RR 844, 845 in respect of Sy no.180, Doddajala Village.



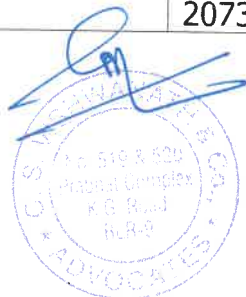
The office of Tahsildar, Bangalore North Additional Taluk, Bengaluru has issued Nil Tenancy Certificate/s dated 09.12.1992 bearing no.LRF/CR/381/1992-93 10.12.1992 bearing no.LRF/CR/381/1992-93 28.10.2017 bearing no.RD00392040277447 in respect of Sy no.180 of Doddajala Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1986-87, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 1999-2000, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24 issued by the office of Shirastedar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.180, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore

The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an Endorsement dated 27.10.212017 bearing No.PTCL/CR/358/17-18 confirming that no case has been filed under the purview of PTCL Act in respect of Sy no.180, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 22.09.1963 for the period 01.01.1931 to 31.12.1947	depicting the entry of sale deed dated 15.11.1943 (doc no.770).
2.	Dated 17.03.2011 for the period 01.04.1930 to 31.07.1986	depicting the entries of sale deed dated 15.11.1943 (doc no.770) and partition deed dated 10.03.1969 (doc no.3707).
3	Undated for the period 01.01.1948 to 31.07.1986	depicting the entry of partition deed dated 10.03.1969 (doc no.3707).
4.	Undated for the period 01.06.1989 to 31.03.2004	depicting the entries of sale deeds dated 27.07.1994 (doc no.2072, 2073 & 2074)



5.	Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entries of sale deeds dated 05.07.1995 (doc no.2687, 2688 & 2689)
6.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173) and sale deed dated 18.04.2024 (doc no.149)
7.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 and sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.181/2 (old no.181).

Whereas land bearing Sy no.181 measuring 2 acres 4 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Nanjappa S/o Late Sri.Honnriga as could be noticed from the entries made in the RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore. Further, copies of index of lands and Record of Rights bearing no.361 issued by the office of Tahsildar, Bangalore North Taluk, Bangalore also reflects the name of Sri.Nanjappa as occupant in respect of Sy no.181 measuring 2 acres 4 guntas situated at Doddajala Village.

The said Sri.Nanjappa (S/o Sri.Honniriga) sold a portion of Sy no.181 measuring 35 guntas in favour of one Sri.Narasimhaiah (S/o Sri.Veeranna), under a Sale Deed dated 03.07.1974 (doc No 1418/74-75). The sale transaction finds mention in the Mutation Register Extract bearing MR No 6/90-91 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.

After the demise of said Sri.Nanjappa and his son Muthylappa, the katha for the aforesaid land in Sy no.181 measuring 1 acre 09 guntas was mutated to the name of Smt.Berikamma (W/o Late Sri.Muthyalappa) vide Mutation Registrar Extract bearing MR No 53/94-95 and Mutation Register Extract bearing MR No 20/91-92.



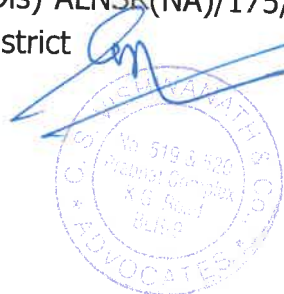
The said Sri.Nanjappa and his wife Smt.Chikkamuniyamma both died intestate, their first son Sri.Huchappa and his wife Smt.Nanjamma, second son Sri.Murugappa died as bachelor and third son Sri.Muthyalappa died intestate leaving behind his wife Smt.Berikamma, Sri.Doddamuniyappa urf Doddamunaiah, Sri.Muniyappa, Sri.Basappa, Sri.Chikkamuniyappa, Smt.Akkayamma, Smt.Doddakkamma, Sri.Muniraj and Sri.Yellappa to succeed to his estate to his succeed as noticed from Genealogical tree of the family of Late Sri.Nanjappa issued by the Village Accountant, Tharabanahalli Circle, Jala Hobli, Bangalore North(Additional) Taluk and Genealogical tree of the family of Late Sri.Nanjappa in the form of affidavit dated 16.02.2019 executed by Sri.Yellappa (notarized). The copies of Death certificate dated 18.09.2015 of Smt.Nanjamma and Death certificate dated 28.06.2016 of Smt.Berikamma are also produced for perusal.

The aforesaid Smt.Berikamma (W/o Muthyalappa) entered into an Agreement dated 11.01.1993 with M/s Nandi Estates rep by its authorized signatory Sri.P.Seetharamu for sale of land bearing Sy no.181 measuring 1 acre 09 guntas.

The said Smt.Berikamma and her family members Sri.Doddamunaiah, Sri.Munikrishna, Sri.Basappa, Sri.Muniyappa and Sri.Muniraju executed a General Power of Attorney dated 06.09.1994 (Doc No.239/94-95) in favour of Sri.S.R. Chandak and Sri.N.M. Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.181 measuring 1 acre 09 guntas of Doddajala Village.

In furtherance to the GPA, Smt.Berikamma and her family members Sri.Doddamunaiah, Sri.Munikrishna, Sri.Basappa, Sri.Muniyappa and Sri.Muniraju executed an Affidavit dated 06.09.1994 (notarised) assigning the agreement rights of Nandi Estate to The Hamlet in respect of land bearing Sy no.181 measuring 1 acre 09 guntas.

The land bearing Sy no.181 measuring 1 acre 09 guntas is converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 28.02.1996 bearing No B (Dis) ALNSR(NA)/175/95-96 issued by the office of Deputy Commissioner, Bangalore District



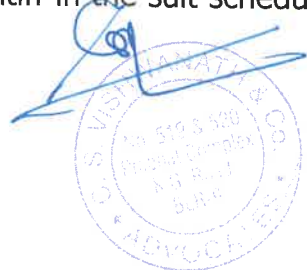
Subsequently, Smt.Berikamma and her family members Sri.Doddamunaiah, Sri.Munikrishna, Sri.Basappa, Sri.Muniyappa and Sri.Muniraju rep by their GPA holder Sri.N.M. Jain, sold and conveyed the aforesaid land in Sy no.181 measuring 1 acre 09 guntas in favour of The Hamlet represented by its partner Sri.Gauri Shankar Agarwal, in terms of a Sale Deed dated 27.03.1996 (doc No 8452/95-96). The factum of sale is depicted in the Mutation Register Extract bearing MR No 5/96-97 issued by the office of Village Accountant, Doddajala Village.

Based on the phodi order dated 28.07.2023 bearing no.2005072324832, Mutation Register Extract bearing MR No T7/23-24 confirming the phodi of land bearing Sy no.181 as Sy no.181/1 measuring 35 guntas in the name of Sri.Sindhu S.Jain and Sy no.181/2 measuring 1 acre 09 guntas in the name of M/s Hamlet

One Sri.Muniyappa alias Doddamunaiah (S/o Late Sri.Muthyalappa) and his family members Smt.Akkayamma, Smt.Padmavathi, Smt.Munilakshamma, Smt.Varalakshamma, Sri.Shivaraju, Smt.Shilpa, Sri.Prabhu D, Sri.Basavaraju, Smt.Venkatamma, Sri.Krishnappa M, Smt.Parvathamma, Sri.Rajesh Kumar, Smt.Munilakshamma @ Rathna, Smt.Manjula, Smt.Shilpa, Sri.Chikkamuniyappa @ Muniyappa, Smt.Annamma, Sri.Shashikumar, Sri.Madhu M, Smt.Akkayamma, Smt.Doddakamma @ Munirathna, Sri.Narasimhaiah, Sri.Ravi, Smt.Nagaveni, Sri.Muniraju, Smt.Nagarathamma, Smt.Hema, Sri.Yallappa, Smt.Radha, Sri.Kiran, Sri.Devaraj and Sri.Chethan executed a Confirmation Deed dated 02.02.2019 (Doc No.4389/2018-19) in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued a Nil Tenancy endorsement dated 06.10.2017 bearing no.RD0039204027445 in respect of Sy no.181 of Doddajala Village.

One Smt.Nanjamma GPA holder for Sri.Krishnappa filed a case in OS No 436/2011 before the Court of Senior Civil Judge & JMFC, Devanahalli against Smt,.Berikamma seeking ½ share to the plaintiff in the suit schedule property, separate possession of



the property, appointment court commissioner to effect partition and cost of proceedings. The said suit was compromised pursuant to filing of compromise petition on 04.02.2019. Further, a final decree was drawn on 04.02.2019 in favour of defendant no.12, The Hamlet in respect of Sy no.181 measuring 1 acre 09 guntas.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1977-78, 1978-79 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1991-92, 1993-94 to 1997-98, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.181, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued Endorsement/s dated 09.02.2017 bearing No 613/16-17 Endorsement of May 2017 bearing No 218/16-17 confirming non-availability of records for issue of grant order, Saguvali Chit, Saguvali Distribution record, grant order register in respect of Sy no.181 (old Sy no.43) of Doddajala Village.

The copies of settlement akarbhandh, Copy of Re-Survey Tippani and Village Map of Doddajala Village confirms the extent, shape and existence of subject land.

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

Sl.	Period of E.C.	Nature & Nomenclature
1.	Dated 09.06.1993 for the period 01.01.1948 to 31.07.1986	depicting the entry of sale deed dated 03.07.19974 (doc no.1418)
2.	Dated 27.05.1996 for the period 01.01.1992 to 17.05.1996	depicting the entry of sale deed dated 27.03.1996 (doc no.8452).



3.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entry of confirmation deed dated 02.02.2019 (doc no.4389) & sale deed dated 30.08.2005 (doc no.5833)
4.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)
5.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.185

Whereas land bearing Sy no.185 measuring 2 acres 02 guntas situated at Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Muniga as evidenced from RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore.

The copy of Mutation Register Extract bearing No.5/1991-92 issued by the office of Village Accountant, Devanahalli depicts the transfer of katha in the names of Sri.Muniyappa, Sri.Gunnappa and Sri.Dekhappa (children of Late Sri.Muniga @ Muniyappa) in respect of Sy no.185 measuring 2 acres 2 guntas.

The said Sri.Nanjappa, Sri.Muniyappa, Sri.Gundappa and Sri.Dekappa (children of Sri.Muniyappa) sold land bearing Sy no.185 measuring 20 ½ guntas in favour of Sri.Anjanappa (S/o Sri.Munieerappa) under a Sale Deed dated 29.08.1992 (doc no.2262/1992-93). The factum of sale is reflected in the Mutation Register Extract bearing MR No.4/1992-93 issued by the office of Village Accountant, Devanahalli.

Similarly, Sri.Nanjappa, Sri.Muniyappa, Sri.Gundappa and Sri.Dekappa (children of Sri.Muniyappa) sold land bearing Sy no.185 measuring 20 ½ guntas in favour of Smt.Akkayamma (D/o Sri.Eerappa) vide a Sale Deed dated 02.09.1992 (doc no.2286/1992-93). The fact of sale is corroborated in the Mutation Register Extract bearing MR No.5/1992-93 issued by the office of Village Accountant, Devanahalli.



The said Sri.Nanjappa (S/o Sri.Muniyappa) entered into an Agreement of 1993 with M/s Nandi Estates represented by its Partner Sri.P. Seetharamaiah for sale of land in Sy no.185 measuring 20 ½ guntas. Further, Sri.Nanjappa and his son Sri.Muniyappa executed an Affidavit dated 08.02.1995 (notarised) confirming the receipt of entire sale consideration from M/s The Hamlet and delivery of possession unto it.

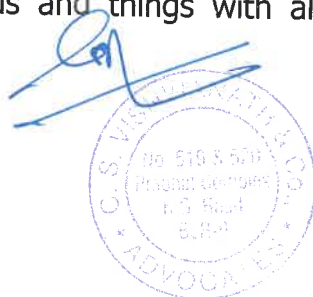
The said Sri.Anjanappa (S/o Sri.Muneerappa) entered into an Agreement dated 08.01.1993 with M/s Nandi Estates represented by its Partner Sri.P. Seetharamaiah for sale of Sy no.185 measuring 20 ½ guntas of Doddajala Village. Further, Sri.Anjanappa and his children Sri.Eranna and Sri.Ramanjinappa executed an Affidavit dated 08.02.1995 (notarised) confirming the receipt of entire sale consideration from M/s The Hamlet and delivery of possession unto it.

The said Smt.Akkayamma (W/o Sri.Gangadhar) entered into an Agreement dated 08.01.1993 with Nandi Estates represented by its Partner Sri.P Seetharamaiah for sale of Sy no.185 measuring 20 ½ guntas of Doddajala Village. Further, Smt.Akkayamma and her son Sri.Hari executed an Affidavit dated 15.03.1995 (notarised) confirming the receipt of entire sale consideration from M/s The Hamlet and delivery of possession unto it. Further, Smt.Akkayamma and others executed a General Power of Attorney dated 15.03.1995 (doc No.696/1994-95) in favour of Sri.S.R. Chandak and Sri.N. M. Jain empowering the attorney to do various acts, deeds and things with alienation of land in Sy no.185 measuring 20 ½ guntas.

The said Sri.Muniyappa (S/o Sri.Muniga @ Muniyappa) entered into an Agreement dated 08.01.1993 with Nandi Estates represented by its Partner Sri.P Seetharamaiah for sale of Sy no.185 measuring 20 ½ guntas of Doddajala Village

The said Sri.Anjanappa and his children Sri.Eranna and Sri.Ramanjinappa executed a General Power of Attorney dated 08.02.1995 (doc No.564/1994-95) in favour of Sri.S. R. Chandak and Sri.N. M. Jain, empowering the attorney to do various acts, deeds and things with alienation of land in Sy no.185 measuring 20 ½ guntas.

Similarly, Sri.Muniyappa, Smt.Bhagyamma, Sri.Thepprah, Sri.Narayanaswamy and Sri.Subhrah also executed a General Power of Attorney dated 08.02.1995 (doc No.565/1994-95) in favour of Sri.S.R. Chandak and Sri.N.M. Jain empowering the attorney to do various acts, deeds and things with alienation of land in Sy no.185 measuring 20 ½ guntas.



The land bearing Sy no.185 was converted from agriculture to non-agricultural residential purpose in terms of following Official Memorandums issued by the office of Deputy Commissioner, Bangalore District :

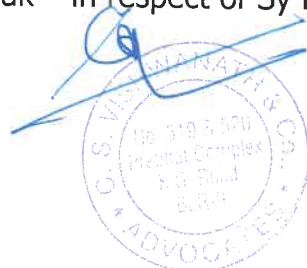
- a) Official Memorandum dated 21.05.1993 bearing No.B (Dis) ALN SR(N)/6/93-94 regarding conversion of 20 ½ guntas of land in Sy no.185
- b) Official Memorandum dated 21.05.1993 bearing No B (Dis) ALN SR(N)/7/93-94 regarding conversion of 20 ½ guntas of land in Sy no.185.
- c) Official Memorandum dated 19.06.1993 bearing No.B (Dis) ALN SR(N)/9/93-94 regarding conversion of 20 ½ guntas of land in Sy no.185
- d) Official Memorandum dated 19.06.1993 bearing No B (Dis) ALN SR(N)/10/93-94 regarding conversion of 20 ½ guntas of land in Sy no.185

The said Sri.Nanjappa and Sri.Muniyappa executed a General Power of Attorney dated 08.02.1995 (doc No.566/1994-95) in favour of Sri.S.R. Chandak and Sri.N. M. Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.185 measuring 20 ½ guntas.

The owners Sri.Nanjappa, Sri.Muniyappa, Sri.Anjanappa and Smt.Akkayamma executed a Deed of Easementary Right dated 14.03.1995 (notarised) in favour of The Hamlet rep by its partner Sri.Gauri Shankar Agarwal and Sri.V.Gopala Gowda rep by his GPA holder Sri.N.M.Jain for providing of 100 ft., in width and entire length in Sy no.185 of Doddajala Village.

Subsequently, Smt.Akkayamma and others sold and conveyed their respective portions of land in Sy no.185 in favour The Hamlet rep by partner Smt.Kum Kum Bagaria in terms of following sale deeds :

- a) Sale Deed dated 27.07.2007 (doc No.1068/2007-08) executed by Smt.Akkayamma and Sri.Haridas rep by their GPA holder Sri.S.R.Chandak – in respect of Sy no.185 measuring 20 ½ guntas.
- b) Sale Deed 27.07.2007 (doc No.1069/2007-08) executed by Sri.Anjanappa, Sri.Eranna, Sri.Ramanjinappa rep by their GPA holder Sri.S.R.Chandak – in respect of Sy no.185 measuring 20 ½ guntas.
- c) Sale Deed 27.07.2007 (doc No.1070/2007-08) executed by Sri.Muniyappa, Smt.Bhagyamma, Sri.Theprah, Sri.Narayanaswamy and Sri.Subhrah rep by their GPA holder Sri.S.R.Chandak – in respect of Sy no.185 measuring 20 ½ guntas.



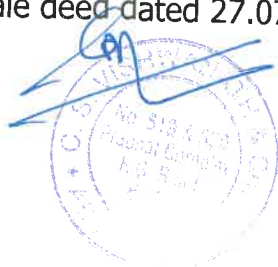
d) Sale Deed 27.07.2007 (doc No.1071/2007-08) executed by Sri.Nanjappa and Sri.Muniyappa rep by their GPA holder Sri.S.R.Chandak– in respect of Sy no.185 measuring 20 ½ guntas.

One Smt.Honniramma and another rep by their GPA holder Sri.Muniraju filed a suit in O.S. no.336/2012 against Sri.Nanjappa and others before the Court of Senior Civil Judge & JMFC, Devanahalli seeking for partition and separate possession and to declare that the plaintiffs are entitled to 2/6th share and to effect partition and separate possession and to grant costs and such other relief or relief's as Hon'ble court deems fit under the facts and circumstances of the case. The said suit was dismissed as settled out of court, pursuant to filing of Memo on 01.08.2017.

The said Sri.Muniyappa (S/o Sri.Nanjappa), Smt.Thippamma, Smt.Muniyamma, Smt.Hallamma, Smt.Muniyamma, Smt.Dhanalakshmi, Sri.Narayanaswamy, Sri.Subramani, Sri.Kitty, Sri.Munikrishna and Smt.Savitha filed a suit in O.S. no.736/2012 before the Court of the Civil Judge and JMFC, Devanahalli against Sri.Nanjappa, Sri.Dekappa, Sri.Muddappa, Smt.Venkatamma, Smt.Meenakshi, Smt.Bhagyamma, Smt.Munirathamma, Smt.Honniramma, Smt.Dodda Akkayamma, Smt.Akkayamma, M/s The Hamlet rep by its partner Kumkum Bagaria and Smt.Manonmani Devi seeking for partition and separate possession of Sy no.185 and 172/2. The said suit was dismissed pursuant to filing of Memo on 18.07.2019.

The aforesaid Smt.Akkayamma and another filed a suit in O.S. no.637/2017 before the Court of the Senior Civil Judge and JMFC, Devanahalli against Sri.S.R.Chandak, Sri.N.M. Jain and The Hamlet seeking to grant judgement and decree in favour of plaintiffs against defendants and to declare that the plaintiffs are the absolute owners in possession, occupation, cultivation and enjoyment of the suit schedule property against defendants and to declare that GPA dated 15.03.1995 (doc no.696) and sale deed dated 27.07.2007 (doc no.1068) are not binding upon them and to grant such other reliefs as the court deems fit. The said suit was compromised pursuant to filing of compromise petition on 17.06.2019. The sought for copy of decree passed in O.S. no.637/2017 is not yet given for perusal.

The plaintiffs to O.S. no.637/2017 viz., Smt.Vathsala @ Akkayamma, Sri.Haridas G, Sri.Sunil Kumar and Sri.Anil Kumar G. (family members of Sri.Gangadharan P.P.) executed a Confirmation Deed dated 17.06.2019 (doc No.663/2019-20) in favour of The Hamlet rep by its Partner Sri.Bimal Kumar Goenka in respect of Sy no.185 measuring 20 ½ guntas of Doddajala Village confirming the execution of GPA dated 15.03.1995 (doc no.696) and sale deed dated 27.07.2007 (doc no.1068/2007-08).



Later on, the legal heirs of Sri.Muniyappa @ Muniga viz., Sri.Nanjappa (S/o Late Sri.Muniyappa @ Muniga) and his daughter Smt.Thippamma & Son Sri.Muniyappa, Sri.Kumar @ Eerappa (S/o Late Sri.Muniyappa @ Muniga), Smt.Allalamma @ Almelamma (W/o Late Sri.Muniyappa @ Muniga), Sri.Thipaiah (S/o Late Sri.Muniyappa @ Muniga), Smt.Chikkamuniyamma & Smt.Manu (daughters of Late Sri.Muniyappa @ Muniga), Sri.Nanjappa, Smt.Nanjamma & Smt.Padma (children of Late Smt.Muniyamma), Smt.Bhagyamma (W/o Late Sri.Honnurappa deceased son Late Sri.Muniyappa @ Muniga) and her children Sri.Babu M.H. Smt.Madhu M.H. and Smt.Shantha Kumari, Smt.Munilakshamma D/o Late Thipaaya) and her children Smt.Gayathri, Smt.T.Shaila, Smt.Vanajamma Smt.Manjula T. & Ms.Sumithra, Sri.Narayanaswamy (S/o Late Muniyappa) and his children Sri.Manjunath M.N. Sri.Nandeesh & Smt.Manjula, Sri.Subramani (S/o Sri.Muniyappa and his son Sri.Santhosh, Smt.Dhanalakshmi (W/o Late Sri.Kalappa, deceased son of Late Sri.Muniyappa)and her children Sri.Raaja K. And Sri.Kumar, Smt.Rukkamma (W/o Late Sri.Kittappa @ Kitty, deceased son of Late Sri.Muniyappa) and her son Sri.Dilippa, Smt.Venkatamma (W/o Late Sri.Gunnappa, deceased son of Late Sri.Muniyappa) and her children Sri.Munikrishnappa, Smt.Sunitha, Smt.Minalkshmma, Smt.Obamma @ Shobha (D/o of late Sri.Gunnappa) and her daughter Smt.Savitha, Sri.Muddappa (S/o Late Dekappa) and his sons Sri.Premanath & Sri.Bharath, Smt.Doddaakkayamma @ Akkayamma (D/o Late Sri.Muniyappa @ Muniga), children of late Smt.Honniramma viz., Smt.Narayanamma @ Muniyamma, Sri.Narayanaswamy @ Muniyappa and Sri.Muniraja @ Muniraju executed a Confirmation Deed, 28.07.2017 (doc No.1429/2017-18) confirming the execution of aforesaid deeds, besides confirming the ownership of The Hamlet in respect of Sy no.185 measuring 2 acres 02 guntas and Sy no.172/2 measuring 21 guntas. It further confirms that the cases in O.S. no.736/2012 and 336/2012 filed by them were dismissed by filing memo/s for withdrawal as settled out of court. In the context of confirmation deed, in our opinion the non-availability of Genealogical tree of the family of Sri.Muniyappa alias Muniga issued by Statutory Authority is not an impediment/clog on title. It is pertinent to mention that Smt.Nagamani (daughter of Late Sri.Dhekappa) is excluded in the confirmation deed dated 28.07.2017 (doc no.1429/2017-18) owing to whereabouts of Smt.Nagamani being non-traceable.

Further, Smt.Munirathnamma (D/o Late Sri.Gunnappa and Smt.Obalamma) and her children Sri.Ashok and Sri.Chandrappa AND children of Late Sri.Sapangi and Smt.Munirathnamma viz., Smt.Kavitha, Smt.Asha, Smt.Munirathnamma and Sri.Manjunath filed a suit in OS no.665/2021 before the Court of Senior Civil Judge and JMFC, Devanahalli against Smt.Seegehalli Muniyamma (W/o Late Sri.Nanjappa) and others seeking judgement and decree in favour of the plaintiffs' fathers share of 1/4 in plaintiffs' 1/7th share in the Suit Schedule property (Item-1 to 3), judgement



and decree in favour of plaintiff for 2/7th share in the Item-4 of suit schedule property, separate possession of the suit schedule properties by awarding separate share to each of the plaintiffs by appointing commissioner, cost of the proceedings and to pass such other orders as the court deem fit. However, the sought for compromise petition and decree passed in O.S. no.665/2021 are not yet made available.

Thereafter, Sri.Munishamappa (S/o Late Sri.Muneerappa)m his wife Smt.Venkatamma and family members a) Sri.Ravi M. along with his family members Smt.Munilakshamma, Sri.Pavan R. Sri.Praveen M.R. b) Smt.Shankamma, c) Sri.M.Suresha along with his family members Smt.Radhamma, Kum.Bhanupriya S & Master.Monik S. rep by their father & natural guardian Sri.M.Suresha AND children of late Sri.Narayanaswamy Smt.Asha, Sri.Vinod N. & Sri.Ranjith Kumar N. executed a Consent deed dated 15.11.2023 (doc no.10143/2023-24) confirming the ownership of in favour of M/s The Hamlet in respect of Sy no.185 measuring 20 ½ guntas and Sy no.167 measuring 1 acre 35 guntas of Doddajala Village, besides confirming to file compromise petition in O.S. no.627/2022. The online copy of order dated 09.12.2023 passed by the I Addl. Senior Civil Judge & JMFC, Devanahalli in O.S. no.627/2022 reflecting the settlement of dispute and filing of joint compromise petition recorded on 16.11.2023, besides confirming the settlement of matter before lok adalath is produced.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued a nil tenancy Endorsement dated 07.12.1992 bearing no.LRF.CR.369/1992-93 in respect of Sy no.185 of Doddajala Village.

The office of the Tahsildar, Devanahalli Taluk has issued an Endorsement dated 09.02.2017 bearing No.RK/CR/612/2016-17 confirming non-availability of records for issue of grant order, saguvali chit, Saguvali allotment record, grant order and register record in respect of Sy no.185 of Doddajala Village.

The office of Tahsildar, Bangalore North Additional Taluk, Yelahanka, Bangalore has issued Endorsement of May 2017 bearing No RK/CR/217/2016-17 confirming non-availability of records for issue of grant order, saguvali chit, Saguvali allotment record, grant order and register record in respect of Sy no.185 of Doddajala Village.



The office of Shirasthedhar, Bangalore North Additional Taluk, Bangalore has issued an Endorsement dated 28.10.2017 bearing No.RK/CR/564/17-18 confirming non-availability of records for issue of RTC/s for the period 1951 to 1967 in respect of Sy nos.178/1, 2, 180, 081 & 185 of Doddajala Village.

The office of Asst. Director for land records, Bangalore North Taluk, Bangalore has issued an endorsement dated 04.07.2017 bearing no.TQBN(A) RK/TC/935/2017-18 confirming non-availability of records for issue of akarbandh in respect of Sy no.185 of Doddajala Village.

The office of Tahsildar, Bangalore North Additional Taluk, Bengaluru has issued Nil Tenancy Certificate dated 06.10.2017 bearing no.RD0039204027446 in respect of Sy no.185 of Doddajala Village.

The office of Asst. Director for Land records, Yelahanka, Bangalore has issued an Endorsement dated 06.11.2024 bearing no.R.K./4209/2024-25 confirming non-availability of records for issue of akarbandh, tippani, R.R. Yeda and Bala bagha and karda in respect of Sy no.185 of Doddajala Village.

The copies of RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1997-98, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.185, Doddajala Village, Jala Hobli, Bangalore North Taluk, Bangalore and Records of Rights bearing RR No 374 issued by the office of Tahsildar, Bangalore North Taluk and Copy of index of lands.

The copy of Genealogical tree of the family of Sri.Muniyappa alias Muniga in the form of affidavit dated 01.08.2017 (notarized) confirms that he was survived by Sri.Nanjappa, Smt.Doddaakkayamma, Late Sri.Muniyappa, late Sri.Gunnappa, Late Sri.Dekhappa and Smt.Honnuramma.

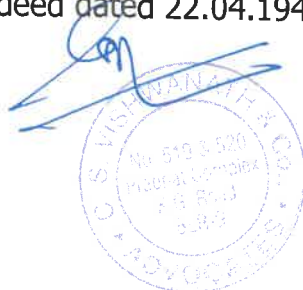
Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :



Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 27.08.1993 for the period 01.06.1989 to 26.08.1993	depicting the entries of sale deeds dated 29.08.1992 (doc no.2262) and 02.09.1992 (doc no.2286)
2.	Dated 19.06.2015 for the period 01.04.2007 to 10.06.2015	depicting the entries of sale deed dated 27.07.2007 (doc nos.1071, 1070, 1068, 1069)
3.	Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020	depicting the entries of consent deed/s dated 17.06.2019 (doc no.668), 31.07.2017 (doc no.1429)
4.	Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020	depicting the entries of consent deeds dated 17.06.2019 (doc no.663), 31.07.2017 (doc no.1429),
5.	Dated 09.07.2020 for the period 01.04.2017 to 09.07.2020	depicting the entries of consent deeds dated 17.06.2019 (doc no.668), 31.07.2017 (doc no.1429)
6.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entries of consent deeds dated 17.06.2019 (doc no.663), 31.07.2017 (doc no.1429), sale deed dated 27.07.2007 (doc nos.1071), 27.07.2007 (doc no.1070), 27.07.2007 (doc no.1068) and sale deed dated 27.07.2007 (doc no.1069)
7.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of sale deed dated 18.04.2024 (doc no.149), JDA dated 19.04.2024 (doc no.173), consent deeds dated 11.07.2023 (doc nos.7464 & 746)
8.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149),

In respect of Sy no.4 measuring 3 acres 15 guntas

Whereas land bearing Sy no.4 measuring 5 acres 15 guntas situated at Meenukunte Village, Jala hobli, Yelahanka Taluk was earlier owned by one Sri. (Mestri) Venkataramanappa, having acquired the same from the predecessor-in-title Smt.Muniyamma under a sale deed dated 22.04.1946 (doc no.1760/1945-46)



The said Sri.Mestri Venkataramanappa (S/o Sri.Muniyappa) sold and conveyed a portion of land bearing Sy no.4 measuring 3 acres 15 guntas in favour of Smt.Muniyamma (W/o Sri.Anjinappa) under a sale deed dated 17.10.1951 (doc no.1632/1951-52). Further, Smt.Muniyamma (W/o Sri.Anjinappa) sold the same extent depicting the survey number as Sy no.4/1 in favour of Sri.Marappa (S/o Sri.Chinnappa) in terms of a sale deed dated 08.04.1953 (doc no.38/1953-54).

Further, Mestri Venkataramanappa sold land bearing Sy no.4 measuring 2 acres in favour of Sri.Marappa S/o Sri.Chinnappa under a sale deed dated 17.10.1951 (doc no.1631/1951-52).

The said Sri.Marappa S/o Makerappa sold portion of land in Sy no.4 measuring 2 acres 15 guntas situated at Meenukunte Village, Jala Hobli, Yelahanka Taluk in favour of Sri.Chikkamunisonappa S/o Sri.Muniswamappa, under a Sale deed dated 07.01.1959 (doc no.2843/1958-59).

Further, Sri.Chikkamunisonappa sold the aforesaid land bearing Re-Sy no.4/1 measuring 2 acres 15 guntas under a sale deed dated 26.10.1960 (doc no.2209/1960-61) in favour of Sri.Muniswamappa S/o Sri.Nanjundappa. Thereafter, Sri.Muniswamappa S/o Sri.Nanjundappa sold the aforesaid land bearing Re-Sy no.4/1 measuring 2 acres 15 guntas in favour of Sri.Shamanna and Sri.Krishnappa, children of Sri.Anjinappa under a Sale Deed dated 21.11.1962 (doc no.2115/1962-63). The copy of Mutation register bearing MR no.61/2004-05 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore reflects the entitlement of Sri.Shamanna and Sri.Krishnappa (sons of Late Anjinappa) to an extent of 1 acre each in Sy no.4 as per the partition executed between themselves. The said Sri.Shamanna together with his family members Smt.Kempamma, Sri.Munianjanappa, Ms.Munirathnamma sold land in Sy no.4 measuring 1 acre in favour of Sri.Suresh Bhatia vide a sale deed dated 08.09.2006 (doc no.6143/2005-06). The sale transaction is depicted in the Mutation register bearing MR no.3/2005-06 and Mutation register bearing MR no.32/2006-07 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.

After the demises of Sri.Madappa (marappa) and his brother Sri.Channappa, a portion of land in Sy no.4 measuring 1 acre was allotted to the share of Smt.Narayanamma (daughter of Sri.Chennappa and remaining portion of land in Sy no.4 measuring 2 acres 15 guntas was allotted to the share of Sri.Kempanna (S/o Late Sri.Channappa). However, the sought for copies of death certificates of Sri.Madappa and Sri.Channappa and their family trees issued by statutory authority are not made available.



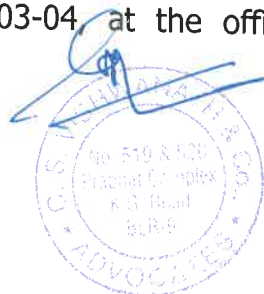
The said Smt.Narayanamma entered into an Agreement dated 22.05.1993 with M/s Nandi Estates rep by its authorised signatory Sri.P.Seetharamaiah for sale of land bearing Sy no.4 measuring 1 acre. Further, Smt.Narayanamma executed a General Power of Attorney dated 31.03.1995 (doc no.212/1995-96) in favour of Sri.S.R.Chandak and Sri.N.M.Jain, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.4 measuring 1 acre of Meenukunte Village. Later on, Smt.Narayanamma rep by her GPA holder Sri.N.M. Jain sold a portion of land bearing Sy no.4 measuring 1 acre in favour of The Hamlet rep by its partner Sri.Bimal Goenka by virtue of a Sale deed dated 10.09.1996 and registered as doc no.2519/1996-97, at the office of Sub-Registrar, Yelahanka, Bangalore. The sale transaction is corroborated in the Mutation register bearing MR no.5/1996-97 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore. The copy of notarised Affidavit dated 23.06.1995 executed by Smt.Narayanamma mentions the loss of original agreement of sale dated 22.05.1993 executed with M/s Nandi Estates sale of 1 acre of land in Sy no.4 is lost is given for perusal.

The land bearing Sy no.4 measuring 1 acre is converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 20.08.1996 bearing no.BDIS.ALN:SR(NA)141/1996-97 issued by the office of Deputy Commissioner, Bangalore District, Bangalore

The said Sri.Kempanna S/o Late Sri.Chennappa executed a General Power of Attorney dated 21.11.2002 (doc no.187/2002-03) in favour of Smt.Kumkum Bagaria, empowering the attorney to do various acts, deeds and things with power of alienation of land bearing Sy no.4 measuring 2 acres 15 guntas.

The land measuring 2 acres 15 guntas in Sy no.4 from agriculture to non-agricultural residential purpose vide Official memorandum dated 07.10.2003 bearing no.BDIS.ALN:SR(NA)54/01-02 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion is reflected in the Mutation register bearing MR no.43/2003-04 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.

The said Sri.Kempanna rep by his GPA holder Smt.Kum Kum Bagaria sold the aforesaid land in Sy no.4 measuring 2 acres 15 guntas in favour of The Hamlet rep by its Partner Sri.G.S.Agarwal under an Absolute Sale deed dated 25.11.2003 and registered as doc no.11745/2003-04, at the office of Sub-Registrar, Yelahanka, Bangalore.



Thereafter, Sri.Krishnappa (S/o Sri.Anjinappa) and his children Sri.Ramanjinappa, Smt.Munirathnamma sold a portion of land bearing Sy no.4 measuring 1 acre in favour of Sri.Patalappa under an Absolute Sale deed dated 14.02.2007 and registered as doc no.26626/2006-07, at the office of Sub-Registrar, Yelahanka, Bangalore. The sale transaction finds mention in the Mutation register bearing MR no.70/2006-07 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore.

The suit filed in O.S. no.261/1997 by the sons of Late Sri. Anjanappa viz., Sri.Shamanna and Sri.Krishnappa before the Court of Civil Judge (Jr.Dvn) and JMFC at Devanahalli against Smt.Narayanamma, Sri.Kempanna and M/s Hamlet Kemwell was dismissed vide Order and Judgement dated 06.09.2006. Further, the appeal filed in R.A. no.195/2006 to set aside the impugned judgement and decree in the said case was also dismissed as settled out of court pursuant to filing of memo for dismissal on 22.10.2007.

Thereafter, the sons of Late Sri.Beli Anjanappa viz., Sri.Shamanna and Sri.Krishnappa executed a Confirmation deed dated 16.08.2007 (doc no.1704/2007-08) in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria, confirming the execution of aforesaid sale deeds dated 10.09.1996 (doc no.2519) and 25.11.2003 (doc no.11745) in respect of Sy no.4 measuring 1 acre and 02 acres 15 guntas.

Further, Sri.Shamanna and Sri.Krishnappa (sons of Late Sri.Beli Anjanappa) also executed a Release deed dated 16.10.2007 (doc no.1705/2007-08) in favour of The Hamlet rep by its partner Smt.Kum Kum Bagaria releasing their right, title, claim and interest over land bearing Sy no.4 measuring 1 acre and 2 acres 15 guntas, besides confirming the withdrawal of case in R.A. no.195/2006 by filing memo.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 24.03.2016 bearing no.RK/CR/888/2015-16 confirming non-availability of records for issue of mutation register/s bearing MR nos.6/1945-46, 10/1951-52, 15/1952-53 of Meenukunte Village.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 31.10.2017 bearing no.RK/CR/571/2017-18 confirming non-availability of records for issue of RTC/s for the period 1984-85 and R.R. no.795 & 797 in respect of Sy no.4 of Meenkunte Village.



The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 07.04.2016 bearing no.RK/CR/15/2016-17 confirming non-availability of records for issue of mutation register bearing MR no.9/1951-52 in respect of Sy no.4 of Meenukunte Village.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore has issued an endorsement dated 31.10.2017 bearing no.PTCL/CR/316/2017-18 confirming that no case has been filed under the purview of PTCL Act in respect of Sy no.4 of Meenukunte Village.

The office of Asst. Director for land records, Bangalore North Taluk, Yelahanka has issued an Endorsement dated 31.10.2017 bearing no.RQBN (A)TC:2560/2017-18 confirming non-availability of records for issue of Hissa, Tippani, Akarbandh and R.R. Balabagha in respect of Sy no.4/1 of Meenukunte Village.

The office of Tahsilar, Devanahalli Taluk, Devanahalli has issued an endorsement dated 20.11.2017 bearing no.CR.301/2017-18 confirming non-availability of records for issue of distribution records, Saguvali Chit and grant order in respect of Sy no.4 of Meenukunte Village.

The office of Tahsilar, Devanahalli Taluk, Devanahalli has issued two separate Endorsements dated 13.12.2017 bearing no.CR.301/2017-18 and 20.12.2017 bearing no.CR.299/2017-18 confirming non-availability of records for issue of Darkasthu records, Saguvali Chit and grant order in respect of Sy no.4 of Meenukunte Village.

The copies of Re-Survey Tippani, settlement akarbandh, sketch and copy of 11E survey sketch are produced.

The copies of RTC/s for the period 1985-86 to 1986-87, 2001-02, 2002-03, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Village Accountant, Bangalore North Taluk, Bangalore reflects the names of erstwhile owner/s as kathedars and occupants in respect of Sy no.4, Meenukunte Village, Jala hobli, Yelahanka Taluk.



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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 03.11.2017 for the period 01.01.1931 to 31.12.1949	depicting the entry of sale deed dated 25.04.1946 (doc no.1760).
2.	Dated 26.03.2016 for the period 01.01.1950 to 31.07.1965	depicting the entry of sale deeds dated 17.10.1951 (doc no.1631 & 1632), 08.04.1953 (doc no.38), 07.01.1959 (doc no.2843), 26.10.1960 (doc no.2209), 21.11.1962 (doc no.2115)
3.	Dated 19.06.2015 for the period 01.01.1950 to 21.07.1986	depicting the entries of sale deeds dated 17.10.1951 (doc no.1631 & 1632).
4.	Dated 18.03.2016 for the period 01.06.1989 to 31.03.2004	depicting the entry of sale deed dated 11.09.1996 (doc no.2519).
5.	Dated 14.09.2001 for the period 01.04.1995 to 13.09.2001	depicting the entry of sale deed dated 11.03.1996 (doc no.2519).
6.	Dated 15.06.2015 for the period 01.04.2004 to 10.06.2015	depicting the entries of Release deed dated 16.10.2017 (doc no.1705 & 1704), Sale deed dated 14.02.2007 (doc no.26626) & 08.09.2005 (doc no.6143)
7.	Dated 22.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entries of Release deed dated 16.10.2027 (doc nos.1705 & 1704), sale deed dated 14.02.2007 (doc no.26626), sale deed dated 08.09.2005 (doc no.6143).
8.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of sale deed dated 18.04.2024 (doc no.149) & JDA dated 19.04.2024 (doc no.173).
9.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)
10	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173) & sale deed dated 18.04.2024 (doc no.149)



In respect of Sy no.5/2

Whereas land bearing Sy no.5/2 measuring 37 guntas situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Chikkakemppaiah (S/o Sri.Chikka Annayappa), having acquired the same from the predecessor-in-title Smt.Doddakkayamma (W/o Sri.Dodda Anayapp) and Smt.Muniyamma (W/o Sri.Muniyappa) under a Sale Deed dated 09.06.1960 (doc No. 808/1960-61). The factum of sale is reflected in the Records of Rights bearing RR No.725 and Index of Lands.

After the demise of Sri.Chikkakemppaiah and his wife Smt.Kempamma, the katha for the said land in Sy no.5/2 measuring 37 guntas among other properties was transferred to the name of his only legal heir and daughter Smt.Akkamma vide Mutation Register Extract bearing MR No.4/1992-93 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore. The copy of Genealogical tree of the family of Sri.Chikkakempanna issued by the Village Accountant, Tharabanahalli Circle, Jala Hobli, Bangalore North (Additional) Taluk is conformity to what is discussed above.

The proceedings bearing case no.R.A.80/1993-94 initiated by Sri.Jayaramaiah S/o Sri.Muniyappa against Sri.Patalaiah, Smt.Akkamma and Tahsildar, Bangalore North Taluk, Bangalore against the entry made in the mutation register bearing MR no.4/1992-93 was kept in abeyance owing to the fact of applicant not being interested in pursuing the case vide Order dated 23.06.1998 passed by the court of Asst. Commissioner, Bangalore.

The said Smt.Akkamma entered into an Agreement of Sale dated 08.07.1993 with The Hamlet rep by its partner Sri.B.S.Agarwal for sale of land in Sy no.5/2 of Meenukunte Village.

In furtherance to the agreement, Smt.Akkamma executed a General Power of Attorney dated 08.07.1993 (doc No.73/93-94) in favour of Sri.Subhash Bagaria, empowering the attorney to various acts, deeds and things with power of alienation of land bearing Sy no.5/2 measuring 37 guntas and 4 guntas of kharab land.



The said Smt.Akkamma rep by her GPA holder Sri.Subhash Bagaria sold a portion of land in Sy no.5/2 measuring 29 guntas in favour of The Hamlet rep by its partner Sri.Gauri Shankar Agarwal in terms of a Sale Deed dated 09.11.1994 and registered as doc No.4571/94-95, at the office of the Sub-Registrar, Yelahanka, Bangalore.

Thereafter, Smt.Akkamma out of natural love and affection for her daughter Smt.C. Manjula (W/o Sri.H.B.Gopalagowda), gifted the aforesaid land in Sy no.5/2 measuring 37 guntas and 4 guntas of kharab land unto her under a Gift Deed dated 11.10.2012 (doc No.3009/12-13). The said gift deed was cancelled in terms of a Cancellation Deed dated 24.10.2019 executed by Smt.C.Manjula in favour of Smt.Akkamma (doc No.2070/2019-20)

The said Smt.Akkamma had mortgaged land in Sy no.5/2 of Meenukunte Village in favour of Rytara Seva Sahakara Sangha, Chikkajala under a Loan Bond dated 07.08.2013 (doc No.1921/2013-14) and the same was discharged vide Discharge Deed dated 22.10.2019 (doc No.2042/2019-20).

M/s Hamlet rep by its Partner Sri.Karan Bagari filed a suit in O.S. no.36/2013 against Smt.Akkamma, Smt.Sharadamma, Smt.Manjula and Smt.Saraswathamma before the Court of Addl. Civil Judge and JMFC, Devanahalli seeking to pass a judgement and decree for permanent injunction, restraining the defendants their agents, servants or any body acting through them from interfering or in any way meddling with plaintiffs peaceful possession and enjoyment of the suit schedule property and to grant costs of the suit and such other reliefs as the Hon'ble Court deems fit. The said suit came to be compromised on 24.10.2019, pursuant to filing of Compromise petition. Accordingly, a compromise decree was drawn on 31.10.2019.

The copy of Mutation Register Extract bearing MR No.H10/2012-13 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore depicts the stay order dated 10.01.2013 passed in O.S. no.36/2013.



The land in Sy no.5/2 measuring 29 guntas was converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 27.09.1994 bearing No B (Dis) ALN/SR (N) 8/94-95 issued by the office of the Deputy Commissioner, Bangalore District. It is noticed from the said official memorandum that high tension wire is passing over an extent of 8 guntas of land in Sy no.5/2, due to which the said land was not converted for residential purpose. The wrong mention of Village name as Doddajala instead of Meenukunte came to be rectified vide Rectified Official Memorandum dated 05.07.2013 bearing No.ALN (JALA) SR 8/94-95 issued by the office of the Deputy Commissioner, Bangalore District.

One of the daughters of Smt.Akkamma viz., Smt.Saraswathamma filed a suit in O.S. no.1079/2007 against her mother Smt.Akkamma and sisters Smt.Sharadamm & Smt.Manjula AND M/s Hamlet seeking Judgement and decree to declare that the plaintiff is entitled to get 1/4th share in the suit schedule property by way of partition with separate possession, to grant permanent injunction restraining the defendant no.4, their representatives, successors etc., from alienating the 1/4th share of the plaintiff in the suit schedule property and to rant such other reliefs as this Hon'ble Court deems fit. The plaint was rejected for want of cause of action vide order dated 16.10.2015. Accordingly, decree was drawn on 17.12.2016.

The said Smt.Akkamma and her daughters Smt.Saraswathamma, Smt.Sharadamma @ Sharadha and Smt.C.Manjula executed a Confirmation Deed dated 24.10.2019 (doc No.2073-2019-20) in favour of M/s The Hamlet rep its partner Sri.Bimal Kumar Goenka confirming the execution of sale deed dated 09.11.1994 (doc no.4571), sale agreement dated 08.07.1993, GPA dated 08.07.1993 (doc no.73) and cancellation of gift deed dated 24.10.2019 (doc no.2070), besides confirming to file compromise petition in O.S. no.36/2013 pending before the Court of Additional Civil Judge and JMFC, Devanahalli and to get the decree drawn as per the compromise.

The office of the Tahsildar, Bangalore North (Additional) Taluk has issued an Endorsement dated 24.06.2015 bearing No RK/CR/99/15-16 confirming non-availability of records for issue of order passed in case no.RRT(J)78/92-93, Mutation register bearing MR no.3/1980-81 and RTC/s for the period 1975-76 to 1979-80 in respect of Sy no.5/2 of Meenukunte Village.



The suit in O.S. no.124/1989 filed by Sri.Jayaramaiah and Sri.Nanjappa (sons of Sri.Muniyappa) against Sri.Patalappa, Sri.Subbanna, Sri.Annayappa, Sri.Yerrappa (all sons of Sri.Doddakempaiah), Smt.Akkamma (W/o Sri.Chikkakempaiah), Smt.Bhagyamma (D/o Sri.Doddakempaiah), Smt.Sunitha (D/o Sri.Chikkakrishnappa) before the Court of Civil Judge (Jr.Dn.), Devanahalli was compromised pursuant to filing of compromise on 25.10.1997. However, the sought for copy of compromise decree drawn in said case is not produced.

We have been provided with a copy of plaint filed by Sri.Hanumanthappa S/o Sri.Muniyappa alias Donneappa in O.S. no.15/2023 against Sandak, The Hamlet before the Court of Principal Civil Judge, Devanahalli seeking permanent injunction against defendant, his heirs, henchmen, legal heirs, assignees, representatives, legatees and authorised persons etc., restraining him from interfering with the peaceful possession and enjoyment of the plaintiff's suit schedule property, to grant the costs of suit and to grant such other order or orders as the honb'le court may deem fit to grant in the facts and circumstances of the case together with costs, in the interest of justice and equity. However, the sought for copies of judgement and decree passed in O.S. no.15/2023 is not made available, as the suit is still pending adjudication.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued a nil tenancy Endorsement dated 06.07.1993 bearing no.LRF:CR/124/1993-94 and 03.10.2017 bearing no.RD0039274040085 in respect of Sy no.5/2 of Meenukunte Village.

The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an Endorsement dated 27.10.2017 bearing No PTCL:CR:353/17-18 confirming that no case has been filed under the purview of PTCL Act in respect of Sy no.5/2 of Meenukunte Village.

The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an Endorsement dated 27.10.2017 bearing No LRF(BNA) CR/311/17-18 confirming that no case has been filed under Section 79A & B of 80 of KLR Act in respect of Sy no.5/2 of Meenukunte Village.



The copies of RTC/s for the period 1968-69 to 1972-73, 1975-76 to 1979-80, 1980-81 to 1983-84, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2001-02, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Taluk Shirastedar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.5/2, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore

The copies of Karnataka Revision Settlement Akarbandh, Village Map of Meenukunte Village, Re-Survey Tippani and Hissa Tippani depicts the extent, size, shape and location of subject land.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 12.09.2001 for the period 01.04.1994 to 13.09.2001	depicting the entry of sale deed dated 14.11.1994 (doc no.4571).
2.	Dated 12.06.2015 for the period 01.01.1948 to 31.07.1986	depicting the entry of sale deed dated 09.06.1960 (doc no.808).
3.	Dated 05.01.2013 for the period 01.04.1993 to 31.03.2004	depicting the entry of sale deed dated 14.11.1994 (doc no.4571)
4.	Dated 22.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entries of consent deed dated 24.10.2019 (doc no.2073), cancellation deed dated 24.10.2019 (doc no.2070), discharge deed dated 22.10.2019 (doc no.2042), mortgage deed dated 07.08.2013 (doc no.1921), gift deed dated 11.10.2012 (doc no.3009).
5.	Dated 09.07.2020 for the period 01.04.2019 to 09.07.2020	depicting the entries of consent deed dated 24.10.2019 (doc no.2073), Cancellation deed dated 24.10.2019 (doc no.2070), discharge deed dated 22.10.2019 (doc no.2042).



6.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149).
7.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149).

In respect of Sy no.67

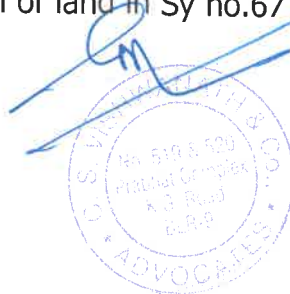
Whereas it is recited that land bearing Sy no.67 measuring 6 acres 13 guntas situated Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore was originally granted to one Sri.Kondappa Naika vide grant order dated 11.02.1971 bearing no.LRF/13/1937-38 /ALR/DPR39/1970-71. However, the copy of grant order is not available for perusal.

Further, copies of index of lands and Record of Rights bearing RR No.589 mentions the grant of Sy no.67 in the name of Sri.Kondappa vide order dated 11.02.1971 bearing LRP 13/1937-38 and No.ALSR TQR 39/1970-71. However, the copies of these orders are also not made available.

After the demise of Sri.Kondappa on 20.10.1990, the katha in respect of land in Sy no.67 measuring 5 acres 15 guntas was transferred to the names of his sons Sri.K.Rajagopal and Sri.Jayaramaiah vide Mutation Register extract bearing MR No.5/90-91 issued by the office of Shirasatedar, Bangalore North Taluk.

The said Sri.Kondappa and his wife Smt.Narayanamma both died intestate, leaving behind their children Smt.Akkayamma and sons Sri.Rajagopal and legal heirs of late Sri.Jayaramaiah (deceased son of Late Sri.Kondappa) Sri.Harish, Smt.Pushpa and Smt.Chaitra as noticed from Genealogical tree of the Family tree of Late Sri.Munishamappa (father of Late Sri.Kondappa) issued by the Village Accountant.

Thereafter, Sri.K.Rajagopal, S/o Late Sri.D.M.Kondappa Naika (as kartha of HUF consisting of himself and his sons R.Venkatesha, R.Mahesha & R. Munisha) AND Sri.K.Jayaramaiah as kartha of his HUF consisting of himself and his son J.Harisha), Smt.Narayanamma (W/o Late Sri.D.M.Kondappa Naika) and her daughter Smt.Akkayamma sold a portion of land in Sy no.67 measuring 4 acres of Meenukunte



Village in favour of Sri.Sunil Bhatia by virtue of a Sale Deed dated 23.10.1991 (doc No.2069/91-92). The sale transaction finds mention in the Mutation Register Extract bearing MR No.5/91-92 issued by the office of Shirasatedar, Bangalore North Taluk.

The said Sri.Rajgopal and Sri.Jayaramaiah (both sons of Late Sri.D.M.Kondappa Nayak) entered into an Agreement to Sell dated 17.03.1993 with The Hamlet rep by Sri.Gowri Shankar Agarwal for sale of land bearing Sy no.67 of Meenukunte Village admeasuring East to West on the Northern side : 346 ft., on the Southern side : 412 ft., and North to South : on the Eastern side : 90 ft., and on the Western side : 157 ft.,

In furtherance to the agreement, Sri.Rajgopal and Sri.Jayaramaiah (both sons of Late Sri.D.M.Kondappa Nayak) executed a General Power of Attorney dated 17.03.1993 (doc No.354/92-93) in favour of Sri.Subhash Bugariya (S/o Sri.C.S.Agarwal), empowering the attorney to do various acts, deeds and things with power of alienation of land in Sy no.67 measuring 1 acre 07 guntas of Meenukunte Village.

Further, Sri.Rajgopal and Sri.Jayaramaiah (both sons of Late Sri.D.M.Kondappa Nayak) executed an Affidavit dated 17.03.1993 (notarised) confirming the receipt of entire sale consideration from M/s The Hamlet and delivery of possession of land bearing Sy no.67 of Meenukunte Village admeasuring East to West on the Northern side : 346 ft., on the Southern side : 412 ft., and North to South : on the Eastern side : 90 ft., and on the Western side : 157 ft., unto it.

The aforesaid Sri.K.Rajagopal, Smt.Akkamma, Smt.Narayanamma, Smt.Honnuramma and Sri.Munivenkatamma executed an Undertaking dated 10.06.1996 (notarised) giving their consent for relinquishing portions of their lands in Sy no.67, 5/2, 4, 172/1, 176/1 of Meenukunte Village for formation of 60 ft., wide road for public purpose free of cost.

Later on, Sri.K.Rajagopal (S/o Sri.D.M.Kondappa Naik) rep by his GPA holder Sri.Subhash Bagaria @ Subhash Bugariya sold a portion of land bearing Sy no.67 measuring 1 acre 7 guntas and 1 gunta of kharab land in favour of M/s The Hamlet



rep by its partner Sri.Bimal Goenka in terms of a Sale Deed dated 08.09.1996 and registered as doc No.2880/96-97, at the office of the Senior Sub-Registrar, Yelahanka, Bangalore. The factum of sale is reflected in the Mutation Register Extract bearing MR No.4/96-97 issued by the office of Village Accountant, Bangalore North Taluk, Bangalore

The land in Sy no.67 measuring 1 acre 08 guntas was converted from agriculture to non-agricultural residential purpose vide Official Memorandum dated 20.08.1996 bearing No.B (Dis) ALN SR (NA) 2/1996-97 issued by the office of the Special Deputy Commissioner, Bangalore District, Bangalore

One Smt.Akkayamma (D/o Late Sri.Kondappa & Late Narayanamma) together with her daughters Smt.Kantamma, Smt.Chandramma S and Smt.Prema S executed a Confirmation deed dated 03.02.2022 (doc no.4054/2021-22) confirming the execution of sale deed dated 08.09.1996 (doc no.2880) in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka in respect of Sy no.67 measuring 1 acre 07 guntas, besides confirming having no manner of right, title, claim and interest over the same.

Similarly, Sri.Harish C., Smt.Pushpalatha and Smt.Chaithra C.J. (children of Late Sri.Jayaram, S/o Late Sri.Kondappa and late Smt.Narayanamma) executed a Confirmation deed dated 03.02.2022 (doc no.4048/2021-22) confirming the execution of sale deed dated 08.09.1996 (doc no.2880) in favour of The Hamlet rep by its partner Sri.Bimal Kumar Goenka in respect of Sy no.67 measuring 1 acre 07 guntas, besides confirming having no manner of right, title, claim and interest over the same.

The sons of Late Sri.Rajagopal and grant children of late Sri.Kondappa Naika) viz., Sri.R.Venkatesh and Sri.Mahesh initiated proceedings in case no.KSC ST 8/2002-03 before the court of the Asst. Commissioner, Bangalore against Sri.Sunil Bhatia, Smt.Anjela Geetha and Sri.Bimal Goenka of Hamlet seeking restoration of land in Sy no.67 measuring 6 acres 13 guntas of Meenukunte Village under the provisions of PTCL Act 1978. The case was temporarily kept bye as neither the petitioners nor the respondents could produce documents pertaining to grant and further the Tahsildar



was instructed to produce the documents pertaining to the grant vide its Order dated 04.05.2003.

Further, Sri.R.Venkatesh and Sri.Mahesh filed a petition bearing K.SC.ST.99/2013-14 before the Court of Asst. Commissioner, Bangalore North Sub-division, Bangalore against against Sri.Sunil Bhatia, Smt.Anjela Geetha and Sri.Bimal Goenka of Hamlet seeking restoration of land in Sy no.67 measuring 6 acres 13 guntas of Meenukunte Village under the provisions of PTCL Act 1978. The petition was allowed and the alienation of land in Sy no.3 (old), new Sy no.67 of Meenukunte Village, under sale deeds dated 14.10.1985, 19.12.1991 and 08.09.1996 (doc nos.811, 2069 & 2880) were declared as null and void and further it was ordered under section 5 (1) (a) and (b) of the Act to resume the said lands to the Government free from all encumbrances and restore the same in favour of original grantee or his legal heirs vide Order dated 22.06.2016 passed by the Assistant Commissioner Bangalore North, Bangalore in case No.K SC ST 99/2013-14. The Tahsildar, Bangalore North (Addl) Taluk, Bangalore was directed to take necessary action and made necessary entries in the revenue records as per rules. Based on the said order, the katha in respect of Sy no.67 to an extent of 6 acres was transferred to the names of Sri.R.Venkatesh and Sri.R.Mahesh vide Mutation Register Extract bearing MR No.H2/2016-2017.

Aggrieved by the said order, Sri.Sunil Bhatia filed an appeal in case no.SC/ST/A/56/2016-17 before the Deputy Commissioner, Bangalore Urban District, Bangalore against the Asst. Commissioner, Bangalore North Sub-division, Sri.R.Venkatesh, Sri.R.Mahesh, Smt.Anjali Geetha and Sri.Bimal Goenka and the same was dismissed vide Order dated 23.04.2019.

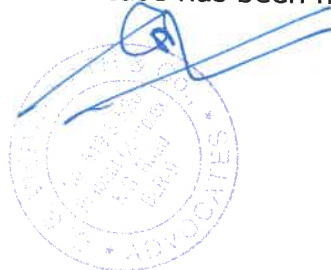
Similarly, the appeal filed in case no.SC/ST/A/58/2016-17 by M/s Hamlet Factory against the Asst. Commissioner, Bangalore North Sub-division, Sri.R.Venkatesh, Sri.R.Mahesh, Smt.Anjali Geetha and Sri.Bimal Goenka was dismissed vide Order dated 23.04.2019 passed by the Court of Deputy Commissioner, Bangalore Urban District, Bangalore



Aggrieved by the said order, a Writ Petition bearing 20785/2019 was filed by the Hamlet against the Deputy Commissioner, Bangalore Urban District, The Asst. Commissioner, Bangalore North Sub-division, Sri.R.Venkatesh, Sri.R.Mahesh and State of Karnataka, Department of Revenue, Bangalore Department. The writ petition was allowed and the impugned orders dated 23.04.2019 passed by the Deputy Commissioner and order dated 22.07.2016 passed by the Asst. Commissioner were set aside vide Order dated 24.11.2021 passed by High Court of Karnataka, Bangalore in WP no.20785/2019.

The sons of Sri.Rajagopal viz., Sri.Venkatesh and Sri.Mahesh filed a suit in O.S. no. 1404/2022 before the Court of Senior Civil Judge and JMFC at Devanahalli against Smt.Akkayamma, Smt.Varalakshamma, Muneesh, Manjula, Hareesh, Pushpa, Chaitra, Smt.Anjela Geetha, Sri.Sunil Bhatia, the Hamlet and Sunil Hegde seeking partition of half share in Sy no.67 measuring 6 acres 13 guntas, to declare sale deeds bearing doc nos.811/1985-86, 2069/1991-92, 2880/1996-97 & 1742/1999-2000 as void and unenforceable in law and not binding on the plaintiffs in respect of their half share in the property and for permanent injunction restraining defendant nos.8 to 11 from alienating, encumbering or dealing with the property. Further, an application was filed by Defendant no.10 (the Hamlet) under order VII Rule 11 (a) & (d) r/w section 151 of CPC for rejection of plaint as there is no cause of action to file the suit and suit was barred by law and section 34 of Specific Relief Act and Limitation Act. The said I.A. no.III was allowed and consequently, plaint was rejected vide Order dated 14.10.2024 passed by the Court of Additional Senior Civil Judge & JMFC, Devanahalli in O.S. No.1404/2022

M/s Hamlet through its GPA holder Sri.S.R.Chandak filed a suit in O.S. no.338/2019 before the Court of Senior Civil Judge at Devanahalli against Sri.R.Venkatesh and Sri.R.Mahesh to grant judgement and decree in favour of the plaintiffs as against the defendants a) to grant permanent injunction restraining the defendants of their henchmen, agents, workmen etc., or any persons from interfering with the peaceful possession and enjoyment of the plaintiffs in respect of the schedule property and b) to grant such other or further reliefs as the Hon'ble court may deem fit and proper in the facts and circumstances of this case, including the cost of proceedings, in the interest of justice. However, online copy of order dated 20.12.2023 rejecting the I.A. No.3 for adjournment and dismissal of suit of non- prosecution by imposing costs of Rs.3000/- payable to TLSC Devanahalli is produced. We have been informed pursuant thereto, no miscellaneous case has been filed for restoration of the suit.



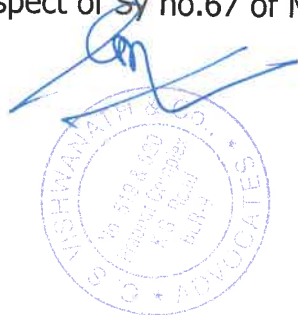
The copies of RTC/s for the period 1980-81 to 1983-84, 1985-86 to 187-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.3/1, Sy no.67, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore has issued an Endorsement dated 27.10.2017 bearing no.PTCL.CR:356/2017-18 confirming the acceptance of application filed in case no.99/13-14 under PTCL Act in respect of Sy no.67 of Meenukunte Village.

The office of the Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 10.12.2015 bearing No.RK/CR/528/2015-16 confirming non-availability of records for issue of mutation register bearing MR no.60/1996-97 in respect of Sy no.67 of Meenukunte Village.

The office of the Public Information Officer, Bangalore North (Additional) Taluk has issued two separate Endorsements both dated 30.05.2017 bearing Nos. Info/CR/23/16-17 and CR.30/16-17 confirming non-availability of records for issue of order no.LRP 13/37-38 or B-2 DAR 123/27-28, MRPR213/53-54 dated 29.10.1953, Saguvali Chit, Saguvali allotment records, grant order and grant register in respect of Sy no.67 (old no.3) of Meenukunte Village.

The office of the Tahsildar, Devanahalli Taluk, Devanahalli has issued two separate Endorsements both dated 28.12.2016 & bearing No RK/CR/7890/16-17 and No.RK/CR/528/2016-17 confirming non-availability of records for issue of a) grant order bearing no.LRP:13/1937-38 or B2 order 123/1927-28 M.R.P.R. 213/1953-54 dated 29.10.1953, b) saguvali chit, c) saguvali chit allotment chit, d) grant register records and grant order in respect of Sy no.67 of Meenukunte Village.



The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 02.02.2017 bearing No RK/CR/624/2016-17 confirming non-availability of records for issue of Mutation registers bearing MR nos.66/1996-97, 4/1996-97, 60/1996-97, 4/1988-89 and Record of Rights bearing no.806-807 in respect of Sy no.67 of Meenukunte Village.

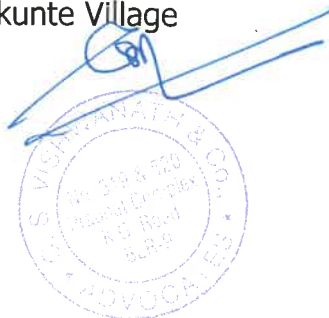
The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 24.06.2015 bearing No.RK/CR/100/2015-16 confirming non-availability of records for issue of orders dated 31.12.1927 bearing no.B2DAR123/27-28 in respect of Sy no.67 , Old no.3 of Meenukunte Village.

The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 22.05.2015 bearing No.RK/CR/27/2015-16 confirming non-availability of records for issue of orders bearing nos.LRF 13/37-38, ASLR DPR 39/11, B2 BPR 123/31 in respect of Sy no.67 of Meenukunte Village.

The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 12.08.2015 bearing No.112/2015-16 confirming non-availability of records for issue of order bearing no.B2DAR 123/27-28 in respect of Sy no.67 (old no.3) of Meenukunte Village

The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 12.08.2015 bearing No.112/2015-16 confirming non-availability of records for issue of order bearing no.RRT (J) 141/1990-91 in respect of Sy no.67 of Meenukunte Village

The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement dated 10.12.2015 bearing No.527/2015-16 confirming non-availability of records for issue of RTC/s for the period 1975-76 to 1979-80 in respect of Sy no.67 of Meenukunte Village



The office of Tahsildar Bangalore North Taluk, Bangalore District has issued a Nil tenancy Endorsement dated 19.03.1994 and 03.10.2017 bearing nos. LRF:CR:514/1993-94 and D0039274040084 in respect of Sy no.67 of Meenukunte Village.

The office of Assistant Commissioner, Bangalore North Sub-division, Bangalore has issued an Endorsement dated 27.10.2017 bearing No 312/2017-18 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy no.67 of Meenukunte Village.

The copies of sketch, tippani, hissa, LR Tippani, Revision Settlement Akarbandh and village map confirms the extent, size, shape and location of subject land.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 09.01.2015 for the period 01.04.1930 to 31.07.1986	depicting the entry of sale deed dated 17.10.1985 (doc no.811) among other survey number entries
2.	Dated 31.12.2014 for the period 01.06.1989 to 31.03.2004	depicting the entries of sale deeds dated 23.10.1991 (doc no.2069), 08.10.1996 (doc no.2880), 09.07.1999 (doc no.1742) & 26.07.2003 (doc no.5565).
3.	Dated 17.07.2017 for the period 01.04.2015 to 16.07.2017	depicting the entries of cancellation agreement dated 28.04.2017 (doc no.697), release deed dated 30.12.2016 (doc no.6958)
4.	Dated 09.07.2020 for the period 01.04.2018 to 09.07.2020	depicting the entry of sale agreement dated 20.08.2018 (doc no.2167)
5.	Dated 21.11.2022 for the period 01.04.2004 to 21.11.2022	depicting the entry of confirmation deeds dated 04.02.2022 (doc nos.4054 & 4048), sale agreement dated 20.08.2018 (doc no.2167),



		Cancellation agreement dated 28.04.2017 (doc no.697), sale agreement dated 30.12.2016 (doc no.6959), Cancellation agreement dated 28.04.2017 (doc no.697), sale agreement dated 20.08.2018 (doc no.2167)
6.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)
7.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entries of JDA dated 19.04.2024 (doc no.173), sale deed dated 18.04.2024 (doc no.149)

In respect of Sy no.45 :

Whereas land bearing Sy no.45 measuring 5 acres 03 guntas situated at Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore was earlier owned by one Sri.Kondappa (S/o Sri.Honnurappa) as could be evidenced from the entries made in the RTC/s for the period 1968-69 to 1972-73, 1975-76 to 1979-80, 1980-81 to 1983-84, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore AND Index of Land & Record of Rights bearing RR No.294 issued by the office of Deputy Tahsildar, Bangalore North Taluk, Bangalore.

The said Sri.Kondappa and his wife Smt.Muniyamma both died intestate, leaving behind their children Sri.Lachappa, Ms.Akkayamma, Smt.Gunnamma, Sri.Muniyappa urf Gunappa AND legal heirs of Late Sri.Munivenkatappa (deceased son of Late Kondappa) viz., Smt.Muniyamma, Smt.Narayanamma, Sri.Munikrishnappa, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh and Ms.Pavithra to succeed to his estate as noticed from Genealogical tree of the family of Sri.Kondappa issued by the Village Accountant, Tharabanahalli Village, JalaHobli, Bangalore North (Additional) Taluk.

After the demise of the said Sri.Kondappa, his children Sri.Lachappa, Sri.Munivenkatappa and Sri.Muniyappa entered into an oral partition on 11.01.1980 for division of aforesaid land along with another land in Sy no.176/1 by metes and bounds. In terms of the said partition, portion of land in Sy no.45 measuring 3 acres

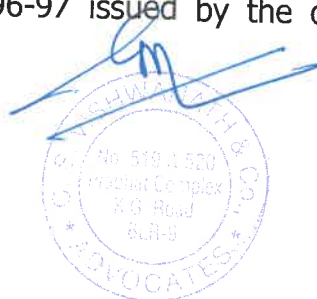


was allotted to the share of Sri.Lachappa, remaining extent of land in Sy no.45 measuring 2 acres was allotted to the share of Sri.Muniyappa and land in Sy no.176/1 was allotted to the share of Sri.Munivenkatappa. The factum of partition is reflected in the Mutation Register Extract bearing MR No.16/1993-94 issued by the office of Village accountant, Bangalore North Taluk

After the demise of Sri.Muniyappa, the katha for the aforesaid land in Sy no.45 measuring 2 acres was transferred to the name of his wife Smt.Muniyamma vide IHC register Extract bearing MR No.14/1995-96 issued by the office of Village accountant, Bangalore North Taluk.

The said Sri. Lachappa (S/o Late Sri.Kondappa) and his children Sri.Gunappa, Sri.Muniya and Sri.Honurappa entered into Unregistered Agreement of Sale dated 13.03.1996 with M/s Hamlet rep by its partner Sri.G.S.Agarwal for sale of land bearing Sy no.45 measuring 3 acres of Meenukunte Village. Subsequently, Sri.Lachappa and his children Sri.Gunappa for self as father & natural guardian for his children Kum.Nanjamma & Master.Harish, Sri.Honnurappa for self as father & natural guardian for his children Kum.Sujatha and Master.Devaraj AND Sri.Muniya for self and as father & natural guardian for his minor children Muniya Gowda, Krishna and Ravi sold the aforesaid land in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka in terms of following sale deeds :

- a) Sale Deed dated 31.10.1996 and registered as doc No.3197/96-97, at the office of the Sub-Registrar, Yelahanka, Bangalore- in respect of Sy no.45 measuring 1 acre. The sale transaction finds mention in the Mutation Register Extract bearing MR No.7/96-97 issued by the office of Village accountant, Bangalore North Taluk.
- b) Sale Deed dated 31.10.1996 and registered as doc No.3196/96-97, at the office of the Sub-Registrar, Yelahanka, Bangalore - in respect of Sy no.45 measuring 1 acre. The factum of sale is reflected in the Mutation Register Extract bearing MR No.6/96-97 issued by the office of Village accountant, Bangalore North Taluk.
- c) Sale Deed dated 31.10.1996 and registered as doc No.3198/96-97, at the office of the Sub-Registrar Yelahanka, Bangalore- in respect of Sy no.45 measuring 1 acre. The fact of sale is corroborated in the Mutation Register Extract bearing MR No.8/96-97 issued by the office of Village accountant, Bangalore North Taluk.



On the other hand, Smt.Muniyamma (W/o Late Sri.Gunappa alias Muniyappa) and her children Sri.Narayanaswamy, Master.Eshwarappa and Master.Harish rep by their mother and natural guardian Smt.Muniyamma entered into Unregistered Agreement of Sale dated 13.03.1996 with M/s Hamlet rep by its partner Sri.G.S.Agarwal for sale of land bearing Sy no.45 measuring 2 acres of Meenukunte Village. Similarly, Smt.Muniyamma (W/o Late Sri.Gunnappa @ Muniyappa) for self and as mother and natural guardian for her children Master.Eshwarappa & Master.Harish, Sri.Narayanaswamy for self and as father & natural guardian for his minor son (baby) sold the aforesaid land in favour of M/s Hamlet rep by its Partner Sri.Bimal Goenka in terms of following sale deeds :

- a) Sale Deed dated 31.10.1996 and registered as doc. No 3199/96-97, at the office of the Sub-Registrar Yelahanka, Bangalore – in respect of Sy no.45 measuring 1 acre 1 gunta. The factum of sale is depicted in the Mutation Register Extract bearing MR No.9/96-97 issued by the office of Village accountant, Bangalore North Taluk.
- b) Sale Deed dated 31.10.1996 and registered as doc No.3200/96-97, at the office of the Sub-Registrar, Yelahanka Bangalore– in respect of Sy no.45 measuring 1 acre 1 gunta. The sale transaction finds mention in the Mutation Register Extract bearing MR No.10/96-97 issued by the office of Village accountant, Bangalore North Taluk.

The subject land in Sy no.45 is converted from agriculture to non-agricultural residential purpose in terms of following conversion orders :

- a) Portion of land in Sy no.45 measuring 2 acres 01 gunta vide Official Memorandum dated 05.09.1996 bearing No.B(Dis)ALN/SR (NA) 114/96-97 issued by the office of the Deputy Commissioner, Bangalore District -
- b) Portion of land in Sy no.45 measuring 3 acres 02 guntas vide Official Memorandum dated 05.09.1996 bearing No.B (Dis)ALN/SR (NA) 115/96-97 issued by the office of the Deputy Commissioner, Bangalore District..



The copies of RTC/s for the period 1968-69 to 1972-73, 1975-76 to 1979-80, 1980-81 to 1983-84, 1985-86 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1995-96, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2008-09, 2009-2010, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020, 2020-21, 2021-22, 2022-23, 2023-24, issued by the office of Tahsildar, Bangalore North Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.45, Meenukunte Village, Jala Hobli, Bangalore North Taluk, Bangalore.

The office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka, Bangalore has issued an Endorsement undated bearing No TQ/BN(A)TC/1079/2010-11 confirming non-availability of records for issue of sketch and tippani in respect of Sy no.45 of Meenukunte Village

The office of Tahsildar, Bangalore North Taluk, Bangalore issued two separate Nil tenancy endorsement/s dated 27.05.1996 bearing no.LRF:CR:42/1996-97 and 03.10.2017 bearing no.RD0039274040086 in respect of Sy no.45 of Meenukunte Village.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued two separate Endorsements dated 22.06.1996 bearing nos.RK.CR.166/1996-97 & RK.CR.165/1996-97 confirming non-availability of records for issue of IL and RR records in respect of Sy no.45 of Meenukunte Village.

The office of Tahsildar, Bangalore North Taluk, Bangalore has issued an Endorsement dated 10.12.2015 bearing no.R.K./C.R./526/2015-16 confirming non-availability of records for issue of RTC/s for the period 1975-76 to 1979-80 in respect of Sy no.45 of Meenukunte Village.

The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an Endorsement dated 27.10.2017 bearing No PTCL:CR:357/17-18 confirming the rejection of case no.90/2007-08 filed under PTCL Act in respect of Sy no.45 measuring 5 acres of Meenukunte Village



The office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore has Endorsement dated 27.10.2017 bearing No LRF(BNA) CR/310/17-18 confirming that no case has been filed under Section 79A & B of KLR Act in respect of Sy no.45 of Meenukunte Village.

The erstwhile owners Sri.Munaiah, Sri.Eshwarappa, Sri.Munaiah, Smt.Muniyamma (W/o Muniyappa), Smt.Muniyamma (W/o Sri.Munivenkatappa), Smt.Kalavathi, Smt.Narayanamma, Sri.Munikrishna, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh, Smt.Pavithra, Smt.Akkayamma, Smt.Gunnamma initiated proceedings in case bearing no.SC. ST.90/2007-08 before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore against Sri.Bimal Kumar Goenka, partner of M/s Hamlet Kemwell House seeking restoration of aforesaid land in Sy no.3 (old), new Sy no.45 measuring 5 acres 3 guntas of Meenukunte Village. The Assistant Commissioner, Bangalore North Sub-Division, Bangalore rejected the claim of the petitioners for restoration of aforesaid and dropped all further proceedings vide Order dated 06.04.2015.

Further, the aforesaid Sri.Munnaiah and others filed an appeal in case no.SC ST (A) 9/2015-16 before the Court of Deputy Commissioner, Bangalore District, Bangalore against Sri.Bimal Kumar Goenka, Partner of M/s Hamlet Kemwell House and Asst. Commissioner, Bangalore North Sub-division, Bangalore challenging the order dated 06.04.2015 passed in case no.SC. ST.90/2007-08 by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore. The Court of Deputy Commissioner, Bangalore District passed an Order dated 07.10.2016, allowing the appeal was and thereby the order dated 06.04.2015 passed in case no.SC. ST.90/2007-08 was set aside.

M/s The Hamlet rep by its Partner Sri.Bimal Goenka filed an appeal in case no.SC ST (A) 50/2008-09 before the Court of the Deputy Commissioner, Bangalore District, Bangalore against Sri.Munaiah, Smt.Muniyamma (W/o late Sri.Muniyappa) and the Asst. Commissioner, Bangalore North Sub-division, Bangalore (as respondents) and Smt.Muniyamma, Smt.Kalavathi, Smt.Narayanamma, Sri.Munikrishna, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh, Smt.Pavithra, Smt.Akkayamma and Smt.Gunnamma as impleading applicants against the order



dated 10.06.2008 passed in case no.K.SC.ST.90/2007-08 by the Asst. Commissioner, Bangalore North Sub-division, Bangalore. The appeal was dismissed and impugned order dated 10.06.2008 passed by the Asst. Commissioner was set aside vide order dated 04.08.2010 passed the Court of the Deputy Commissioner, Bangalore District, Bangalore. The said order is reflected in the Mutation Register Extract bearing MR No 21/10-11 issued by the office of Village accountant, Bangalore North Taluk.

Aggrieved by the said orders dated 06.04.2015 and 07.10.2016, Sri.Munnaiah, Sri.Eshwarappa, Smt.Muniyamma, (W/o Late Sri.Muniyappa) and Smt.Muniyamma (W/o Sri.Nagarj), Smt.Kalavathi, Smt.Narayanamma, Sri.Munikrishna, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh, Smt.Pavitra, Smt.Akkayamma and Smt.Gunnamma filed a Writ Petition no. 60483/2016 (SC/ST) before the High Court of Karnataka, Bangalore against The Deputy Commissioner, Bangalore District, The Asst. Commissioner, Bangalore Sub-Division, Bangalore, Sri.Bimal Kumar Goenka, Partner of M/s Hamlet Goenka, Sri.Harish, Sri.Muniraju, Smt.Manjula, Smt.Anitha, Smt.Akkayamma, Sri.Honnurappa and Smt.Muniyamma. The writ petition was dismissed vide Order dated 16.12.2021.

Further, an appeal in Writ Petition no.24908/2010 (SC/ST) A/W writ petition no.16054/2011 (SC/ST) in W.P. no.24908/2010 was filed before the High Court of Karnataka by Sri.Eshwarappa and others against the Special Deputy Commissioner, Bangalore and M/s The Hamlet to set aside the impugned order dated 04.08.2010 passed by the Special Deputy Commissioner, Bangalore District. The writ petitions were allowed and the impugned order passed by the Asst. Commissioner on 10.06.2008 in case no.K.SC.ST/90/2007-08 and order dated 04.08.2010 in case no.SC.ST. (A)50/2008-09 passed by Deputy Commissioner, Bangalore were set aside and the matter was remanded to the Asst. Commissioner for fresh disposal in accordance with law vide its Order dated 28.01.2013.

Further, a writ appeal bearing no.383/2022 (SC-ST) was filed under Section 4 of the Karnataka High Act, 1961, praying to set aside the order dated 16.12.2021 passed by the Learned Single Judge in W.P. no.60483/2016 (SC-ST) by Sri.Eshwarappa against The Deputy Commissioner, Bangalore District, Bangalore, The Asst. Commissioner, Bangalore Sub-division, Bangalore, Sri.Bimal Kumar Goenka, Partner of M/s Hamlet Camp Wel, Sri.Munnaiah, Smt.Muniyamma (W/o Late Sri.Muniyappa), Smt.Muniyamma (W/o Sri.Nagaraj), Smt.Kalavathi, Smt.Narayanamma,



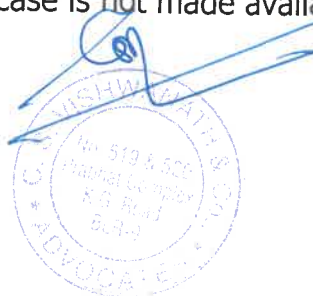
Sri.Munikrishna, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh, Smt.Pavithra, Smt.Akkayamma and Smt.Gunnamma. The Appeal was dismissed vide Judgment dated 01.09.2022 passed by the High Court of Karnataka at Bangalore.

The aforesaid Smt.Muniyamma, Smt.Kalavathi, Smt.Narayanamma, Sri.Munikrishna, Smt.Munirathnamma, Sri.Munikrishnappa, Sri.Ramesh and Smt.Pavithra filed a suit in O.S. no.752/2008 before the court of Civil Judge (Sr.Dvn) & JMFC against Sri.Lachappa, Sri.Chikka Gunnappa @ Gunnappa, Sri.Munaiah, Sri.Honnurappa, Smt.Muniyamma, Sri.Narayanaswamy, Sri.Eashwarappa, Sri.Harish and M/s The Hamlet seeking judgement and decree in their favour ; a) by declaring that the plaintiffs are having legitimate 1/3rd share in the suit schedule property jointly b) for partition and separate possession of plaintiffs such share by metes and bounds U/Sec.54 of CPC by sending decree to the Tahsildar concerned to effect division and c) for recovery of costs and such other relief/s as this Hon'ble court may deem fit in the circumstances of the case, in the interest of justice and equity. However, the sought for Judgement and decree passed in O.S. no.752/2008 pending adjudication.

A special leave petition filed in SLP no.21079/2021 before the Supreme Court of India against the impugned final judgement and order dated 05.07.2021 in W.P. No.60483/2016 (SC-ST) passed by the High Court of Karnataka, Bangalore was dismissed vide its Order dated 24.01.2022.

Similarly, another special leave petition in SLP (Civil) Diary no.50560/2023 before the Supreme Court of India against the impugned final judgement and order dated 05.07.2021 in W.P. no.60483/2016 and 01.09.2022 in W.P. no.383/2022 passed by the High Court of Karnataka, Bangalore was also dismissed vide its Order dated 08.01.2024.

The copy of Order on I.A. No.III dated 09.02.2024 passed by the Court of Addl. Senior Civil Judge & JMFC at Devanahalli in O.S. no.1104/2022 allowing the I.A. no.III filed by the defendant no.15 U/o VII rule 11 (a) and (d) R/w section 151 of CPC and consequently rejecting the plaint is produced. However, the sought for decree copy drawn in the said case is not made available.



Similarly, the copy of Order on I.A. No.3 dated 15.04.2024 passed by the Court of Addl. Senior Civil Judge & JMFC at Devanahalli in O.S. no.1103/2022 allowing the I.A. no.3 filed by the defendant no.6 under order 7 Rule 11 (a) & (d) read with section 151 of CPC and consequently rejecting the plaint is produced. However, the sought for decree copy drawn in the said case is not made available.

It is pertinent to mention that a Writ petition was filed in W.P. no.15767/2025 before the High Court of Karnataka at Bangalore (Supervisory Jurisdiction) by M/s Hamlet rep by its Partner Sri.Karan Bagaria and M/s Sattva City Private Limited against Sri.Munnaiah and others is pending for adjudication.

The suit filed by M/s The Hamlet rep by its Partner Sri.Karan Bagaria and M/s Sattva City Private Ltd., rep by its authorized signatory Sri.Ashwin Sancheti against Sri.Munnaiah and others before the Court of Vacation Bench, Principal Civil Judge, JMFC, Bangalore Rural District, Bangalore and Court of Civil Judge & JMFC, Bangalore in O.S. no.151/2025 (150) seeking to issue permanent injunction restraining the defendants, their family members, agents, representatives, men and/or anyone claiming through them from interfering with the plaintiffs peaceful possession and enjoyment of suit schedule property (Sy no.45) and to grant such reliefs including costs of the suit as the Hon'ble Court may deem fit to grant in the facts and circumstances. The case is pending adjunction and hence, the sought for judgement and decree passed in said case is not made available.

We have been provided with a copy of petition filed by Sri.Munnaiah and Sri.Eshwarappa against M/s The Hamlet and M/s NABS TechparkPvt. Ltd., before the Asst. Commissioner, Bangalore North, Sub-division at Bangalore in KSC/ST/(PTCL) No.36/2024 seeking to exercise the statutory powers vested with the Hon'ble Court/Authority under Section 4 and 5 of Karnataka Scheduled Castes and Scheduled Tribes (PTCL Act 178) and to declared the alleged sale deeds dated 31.10.1996 as null and void and to restore alnd in Sy no.45 measuring 5 acres 3



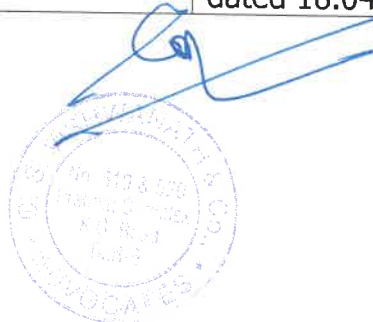
guntas in the names of petitioners, since there is violation of above act in the interest of the justice and equity.

M/s The Hamlet rep by its GPA holder Sri.S.R.Chandk and M/s Sattva City Private Limited filed a Writ petition filed in W.P. no.26657/2024 before the High Court of Karnataka at Bangalore (Original Jurisdiction seeking to issue a) writ of certiorari and quash the notice dated 26.08.2024 bearing case I.D. no.PTCL/YLK-36/2024-25 issued by the respondent no.2 and consequently quash the entire proceedings in K.SC.ST.PTCL/YLK36/2024 pending before the respondent no.2, b) writ of prohibition restraining the 2nd respondent from proceeding further in K.SC.ST.PTCL/YLK-36/2024 and c) to pass such other and further orders as deemed fit in the facts and circumstances of the case in the interest of the justice and equity. It is noticed from the online status, the interim order for stay on proceeding further in K.SC.ST.PTCL/YLK-36/2024 was granted till the next date of hearing. However, the writ is pending adjudication.

The copies of sketch, Karnataka Revision Settlement Akarbandh and Village Map of Meenukunte Village confirms the extent, size and existence of subject land.

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

Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 16.02.2017 for the period 01.04.1994 to 31.03.2004	depicting the entries of sale deeds dated 31.10.1996 (doc nos.3196, 3197, 3198, 3199 & 3200)
2.	Dated 07.06.2024 for the period 01.01.2022 to 06.06.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149)
3.	Dated 04.12.2024 for the period 01.04.2024 to 03.12.2024	depicting the entry of JDA dated 19.04.2024 (doc no.173), Sale deed dated 18.04.2024 (doc no.149),



Common documents :

We have been provided with copies of Partnership deed dated 19.02.1993 executed amongst Sri.Gauri Shankar Agarwal (HUF), Smt.Kum Kum Bagaria, Sri.Vinod Kumar Goenka, Sri.Ratan Kumar Goenka, Sri.Bimal Kumar Goenka, and Smt.Madhu Goenka constituting a firm under the name and style of M/s The Hamlet AND Reconstitution of Partnership deed dated 01.02.2023 executed amongst Sri.Anurag Bagaria (HUF), Smt.Kum Kum Bagaria, Sri.Karan Bagaria, Sri.Ratan Kumar Goenka, Smt.Madhu Goenka, Sri.Bimal Kumar Goenka, Sri.Anurag Bagaria and Sri.Shiram Chanda constituting a firm under the name and style of M/s The Hamlet are produced.

Subsequently, M/s The Hamlet rep by its partners Ms.Kum Kum Bagaria, Sri.Karan Bagaria, Sri.Ratan Kumar Goenka, Ms.Madhu Lata Goenka, Sri.Bimal Kumar Goenka, Sri.Shriram Chandak, Sri.Anurag Bagaria and Sri.Anurag Bagaria (HUF) rep by Sri.Anurag Bagaria, for a valuable consideration, sold and conveyed 75 % of undivided share, right, title and interest in 1) Sy no.67 measuring 1 acre 0.59 guntas, 2) Sy no.45 measuring 5 acres along regularised extent of 3 guntas, 3) Sy no.4/3 (old no.4) measuring 3 acres 15 guntas, 4) Sy no.5/2 (part) measuring 29 guntas along with 8 guntas of unconverted land and excluding 4 guntas of kharab, 5) Sy no.167 measuring 5 acres excluding 5 guntas of kharab, 6) Sy no.169/1 measuring 34 guntas, 7) Sy no.169/2 measuring 1 acre 5 guntas excluding 1 gunta of kharab, 8) Sy no.172/1 measuring 3 acres 15 guntas excluding 1 gunta of kharab, 9) Sy no.172/2 measuring 21 guntas excluding 1 gunta of kharab, 10) Sy no.176/1 measuring 2 acres 7 guntas, 11) Sy no.176/2 measuring 2 acres 6 guntas, 12) Sy no.177 measuring 4 acres 4 guntas, 13) Sy no.178/1 measuring 1 acre 35 guntas along with 1 gunta of unconverted land and excluding 1 gunta of kharab, 14) Sy no.178/2 measuring 2 acres 10 guntas, 15) Sy no.179 measuring 3 acres 37 guntas excluding 3 guntas kharab, 16) Sy no.180 measuring 5 acres 20 guntas, 17) Sy no.181/2 measuring 1 acre 9 guntas, 18) Sy no.185 measuring 2 acres 2 guntas, 19) Sy no.43/16 measuring 2 acres (75 % share in properties at Item-1 to 19) in favour of M/s NABS Techpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal by virtue of a Sale deed dated 18.04.2024, registered as doc no.149/2024-25, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.

M/s The Hamlet rep by its partners Ms.Kum Kum Bagaria, Sri.Karan Bagaria, Sri.Ratan Kumar Goenka, Ms.Madhu Lata Goenka, Sri.Bimal Kumar Goenka, Sri.Shriram Chandak, Sri.Anurag Bagaria and Sri.Anurag Bagaria (HUF) rep by Sri.Anurag Bagaria assigned its easementary rights of land admeasuring 60 ft., in width and entire length in Sy nos.43 & 43/6 (Block six) of Doddajala Village (procured under deed of easementary rights dated 29.03.1995- doc no.3483/1997-



98) unto M/s NABS Techpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal in terms of a Deed of Easementary Rights dated 18.04.2024 (doc no.150/2024-25).

Later on, M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria entered into a Joint development agreement dated 20.04.2024 (doc no.173/2024-25) with M/s NABS Techpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal for the beneficial development of remaining 25 % undivided share in properties at Item -1 to 19 into a multi-storied building under symbiotic terms. The parties to the said JDA have agreed to share the revenue in the ratio of 9.15 % (to the owner) : 90.85 % (to the builder).

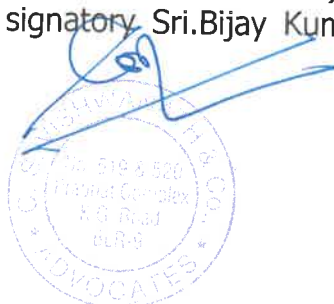
Further, M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria executed a General Power of Attorney dated 20.04.2024 (doc no.06/2024-25) in favour of M/s NABS Techpark Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, empowering the attorney to do various acts, deeds and things with power of alienation with regard to the remaining 25 % undivided share in properties at Item -1 to 19.

Thereafter, the name of company was changed from NABS Techpark Private Limited to Sattva City Private Limited as evidenced from Certificate of incorporation pursuant to change of name dated 25.06.2024 issued by Registrar of Companies.

The copies of Articles of Association and Memorandum of Association of M/s Sattva City Private Limited are given for perusal and it is also noticed that Sri.Bijay Kumar Agarwal and Ms.Niru Agarwal are its subscribers.

Subsequently, The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria for a valuable consideration sold and conveyed 75 % of undivided share in land bearing Sy no.172/3 measuring 22 guntas of Doddajala Village in favour of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal under a Sale deed dated 19.12.2024 and registered as doc no.1745/2024-25, in Book-I, at the office of Senior Sub-Registrar, Gandhinagar (Jala), Bangalore.

Thereafter, M/s The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria entered into a Supplementary agreement to the Joint Development Agreement dated 19.12.2024 (doc no.1746/2024-25) with M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal for the beneficial



development 25 % of undivided share in land bearing Sy no.172/3 measuring 22 guntas of Doddajala Village under mutually terms.

Further, The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria executed a General Power of Attorney dated 19.12.2024 (doc no.62/2004-25) in favour of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal, empowering the attorney to do various acts, deeds and things with power of alienation of Sy no.172/3 measuring 22 guntas of Doddajala Village.

IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of

- a) M/s NABS Techpark Private Limited presently known as M/s Sattva City Private Limited in respect of all properties (*except Sy no.172/3*) to an extent of 75 %
- b) M/s The Hamlet rep by its GPA holder M/s NABS Techpark Private Limited presently known as M/s Sattva City Private Limited in respect of all properties (*except Sy no.172/3*) to an extent of 25 %
- c) M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal in respect of Sy no.172/3 to an extent of 75 %
- d) The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria rep by GPA holder M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal in respect of Sy no.172/3 to an extent of 25 %

V OPINION:

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

In respect of Sy no.43/16

1. Copies of RTC/s and Mutation register in the name of The Hamlet pursuant to Order dated 08.11.2022 in W.P. no.5769/2022

In respect of Sy no.172/2

1. Compromise petition and decree passed in O.S. no.665/2021



In respect of Sy no.176/1

1. Status of Regular Appeal R.A. no.15018/2023 filed before V Addl. District and Sessions Court with all relevant papers (plaint, written Statement, orders etc.,)

In respect of Sy no.169/2

1. Copy of order passed in RFA no.1986/2024 by the High Court of Karnataka, Bangalore.

In respect of Survey No 178/2

1. Compromise petition and decree passed in O.S. no.185/2021

In respect of Sy no.185

1. Compromise decree passed in O.S. no.637/2017
2. Copy of compromise petition and decree passed in O.S. no.665/2021.

In respect of Sy no.5/2

1. Compromise decree passed in OS. No.124/1989.
2. Copies of judgement and decree passed in O.S. no.15/2023

In respect of Sy no.45 measuring 5 acres 3 guntas :

1. Orders passed by the Karnataka Appellate Tribunal in Appeal Nos.478/2022 & 479/2022.
2. Judgement and decree passed in O.S. no.752/2008
3. Orders dated 10.06.2008 passed by the Asst. Commissioner, in KSCST 20/2007-08
4. Judgement and decree passed in O.S. no.361/2025 (old no.151/2025)
5. Orders passed in W.P. no.26077/2024
6. Orders passed in W.P. no.15767/2025
7. Orders passed in WP 26077/2024 concerning writ petition filed by Hamlet & others against State of Karnataka & others
8. Orders passed in WP 26657 /2024 concerning writ petition filed by The Hamlet against State of Karnataka.
9. CRP/800/24 Hamlet V/s Muniyamma.
10. PTCL-YLK-36/24-25 concerning petition filed by Sri.Munaiah & another against The Hamlet & Another.
11. SC/ST Complaint 101/2024-25 filed by Ashwin Sancheti & others against State of Karnataka



Common documents :

1. E-katha/s for all extents covering all survey numbers in the joint names of The Hamlet and M/s Sattva City Private Limited
2. Tax paid receipt for the period 2023-24/2024-25.
3. RERA certificate for the project.
4. Copy of approved plan.
5. Nil Encumbrance certificate from 01.12.2024 till date for all survey numbers.

We are of the opinion that the title of

- a) All properties (*except Sy no.172/3*) to an extent of 75 % in favour of M/s NABS Techpark Private Limited presently known as M/s Sattva City Private Limited
- b) All properties (*except Sy no.172/3*) to an extent of 25 % in favour of M/s The Hamlet rep by its GPA holder M/s NABS Techpark Private Limited presently known as M/s Sattva City Private Limited
- c) In respect of Sy no.172/3 to an extent of 25 % in favour of The Hamlet rep by its partners Sri.Karan Bagaria and Sri.Anurag Bagaria rep by GPA holder M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal
- d) In respect of Sy no.172/3 to an extent of 75 % in respect of M/s Sattva City Private Limited rep by its authorised signatory Sri.Bijay Kumar Agarwal

in respect of subject properties described supra are legally valid, clear and marketable.

NOTE :

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

All the documents referred to us are returned herewith.

Thanking you,
For C.S.Vishwanath & Co.,

Advocate.

