

TITLE DUE DILIGENCE REPORT

*Lands in Sarkari Guttahalli
Village, Kasaba Hobli, Hoskote
Taluk, Bangalore Rural District*

5 May 2025

TABLE OF CONTENTS

1.	GLOSSARY.....	1
2.	INTRODUCTION.....	4
3.	SCOPE OF WORK.....	4
4.	ASSUMPTIONS AND QUALIFICATIONS.....	4
5.	LAND 1.....	8
6.	LAND 2.....	22
7.	LAND 3.....	32
8.	LAND 4.....	58
9.	LAND 5.....	99
10.	ENDORSEMENTS.....	119
11.	ZONING AND LAND USE.....	122
12.	PROPERTY TAX.....	122
13.	LITIGATION.....	122
14.	ORIGINAL INSPECTION.....	122
15.	PUBLIC NOTICE.....	122
16.	CONCLUSION.....	123
	SCHEDULE A - DESCRIPTION OF THE PROJECT LAND.....	124
	ANNEXURE 1 - LIST OF DOCUMENTS.....	125
	ANNEXURE 2 - LITIGATION SEARCH REPORT.....	161

1. GLOSSARY

Acre	40 Guntas or 43,560 square feet.
ADLR	Assistant Director of Land Records, Department of Land Records, Government of Karnataka.
Akarband	A register showing the area and rate of assessment of land holdings.
Atlas	A survey document which shows a sketch of the land holding with hissa(s) / survey sub-numbers assigned after the phodi / sub-division.
A Kharab	Land which is classified as unfit for agriculture at the time of survey, including farm buildings or threshing floors of the holder.
B Kharab	Land which is not assessed because <i>inter alia</i> it is reserved or assigned for public purpose or occupied by a road or recognised footpath or by a tank or stream used by persons other than the holders for irrigation, drinking or domestic purposes.
Client	Godrej Properties Limited.
Column No. 9	A column in the RTC which records name of the title holder of the land.
Column No. 11	A column in the RTC which records 'other rights or encumbrances' in relation to the land.
Column No. 12	A column in the RTC which records the name of the tenant/ occupant cultivating the land.
Encumbrance Certificate	Certificate of encumbrance issued by the office of Sub-Registrar of Assurances, pursuant to application made considering Rule 148 of the Karnataka Registration Rules, 1965.
Gunta	1/40 th of an Acre or 121 square yards or 1089 square feet.
Hisse / Hissa	Portions formed in a Survey Number of which area and other particulars are separately entered in the land revenue records under an indicative number subordinate to that of the Survey Number of which it is a portion.
Hissa Tippani	Tippani issued for a Hissa.
Hobli	The sub-division of a taluk.
Index of Land Register	A register maintained prior to the Karnataka Land Revenue Act, 1964, providing details of the entire Survey Number, its various sub-divisions, the total area of each sub-division, Kharab land, net cultivable area, the name of the owner or holder of each such land, along with the manner of acquisition of the land and any other rights on the land.
KLR Act	Karnataka Land Revenue Act, 1964.
Landowners	Shall mean the following individuals, collectively

	Sl. No.	Name
	1.	Radha V. Ramegowda, wife of Ramegowda.
	2.	Rukmini V. Bachegowda, wife of Bachegowda.
	3.	Radha V. Hanumanthagowda, wife of Hanumanthagowda.
	4.	Anjana Gowda, wife of Munegowda.
	5.	G. Vinutha, wife of V. Narayan.
	6.	V. Munegowda, son of B. Venkataramanappa.
	7.	V. Ramegowda, son of B. Venkataramanappa.
	8.	V. Hanumanthagowda, son of B. Venkataramanappa.
	9.	V. Narayan, son of B. Venkataramanappa.
	10.	V. Bachegowda, son of B. Venkataramanappa.
	11.	Vatsala. R, daughter of Ramegowda.
	12.	Preeti B., daughter of Bachegowda.
	13.	Rohit, son of Bachegowda.
	14.	Ganavi, daughter of Munegowda.
	15.	Keerthana, daughter of Hanumanthagowda.
Litigation Search Consultant	Shall have the meaning ascribed in paragraph 3.1(b) of this Report.	
Litigation Search Report	Shall mean the search report dated 4 October 2024 issued by the Litigation Search Consultant, which is attached to this Report as Annexure 2 .	
MR No.	Mutation Register Number – Reference to the particular entry made in the Mutation Register.	
Moola Tippani	Tippani issued in relation to a Survey Number prior to any sub-division.	
Mutation Register	A revenue document which records the transfer of right or interest in lands along with details of such transfer and maintained in Form 12 as per Section 128 read with Section 129(1) of the KLR Act.	
Nakal	Shall mean copy.	
Kharab	A piece or pieces of land classified as unarable and included in a land holding.	
Project Land	All that piece and parcel of immovable property admeasuring 13 Acres 36 Guntas (<i>excluding 2 Guntas 'A' Kharab</i>) situated at Sarkari Guttahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District and morefully described in Schedule A below.	
PTCL Act	The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.	

Record of Rights	A revenue document issued prior to the issuance of RTC in Form V as per Section 4 of the Karnataka Land Record of Rights Act, 1958 read with Rule 26 of the Karnataka Land Record of Rights Rules, 1961.
Representatives	Shall mean the representatives of the Landowners.
Report	This title due diligence report dated [5 May 2025].
RR No.	Record of Rights Number – Reference to the particular entry made in the Record of Rights register.
RR Pakka Book	A revenue document also known as RR balabagada Nakal which is referred to understand the name of the holder in a given sub-division, the total extent of their landholding, including the extent of Kharab in their sub-division and also their assessment to land revenue and issued under Rule 20(c) and 30(ii) of the Karnataka Land Revenue Rules, 1966.
RTC	Record of Rights, Tenancy & Crops (RTC) Extract - A revenue statement prepared for agricultural land showing <i>inter alia</i> old and new survey numbers and their extent (including Kharab), details of crop cultivated (if updated), names of persons in possession/ownership, period and names of persons who are cultivating.
Survey No.	Survey Number - A land holding of which the area and other particulars are separately entered with an indicative number in the land revenue records.
Tippani	A revenue document which discloses the sketch of the Survey Number or Sub-division, not drawn to scale, but recording the measurements.

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2. INTRODUCTION

- 2.1 We understand that the Client (*i.e.*, Godrej Properties Limited), either by itself or through one or more special purpose vehicles, plans on jointly developing the Project Land as a group housing development with the Landowners (**Proposed Transaction**).
- 2.2 We are informed that Landowners own the Project Land and, in this regard, we have, under instructions of the Client conducted a due diligence to verify the right, title, and interest of the Landowners to the Project Land. Based on such due diligence undertaken, we have prepared this Report.

3. SCOPE OF WORK

- 3.1 Our scope of work involved undertaking the following steps:
- (a) Reviewing copies of the documents provided to us in relation to the Project Land, which are more particularly set out in Part B of **Annexure 1** of this Report;
 - (b) Causing an online litigation search to be undertaken by Perfios Software Solutions Limited (**Litigation Search Consultant**), to identify if there are any pending litigations filed by or against the Landowners which relate to the Project Land. A copy of such search report dated 4 October 2024 issued by the Litigation Search Consultant is attached to this Report as **Annexure 2**; and
 - (c) Raising requisitions on the Landowners from time to time, as required, during the course of the due diligence exercise to which responses were furnished by the Representatives.
- 3.2 Based on the above, we have prepared this Report to provide our views and observations on right / title of the Landowners to the Project Land.

4. ASSUMPTIONS AND QUALIFICATIONS

- 4.1 The scope of our review is limited by the following general parameters:
- (a) The information provided in this Report is documentary in nature and is based completely and solely on the review of copies of the documents provided to us during the course of due diligence, the details of which are set out in **Part B - Annexure 1** to this Report.
 - (b) The format of the Report is issues-based, and accordingly full details of the documents and information reviewed may not be reflected. This Report should not be treated as a substitute for specific legal advice concerning the Project Land or matters, situations, or concerns related thereto. Given the nature and purpose of this review, to the extent it contains conclusions or analysis, such conclusions or analysis are intended solely to identify potential issues for further consideration.
 - (c) The review of the documents and records relating to the Project Land is from a limited perspective of examining the right, title and interest of the Landowners to the Project Land and does not express any opinions on the commercial, financial, technical, and suitability issues in relation to the same.

- (d) We have assumed that the documents submitted to us in connection with any particular issue are the only documents relevant to the title of the Project Land.
- (e) No independent inspection of any public, revenue or municipal documents has been undertaken during the course of preparation of this Report.
- (f) We have not undertaken any physical survey of the Project Land and have not independently verified boundaries of the Project Land. Information on the boundaries and extents set out in this Report are based on documents and information provided to us during the course of due diligence.
- (g) No zoning inspection of the Project Land has been undertaken by us.
- (h) We have neither carried out any technical, environmental, zoning, financial, tax, insurance, employment-related or accounting due diligence, nor is it the intent to provide any opinion on technical, environmental, zoning, financial, tax, insurance, employment-related or accounting issues by way of this Report. To the limited extent any comments are provided on any of these aspects, it is only with intent to highlight the same for further enquiry and evaluation.
- (i) We express no opinion / view on current or potential user, zoning, reservations, development and FSI of the Project Land and this may be independently verified through a qualified architect or other technical consultants including to ascertain compliance of all conditions stipulated in any planning and development related sanctions and approvals granted in relation to the Project Land.
- (j) The Schedules and Annexures to this Report form an integral part of the Report and should be read in conjunction with the main body of the Report.
- (k) This Report is not intended to deal with all the precautions that needs to be exercised over or in respect of the Project Land and/ or any portion thereof or any other arrangement in this regard in view of the Proposed Transaction, although related matters which have come to our attention have, to the extent possible, has been reflected in this Report.
- (l) We have assumed the (i) authenticity and genuineness of all documents and signatures on such documents; (ii) conformity of copies and extracts with the originals of such documents; (iii) validity of all governmental proceedings and approvals; (iv) adequacy of stamp duty paid on instruments that have been registered in terms of provisions under the Registration Act, 1908; and (v) wherever payments have been made by way of cheque(s), we have assumed that the said cheque(s) has/ have been duly honored.
- (m) Unless specifically mentioned to the contrary, we have assumed that all contractual documents have been duly authorized, executed and delivered by the parties thereto and constitute legally enforceable obligations on those parties under all applicable laws.
- (n) We have not independently validated the information and documents provided to us with any external sources or regulatory authorities. We have not examined the value or conducted physical verification of the Project Land.

- (o) The online litigation search has been undertaken through an external consultant only of the publicly available digitized records (to the extent such digitized records were available for review) maintained by the Supreme Court of India, High Court, District Court, Debt Recovery Tribunal, Consumer Court, NCLT/ National Company Law Appellate Tribunal and Real Estate Regulatory Authority. The search is based on a party name basis, as court records are not maintained based on the descriptions of immovable property/ies. It may further be noted that the online database available on the websites of the respective courts is limited to cases where any of the Landowners are the first / primary plaintiff / petitioner or defendant / respondent and does not cover (i) cases / court proceedings where they may be included in the array of parties, and (ii) any variations, clerical/ typographical errors, misspellings in the recording of the names of the Landowner/s in the database maintained by the above mentioned courts, and therefore, such searches are neither exhaustive nor conclusive. Other than the above-mentioned courts, no searches have been conducted with any other judicial or quasi-judicial forum.
- (p) We have not undertaken any physical searches at the jurisdictional sub-registrar offices and instead relied on the Encumbrance Certificate(s) that are issued by the sub-registrar offices to verify against registered transactions affecting the Project Land.
- (q) We have not undertaken any independent searches and/or independent inquiry from any source including any data / material available on any website and/or visit to any department/ office / authority save and except as expressly stated herein.
- (r) In the absence of death certificates and/or genealogical tree/legal heirship certificates having been provided for our review and unless stated otherwise in the documents reviewed, we have assumed that the executants of transactions such as sale, exchange, gift, partition etc., are the only persons or surviving legal heirs having any right, title and interest in the property for which those documents were executed.
- (s) In the absence of any information suggesting to the contrary in the documents furnished to us and except as otherwise noted in the Report, we have assumed that the persons who have transacted or originally owned/held title to the Project Land, were governed under the Mitakshara Hindu laws.
- (t) This Report is based on the information furnished to us by the Client as of [3 May 2025].
- (u) This Report is based solely to the laws in India applicable as on the date of this Report and is subject to any change in such applicable laws from the date hereof as well as any contrary view or position that may be taken by any court, governmental or regulatory authority on issues considered in this Report.
- (v) This Report and all observations and recommendations contained herein are intended for the sole use of the Client. The contents of this Report are not meant to be published and shall not be shared by the Client with any third party without our prior written consent. M/s. Trilegal shall not be liable for any reliance placed on this Report or any view contained herein, by third parties.

TRILEGAL

- (w) In no circumstances shall the liability, if any, of M/s Trilegal, its partners, associates or employees related to services provided in connection with the preparation of this Report exceed the professional fees paid to us in that behalf.

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PART A

5. LAND 1

5.1 Property Description

Survey Number	Extent as per title documents			Extent as per 2024-25 RTC extract			Name of the present owner
	Acres	Guntas	Kharab	Acres	Guntas	Kharab	
66/1	1	3	1	1	3 ½	1	Ganavi, daughter of Munegowda
66/2	0	33	0	0	32 ¾	0	G. Vinutha, wife of V. Narayan
66/3	0	15	0	0	14 ¾	0	Keerthana, daughter of Hanumanthagowda
Total	2	11	1	2	11	1	

5.2 Title Flow

- (a) Based on the review of the documents provided to us, we note that the land in Survey No. 66 measuring 2 Acres 12 Guntas including 1 Gunta of 'A' Kharab hereinafter referred to as 'Survey No. 66' is coming within the limits of Sarkari Guttahalli Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.
- (b) The earliest document of title provided to us is the sale deed dated 19 September 1935, (registered as document No. 426/1935-36 of Book I, Volume 445, at Pages 84 to 86 in the office of the Sub-Registrar, Hoskote) executed by Doddavenkataramana and Chikkavenkataramana, both sons of Adi Dravida Kenchamuniga, in favour of Bachegowda, son of Vakkaligara Venkataramanappa, with respect to Survey No. 66. The record of rights bearing RR No. 93, records Bachegowda, son of Venkataramanaiah as the khatedar, having acquired Survey No. 66 through sale and being in possession of Survey No. 66.

Observations:

- *The Moola Tippani dated 9 December 1920 (discussed morefully at paragraph 5.4(b) below) records the name of Appanna/Appaiah (name not clear) as the 'kardadar' of Survey No. 66. However, there are no documents to record the manner under which the said Appanna/Appaiah acquired title to Survey No. 66.*
- *We been informed by the Representatives that the documents in terms of which Appanna/Appaiah acquired right, title and interest with respect to Survey No. 66, the manner in which it devolved onto the two sons of Adi Dravida Kenchamuniga, the Index of Land register, with respect to Survey No. 66 are not available. Given the antiquity of the documents, for the purposes of this Report, we have considered the good root of title with*

respect to Survey No. 66 to be the sale deed dated 19 September 1935 noted above.

- *Further, it appears from the sale deed dated 19 September 1935 that Doddavenkataramana and Chikkavenkataramana belonged to Adi Dravida caste. However, in the absence of any documents to evidence that lands in Survey No. 66 were granted in favour of Doddavenkataramana and Chikkavenkataramana, we have for the purpose of this report proceeded on the basis that the land in Survey No. 66 was their absolute property and not subject to any terms / conditions.*
- *From the recitals of the said sale deed, we note that Doddavenkataramana and Chikkavenkataramana had entered a lease deed with Bachegowda in the year 1930 registered as document No. 1079. We have not sighted the lease deed, and instead proceeded on the basis that such lease terminated with the merging of interests by way of the sale effected favouring Bachegowda so far it related to Survey No. 66.*

(c) The affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late Bachegowda, son of Vakkaligara Venkataramanappa as detailed below:

- Bachegowda (*deceased*) and his wife, Doddamma (*deceased*) had 2 (two) children namely B. Venkataramanappa (*deceased*) and Muniyamma (*deceased*).
- The said Venkataramanappa was married to Chennamma (*deceased*), and they have 9 (nine) children namely Yashodamma (*deceased*), Munegowda, V. Vijayamma, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, V. Nagarathna, V. Narayan and V. Sumitra.

Observations:

We have been informed by the Representatives that the death certificates of Bachegowda, Doddamma, Muniyamma and Yashodamma; and family tree recording the names of members of Muniyamma's family are not available. Accordingly, we have for the purpose of this Report proceeded on the basis that the persons identified as surviving above are the only legal heirs of late Bachegowda or any of his deceased legal heirs.

(d) The aforesaid B. Venkataramanappa along with his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda and (v) V. Narayan (then being minor represented by his father and natural guardian B. Venkataramanappa), partitioned certain family properties including Survey No. 66, *vide* partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at Pages 19 to 25 in the office of the Sub-Registrar, Hoskote). In terms of the said partition deed, Munegowda was allotted certain immovable

properties including Survey No. 66, as recorded in Schedule 'B' of the said partition deed.

Observations:

We note that Doddamma and Muniyamma i.e., wife and daughter of Bachegowda were not made parties to the registered partition deed dated 8 May 1972. We have been informed by the Representatives that no release / settlement deed were executed by them in favour of B. Venkataramanappa, releasing their right, title and interest in Survey No. 66. Considering that a registered partition was already effected; no claims appear to have been raised by Muniyamma seeking any share; and that all the surviving legal heirs of Bachegowda will be joining in the execution of the transaction documents, and Dodamma and Muniyamma do not appear to have any other legal heirs, this does not appear to be a material issue.

- (e) By way of loan bond dated 22 September 1972 (registered as document No. 2773/1972-72 of Book-I, Volume No. 1167, at pages 177, in the office of the Sub-Registrar, Hoskote), Munegowda mortgaged land in Survey No. 66 measuring 2 Acres 12 Guntas to Doddagattinabbe Co-Operative Society.

Observation:

We have not been provided with documents evidencing discharge of the above mortgage vide loan bond dated 22 September 1972. We have proceeded on the basis that such mortgage no longer subsists considering the antiquity of the mortgage.

- (f) The death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths records that B. Venkataramanappa expired on 4 September 1995.
- (g) As there were certain inconsistencies in the registered partition deed dated 8 May 1972, the said partition deed was cancelled, vide cancellation to the partition deed dated 12 December 1997, (registered as document No. 1765/1997-98, of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) executed by and between Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.

Observations:

The said registered cancellation to the partition deed dated 12 December 1997 does not record the details of the survey numbers and the schedule of the properties. However, considering that the cancellation deed records that it is in relation to the registered partition deed dated 8 May 1972, we have proceeded on the basis that it relates only to the properties recorded in the partition deed.

- (h) Thereafter on the same day as that of the registered cancellation to the partition deed dated 12 December 1997 (as discussed above) vide the partition deed dated 12 December 1997, (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at pages 164 to 182 in the office of the Sub-Registrar, Hoskote) the children of Late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii)

V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V (Children of Venkataramanappa) partitioned certain joint family properties including Survey No. 66. On review of the said partition deed, we *inter-alia* note that Survey No. 66 was partitioned in the following manner:

- (i) Munegowda, *inter alia* was allotted with a portion of Survey No. 66 measuring 1 Acre 4 Guntas (**Munegowda's Portion**) and recorded in Schedule 'A' of the said partition deed;
- (ii) V. Hanumanthagowda *inter alia* was allotted with a portion of Survey No. 66 measuring 15 Guntas (**Hanumanthagowda's Portion**) and recorded in Schedule 'C' of the said partition deed; and
- (iii) V. Narayan *inter alia* was allotted with a portion of Survey No. 66 measuring 33 Guntas (**Narayan's Portion**) and recorded in Schedule 'E' of the said partition deed.

Observations:

- *We cannot ascertain the boundaries with respect to the respective portions viz., Munegowda's Portion, Hanumanthagowda's portion and Narayan's Portion, as only consolidated boundary has been recorded in the said partition deed dated 12 December 1997.*
- *The said partition deed records that the partition happened in the presence of Chennamma, wife of Late B. Venkataramanappa and she has affixed her signature as one of the 'panchaythidar'. Further, we are provided with the death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, which records that Chennamma expired on 16 February 2010.*

- (i) We note that the mutation register extract bearing MR No. 2/1997-98 was issued in furtherance of the registered partition deed dated 12 December 1997, *inter alia* recording Munegowda, V. Narayan and V. Hanumanthagowda as the owners / holders of their respective portion (as discussed in the paragraph 5.2(h) of this Report).

Munegowda's Portion

- (j) As discussed in paragraph 5.2(h) of this Report, we note that under the registered partition deed dated 12 December 1997, Munegowda *inter-alia* was allotted with the portion of Survey No. 66 measuring 1 Acre 4 Guntas (*i.e.*, Munegowda's Portion).
- (k) Munegowda *vide* a gift deed dated 7 July 2001 (registered as document No. 1002/2001-02 of Book I, Volume No. 2345, at pages 212 to 214, in the office of the Sub-registrar, Hoskote) gifted *inter alia* Munegowda's Portion to his wife Anjana Gowda.

Observations:

- *We cannot ascertain the boundaries with respect to Survey No. 66/1 measuring 1 Acre 4 Guntas viz., Munegowda's Portion as only the*

consolidated boundary has been recorded in the said gift deed dated 7 July 2001.

- *Further, since Munegowda, was allotted portion of Survey No. 66, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Munegowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Survey No. 66 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Munegowda including his children will be joining in the execution of the transaction documents.*

- (l) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Anjana Gowda with respect to portion of Survey No. 66 measuring 1 Acre 4 Guntas *vide* the mutation register extract bearing MR No. 7/2001-02.
- (m) Thereafter, *vide* an unregistered partition deed (*date not legible*), executed between Anjana Gowda and her daughter Ganavi, Munegowda's Portion was allotted to the share of Ganavi.

Observation:

We observe that the partition was effected by way of an unregistered partition deed. Since an immovable property was being transferred between the parties by way of the partition deed and it appears that the value thereof may have been Rs. 100/- and upwards, there was a requirement to have the same registered in view of Section 17 of the Registration Act, 1908. In view thereof, the risk of challenges being made to such partition deed or objections being raised as to its admissibility in evidence to prove factum of such partition cannot be ruled out. Notwithstanding, we have been informed by the Representatives that both Anjana Gowda and her daughter Ganavi, will be joining in the execution of the transaction documents.

- (n) Further to the said partition, the khatha for Munegowda's Portion was transferred in the name of Ganavi *vide* the mutation register extract bearing MR No. 5/2003-04. In the said mutation there is reference of the partition document bearing No. 319/2003-04 dated 23 September 2003, basis which khatha was transferred in the name of Ganavi.

Observation:

We are informed that the reference to the partition document bearing No. 319/2003-04 dated 23 September 2003 is a typographical error and it refers to an affidavit submitted basis which the mutation was effected. We have relied on the same since we do not find reference to such registered partition deed in the Encumbrance Certificate issued for the relevant period with respect to Survey No. 66 as well.

- (o) We have been provided with the below family trees issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore with respect to Munegowda's family:

- (i) Family tree dated 1 October 2024 bearing certificate No. RD5019267665025 recording the details of the family members of Munegowda comprising viz., the said Munegowda, his wife, Anjana Gowda, and 2 (two) children, namely Dr. Adarsh Gowda and Ganavi Munegowda.
- (ii) Family tree dated 1 October 2024 bearing certificate No. RD5019267665011 recording the details of the family members of Dr. Adarsh Gowda (i.e., son of Munegowda) comprising viz., the said Dr. Adarsh Gowda, his wife Sharada Gowda and 2 (two) children, namely Adithya Gowda and Haarika. G (both minors).

Hanumanthagowda's Portion

- (p) As discussed in paragraph 5.2(h) of this Report, we note that by way of registered partition deed dated 12 December 1997, Hanumanthagowda *inter-alia* was allotted with portion of Survey No. 66 measuring 15 Guntas (i.e., Hanumanthagowda's Portion).
- (q) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote), the said Hanumanthagowda gifted *inter alia* Hanumanthagowda's Portion to his wife Radha.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey No. 66/1 measuring 15 Guntas viz., Hanumathagowda's Portion as the said gift deed dated 7 July 2001 records only the consolidated boundary.*
- *Further, since Hanumanthagowda, was allotted portion of Survey No. 66, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Hanumanthagowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Survey No. 66 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Hanumanthagowda including his children will be joining in the execution of the transaction documents.*

- (r) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha with respect to Hanumanthagowda's Portion *vide* the mutation register extract bearing MR No. 10/2001-02.
- (s) Thereafter, *vide* an unregistered partition deed dated (date not clear) September 2003 (year not clear), executed between Radha and her daughter Keerthana, Hanumanthagowda's Portion was allotted to the share of Keerthana.

Observation:

We observe that the partition effected by way of an unregistered partition deed. Since an immovable property was being transferred between the parties by way of the partition deed and it appears that the value thereof may have been Rs.100/- and

upwards, there was a requirement to have the same registered in view of Section 17 of the Registration Act, 1908. In view thereof, the risk of challenges being made to such partition deed or objections being raised as to its admissibility in evidence to prove factum of such partition cannot be ruled out. Notwithstanding, we have been informed by the Representatives that both Radha Hanumanthagowda and Keerthana will be joining in the execution of the transaction documents.

- (t) Further to the said partition deed, the khatha for Hanumanthagowda's Portion was transferred in the name of Keerthana *vide* the mutation register extract bearing MR No. 5/2003-04. In the said mutation there is reference of the partition document bearing No. 319/2003-04 dated 23 September 2003 basis of which khatha was transferred in the name of Keerthana.

Observation:

We are informed that the reference to the partition document bearing No. 319/2003-4 dated 23 September 2003 is a typographical error and it refers to an affidavit submitted basis which the mutation was effected. We have relied on the same since we do not find reference to such registered partition deed in the Encumbrance Certificate issued for the relevant period with respect to Survey No. 66 as well.

- (u) We have been provided with the family tree dated 1 October 2024 bearing certificate No. RD5019267665021 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Hanumanthagowda comprising *viz.*, the said Hanumanthagowda, his wife Radha and 2 (two) children namely, Keerthana Hanumanthagowda and Mithun Siddartha. G.

Narayan's Portion

- (v) As discussed in paragraph 5.2(h) of this Report, we note that by way of registered partition deed dated 12 December 1997, V. Narayan *inter-alia* was allotted with the portion of Survey No. 66 measuring 33 Guntas (*i.e.*, Narayan's Portion).
- (w) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1004/2001-02 of Book I, Volume No. 2345, at pages 218 to 220, in the office of the Sub-Registrar, Hoskote) V. Narayan gifted *inter alia* portion of Survey No. 66 measuring 33 Guntas *i.e.* Narayan's Portion in favour of his wife G. Vinutha.

Observations:

- *We cannot ascertain the boundaries with respect to portion of Survey No. 66/1 measuring 33 Guntas viz., Narayan's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since V. Narayan, was allotted portion of Survey No. 66, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, V. Narayan's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Survey No. 66 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of V. Narayan*

including his children will be joining in the execution of the transaction documents.

- (x) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Vinutha with respect to portion of Survey No. 66 measuring 33 Guntas *vide* the mutation register extract bearing MR No. 9/2001-02.
- (y) We have been provided with the below family trees issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore with respect to V. Narayan's family:
- (i) Family tree dated 1 October 2024 bearing certificate No. RD5019267665023 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Narayan comprising *viz.*, the said V. Narayan, his wife G. Vinutha and 2 (two) children namely Sahana Narayan and Brijesh Narayan.
- (ii) Family tree dated 1 October 2024, bearing certificate No. RD5019267665017 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Brijesh Narayan and recording that Brijesh Narayan is married to Megha Murali.
- (z) During the time period between the execution of the gift deeds dated 7 July 2001 (*more fully discussed at paragraphs 5.2(k), 5.2(q) and 5.2(w) of this Report*) and execution of the unregistered partition deeds in the year 2003 (*more fully discussed at paragraphs 5.2(m) and 5.2(s) of this Report*), we note that Survey No. 66 was phodied into Survey No. 66/1, Survey No. 66/2 and Survey No. 66/3 as can be noted from the Hissa Survey Tippani dated 21 January 2003, which *inter-alia* record the following:
- (i) Anjana Gowda is recorded as the holder of 1 Acre 4 Guntas (including 1 Gunta of Kharab) in relation to Survey No. 66/1;
- (ii) Vinutha is recorded as the holder of 33 Guntas in relation to Survey No. 66/2; and
- (iii) Radha Hanumanthagowda is recorded as the holder of 15 Guntas in relation to Survey No. 66/3.

Observations:

*We note that the mutation register extract bearing MR No. 5/2003-04 and the RTC extracts issued for the period 2002-03 to 2015-16 (as discussed below in revenue records section of this Report) do not record the phodied survey numbers in Survey No. 66. On seeking clarification, we have been informed by the Representatives that the revenue records were not updated by the authorities to reflect the phodied portions in Survey No. 66. However, we have been provided with MR No. T5/2012-13, which reflects the mutation recording the phodi in Survey No. 66 as Survey Nos. 66/1, 66/2 and 66/3 *vide* order dated 10 January 2013 bearing TQMPR 265/2002-03 passed by the ADLR was rejected. Considering that (a) Land 1 (defined below) has been converted and (b) MR Nos. T21/2024-25, T25/2024-25 and T22/2024-25 were issued with respect to conversion of phodied portions in Survey No.*

66 i.e., Survey Nos. 66/1, 66/2 and 66/3, non-sighting of the ADLR order dated 10 January 2013 is not material since it appears that the phodi of Survey No. 66 has been recognised in the (a) revenue records as noted from MR Nos. T21/2024-25, T25/2024-25 and T22/2024-25 and (b) survey records as noted from the Hissa Survey Tippani dated 21 January 2003 (as referred to in paragraph 5.4(c) below) and the sketch of the Project Land issued by the ADLR.

- (aa) On combined review of the RTC extracts issued for the period 2016-17 to 2024-25 with respect to Survey No. 66, we note that the column No. 9 records (i) Ganavi as the holder for an extent of 1 Acre 3 ½ Guntas, (ii) G. Vinutha as the holder for an extent of 32 ¼ Guntas and (iii) Keerthana as the holder for an extent of 14 ¼ Guntas.

Observations:

We note that (a) Ganavi acquired title to 1 Acre 3 Guntas in Survey No. 66 under unregistered partition deed (as referred to in paragraph no. 5.2(k) above) (b) G. Vinutha acquired title to 33 Guntas in Survey No. 66 under gift deed dated 7 July 2001 (as referred to in paragraph 5.2(w) above) and (c) Keerthana acquired title to 15 Guntas under unregistered partition deed (as referred to in paragraph 5.2(s) above). We also note from the Akarband extract and the Hissa Survey Tippani that the 1 Gunta 'A' Kharab in Survey No. 66 has been associated with the portion held by Ganavi.

Accordingly, Ganavi, Vinutha and Keerthana acquired title to 2 Acres 12 Guntas (including 1 Gunta 'A' Kharab) in Survey No. 66, however, Column No. 9 of the RTC extracts for the period 2016-17 to 2024-25 record discrepancy of 1 Gunta across the individual extents held by Ganavi, Vinutha and Keerthana. Further, applications have been made and conversion orders (5.2(bb) below) have been obtained against the extents recorded in the RTC extracts. We have not been provided with any documents to ascertain the reason for the revision in extents. However, given that the entire extent in Survey No. 66 forms part of the Proposed Transaction, we do not see the extent discrepancy reflected in the RTC extracts as a concern.

- (bb) In the aforesaid manner the below individuals became the owners/ holders of their respective portions and are collectively referred to as 'Land 1':
- (i) Ganavi became the owner / holder of Survey No. 66/1 measuring 1 Acre 4 Guntas;
 - (ii) Vinutha became the owner / holder of Survey No. 66/2 measuring 33 Guntas; and
 - (iii) Keerthana became the owner / holder of Survey No. 66/3 measuring 15 Guntas.
- (cc) On applications made by (a) Ganavi; (b) Vinutha; and (c) Keerthana for conversion of Land 1, the Deputy Commissioner, Bangalore Rural District on payment of requisite conversion fines, permitted conversion of Land 1 from agricultural to group housing/apartment-residential purpose vide the below official memoranda:

Sl. No.	Survey No.	Extent		Details of the official memorandum
		Acre	Guntas	
1.	Survey No. 66/1	1	3 ½	Official memorandum dated 6 March 2025 bearing No. 749831 issued further to the application made by Ganavi
2.	Survey No. 66/2	-	32 ¾	Official memorandum dated 15 March 2025 bearing No. 750829 issued further to application made by Vinutha.
3.	Survey No. 66/3	-	14 ¾	Official memorandum dated 6 March 2025 bearing No. 749836 issued further to application made by Keerthana.
Total		2	11	

Observation:

We note that 1 Gunta 'A' Kharab associated with Survey No. 66/1 has not been converted. Given this, the 1 Gunta 'A' Kharab in Survey No. 66/1 will need to be separately accounted for and excluded prior to undertaking any development.

- (dd) Thereafter, the below mutation register extracts were issued recording the conversion of Land 1:

Sl. No.	Survey Number	Holder	Mutation register extract
1.	66/1	Ganavi	MR No. T21/2024-25
2.	66/2	G. Vinutha	MR No. T25/2024-25
3.	66/3	Keerthana	MR No. T22/2024-25

5.3 RTC Extracts

We have been provided with the following RTC extracts and endorsements with respect to Survey No. 66 measuring 2 Acres 11 Guntas excluding 1 Gunta of Kharab:

- (a) RTC extracts issued for the period 1983-84 to 1988-89 record the name of Munegowda, son of B. Venkataramanappa as the holder in Column No. 9, having acquired the same *vide* partition as noted in Column No. 10. We also note that the name of Venkataramanappa, son of Bachegowda is recorded as the erstwhile holder in Column No. 9.

Mh

Observation:

We have been provided with an endorsement dated 24 July 2024 bearing No. RK/CR/___/2024-25 issued by the Tahsildar, Hoskote Taluk, which records that RTC extracts issued for the period 1968 to 1984 with respect to Survey No. 66 are mutilated and hence cannot be issued.

- (b) RTC extract issued for the period 1989-90 to 1996-97 records Munegowda as the holder in column No. 9, having acquired the same *vide* partition as noted in Column No. 10.
- (c) RTC extract issued for the period 1997-98 to 2000-01 records the name of (i) Anjana Gowda, wife of Munegowda as the holder for land measuring 1 Acre 4 Guntas in Column No. 9, in terms of MR No. 7/2001-02 as noted in Column No. 10; (ii) G. Vinutha, wife of V. Narayan, as the holder for land measuring 33 Guntas in column No. 9, in terms of MR No. 9/2001-02 as noted in column No. 10; and (iii) Radha, wife of V. Hanumanthagowda as the holder for land measuring 15 Guntas in Column No. 9 in terms of MR No. 10/2001-02 as noted in Column No. 10. Further, Munegowda and V. Narayan are recorded as the cultivations in column No. 12.

We also note that the names of (i) Munegowda as the holder for an extent of 1 Acre 4 Guntas, (ii) V. Narayana, as the holder for an extent of 33 Guntas and (iii) V. Hanumanthagowda as the holder for an extent of 15 Guntas came to be deleted as noted in Column No. 9.

- (d) RTC extract issued for the period 2002-03 and 2003-04 records (i) Anjana Gowda as the holder for an extent of 1 Acre 4 Guntas in Column No. 9, in terms of MR No. 7/2001-02 as noted in Column No. 10; (ii) G. Vinutha as the holder for an extent of 33 Guntas in terms of MR No. 9/2001-02 as noted in Column No. 10; and (iii) Radha Hanumanthagowda as the holder for an extent of 15 Guntas in Column No. 9 in terms of MR No. 10/2001-02 as noted in Column No. 10.

Observation:

We have not been provided with RTC extracts for the period 2001-02, however, considering the RTC issued for the subsequent year 2002-03 records the names of the family members of B. Venkataramanappa, it does not appear to be the case that any adverse entries recording names of parties other than the family members of B. Venkataramanappa were made in the RTC extracts for the period 2001-02.

- (e) RTC extracts issued for the period 2004-05, 2006-07 to 2015-16 records (i) Ganavi, daughter of Munegowda as the holder for an extent of 1 Acre 4 Guntas in Column No. 9 in terms of MR No. 5/2003-04 as noted in Column No. 10; (ii) Keerthana, daughter of V. Hanumanthagowda, as the holder for an extent of 15 Guntas in Column No. 9 in terms of MR No. 5/2003-04 in Column No. 10; and (iii) G. Vinutha as the holder for an extent of 33 Guntas in Column No. 9 in terms of MR No. 9/2001-02 in Column No. 10, with respect to Survey No. 66.

Observation:

We have not been provided with RTC extracts for the period 2005-06, however, considering the RTC issued for the subsequent year of 2006-07 has the same noting as that of 2004-05, it does not appear to be the case that any adverse entries were made in the RTC extracts for the period 2005-06.

- (f) RTC extracts issued for the period 2016-17 to 2024-25 records (i) G. Vinutha as the holder for an extent of 32 ¼ Guntas (extent reduced by ¼ Gunta) in Column No. 9 in terms of MR No. 9/2001-02 as noted in Column No. 10; (ii) Keerthana as the holder for an extent of 14 ¾ Guntas (extent reduced by ¼ Gunta) in Column No. 9, in terms of MR No. 5/2003-04 in Column No. 10; and (iii) Ganavi as the holder for an extent of 1 Acre 3 ½ Guntas (extent reduced by ½ Guntas) in Column No. 9 in terms of MR No. 5/2003-04 as noted in Column No. 10.

5.4 Survey Records

- (a) On review of the village map of Sarkar Guttahalli village, we note that Survey No. 66 forms part of the said village and is bounded as follows:

East by	:	Survey No. 67;
West by	:	Halla;
North by	:	Halla; and
South by	:	Survey No. 69.

- (b) The Moola Tippani and the Re-Survey Tippani extract dated 9 December 1920, bears out the shape and measurement of Survey No. 66 (prior to bifurcation) viz., measuring 2 Acres 12 Guntas with no Kharab comprised thereunder and further records the name of Appaiah (*name not clear*), son of (*not legible*) as the 'kardadar'.

- (c) On combined review of Hissa Survey Tippani extract dated 21 January 2003 and RR pakka book extract, we note Survey No. 66 measuring about 2 Acres 11 Guntas excluding 1 Gunta of Kharab was phoddied into 3 (three) portions i.e., Survey No. 66/1, Survey No. 66/2 and Survey No. 66/3. As per RR Pakka Book, we note that Survey No. 66/1, Survey No. 66/2 and Survey No. 66/3 are bounded as follows:

Survey No.	East by	West by	North by	South by
66/1	Survey No. 67	Halla	Halla	Survey No. 66/2
66/2	Survey No. 67	Halla	Survey No. 66/1	Survey No. 66/3
66/3	Survey No. 67	Halla	Survey No. 66/2	Survey No. 36

We also note the RR Pakka Book extract records (a) Anjana Gowda as the holder of Survey No. 66/1 measuring 1 Acre 4 Guntas including 1 Gunta of Kharab, (b) G. Vinutha as the holder of Survey No. 66/2 measuring 33 Guntas with no Kharab and (c)

ll

Radha Hanumanthagowda as the holder of Survey No. 66/3 measuring 15 Guntas with no Kharab.

- (d) On review of the Karnataka Revision Settlement Akarband we note the following:
- (i) Survey No. 66/1 is measuring 1 Acre 3 Guntas excluding 1 Gunta of A Kharab.
 - (ii) Survey No. 66/2 is measuring 33 Guntas, there being no Kharab.
 - (iii) Survey No. 66/3 is measuring 15 Guntas, there being no Kharab.

5.5 Encumbrance Certificate

We have been provided with the following Encumbrance Certificates issued by the Sub-Registrar at Hoskote, with respect to Survey No. 66 measuring 2 Acres 12 Guntas:

- (a) *(handwritten as 66)* Encumbrance Certificate for the period 1 April 1920 to 31 March 2004 with respect to Survey No. 66 measuring 2 Acres 12 Guntas records the below transactions:
- (i) sale deed dated 19 September 1935, registered as document No. 426 executed by Doddavenkataramana and Chikkavenkataramana in favour of Bachegowda in relation to Survey No. 66 measuring 2 Acres 12 Guntas (*morefully discussed at paragraph 5.2(b) of this Report*),
 - (ii) partition deed dated 8 May 1972 registered as document No. 588 executed between Venkataramanappa, son of Bachegowda and his sons in relation to Survey No. 66 measuring 2 Acres 12 Guntas (*morefully discussed at paragraph 5.2(d) of this Report*),
 - (iii) partition deed dated 12 December 1997 registered as document No. 1766 executed by and between the children of late Venkataramanappa (*morefully discussed at paragraph 5.2(h) of this Report*),
 - (iv) gift deed dated 7 July 2001 registered as document No. 1002 executed by Munegowda in favour of Anjana Gowda measuring 1 Acre 4 Guntas (*morefully discussed at paragraph 5.2(k) of this Report*),
 - (v) gift deed dated 11 July 2001 registered as document No. 1004 executed by V. Narayan in favour of G. Vinutha measuring 33 Guntas (*morefully discussed at paragraph 5.2(w) of this Report*), and
 - (vi) gift deed dated 11 July 2001 registered as document No. 1005 executed by V. Hanumanthagowda in favour of Radha measuring 15 Guntas (*morefully discussed at paragraph 5.2(q) of this Report*).

Observation:

- *The said Encumbrance Certificate does not record the cancellation to the partition deed dated 12 December 1997 registered as document No. 1765/1997. However, considering that the cancellation deed did not record*

the details of the lands, it is unlikely that the Encumbrance Certificate will record the above cancellation deed.

- *We have been provided with additional Encumbrance Certificate covering aforesaid period, which we have not relied upon considering that the same do not reflect all the registered transactions. However, we note reference to following additional transactions:*

(a) *Mortgage deed dated 2 December 1938 registered as document No. 936 of Volume No. 488 at page 215-217 executed by Bachegowda in favour of Venkateshaiah Shetty and Dhanapal Shetty;*

(b) *Mortgage deed dated 29 May 1967 registered as document No. 679 of Volume No. 1187 at page 146 executed by B. Venkataramanappa, Munegowda, Bachegowda, V. Hanumanthagowda in favour of Bangalore Grape Growers Marketing Corporation Society;*

(c) *Mortgage deed dated 21 September 1972 registered as document No. 27 of Book I, Volume No. 1167 at page 176, executed by Munegowda in favour of Chikkagattiganabbe Utpannada Seva Sangha.*

We have not been provided with aforesaid mortgage documents or corresponding documents evidencing discharge of such mortgages. We have proceeded on the basis that such mortgages no longer subsists considering the antiquity of the mortgage.

- (b) 'Nil' Encumbrance Certificate for the period 1 April 2004 to 3 October 2024 with respect to Survey No. 66 measuring 2 Acres 12 Guntas.
- (c) Combined 'Nil' Encumbrance Certificate for the period 1 April 2004 to 10 February 2025 with respect to Survey Nos. 66/1, 66/2 and 66/3 measuring 2 Acres 12 Guntas.

5.6 In the said manner the following individuals came to hold and own Land 1:

Land Details	Survey No.	Extent (in Acres) *as per title documents			Current Landowner
		Acres	Guntas	Kharab	
Land 1	66/1	1	3	1	Ganavi, daughter of Munegowda
	66/2	0	33	0	G. Vinutha, wife of V. Narayan
	66/3	0	15	0	Keerthana, daughter of Hanumanthagowda
	Total	2	11	1	

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6. LAND 2

6.1 Property Description

Survey Number	Extent as per title documents			Extent as per 2024-25 RTC extract			Name of the present owner
	Acres	Guntas	Kharab	Acres	Guntas	Kharab	
77/1	0	3	0	0	3	0	R. Vatsala, daughter of Ramegowda
77/2	0	6	0	0	6	0	B. Preethi, daughter of Bachegowda
77/3	0	5	0	0	5	0	B. Rohith, son of Bachegowda
Total	0	14	0	0	14	0	

6.2 Title Flow

- (a) Based on the review of the documents provided to us, we note that land bearing Survey No. 77 measuring 14 Guntas with no Kharab comprised thereunder hereinafter referred to as 'Survey No. 77' is coming within the limits of Sarkari Guttahalli Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.
- (b) As mentioned in paragraph 6.3(a) below, the RTC extracts issued for the period 1979-80 to 1983-84 records the name of B. Venkataramanappa as the holder of the land in Survey No. 77 measuring 14 Guntas in Column No. 9 having acquired by way of 'durasti' in Column No. 10. Further, Column No. 11 refers to a hukkm bearing No. ASLR.DPR.'B'.13/1978-79.

Observation:

We have not been provided with any title documents in terms of which B. Venkataramanappa acquired right, title and interest with respect to Survey No. 77. The earliest record which identifies B. Venkataramanappa as the holder of Survey No. 77 is the aforesaid RTC extracts issued for the period 1979-80 to 1983-84 which record the following:

- B. Venkataramanappa was the holder of the land in Survey No. 77 having acquired rights to the land under a durasti viz., restoration/incorporation or correction of or insertion of lands details in survey records.*
- Column No. 11 of the RTC extracts refer to an order bearing No. ASLR.DPR.'B'.13/1978-79 passed, whereby a portion of the land in Survey No. 34 and Survey No. 36 was assigned with new Survey No. 77.*

We have not been provided with copy of the above orders to identify which portion of the land in Survey Nos. 34 and 36 was assigned with Survey No. 77. On review of the Hissa Survey Tippani dated 25 May 1942 (as referred to in paragraph 8.4(c) below), we note that Survey No. 36 admeasures 5 Acres 24 Guntas. Given that the

entire extent in Survey No. 36¹ forms part of the Project Land, Survey No. 77 could not have been carved out of Survey No. 36. However, considering that (a) the sketch issued by the ADLR makes note of the presence of the Survey Nos. 77/1, 77/2 and 77/3 measuring 14 Guntas which aligns with the extent recorded in the title, revenue and survey documents shared with us; and (b) the non-availability of the above order passed in ASLR.DPR. 'B'.13/1978-79, we have proceeded on the basis of the extent and sub-division recorded in the sketch prepared by the ADLR as the correct extent.

We have been informed by the Representatives that revenue records including the Index of Land Register and Record of Rights register extract with respect to Survey No. 77 are not available. We have therefore proceeded on the basis that B. Venkataramanappa by virtue of being in possession of the land at the time of durasti was identified as the holder of this land. However, in the absence of the title documents establishing B. Venkataramanappa, we are unable to comment on the nature of his possession or title to these lands.

- (c) The death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths records that B. Venkataramanappa expired on 4 September 1995.
- (d) The affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda as detailed below:
- (i) Bachegowda (deceased) and his wife, Doddamma (deceased) had 2 (two) children namely B. Venkataramanappa (deceased) and Muniyamma (deceased).
- (ii) The said Venkataramanappa was married to Chennamma (deceased), and they have 9 (nine) children namely Yashodamma (deceased), Munegowda, V. Vijayamma, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, V. Nagarathna, V. Narayan and V. Sumitra.

Observations:

We have been informed by the Representatives that the death certificates of Bachegowda, Doddamma, Muniyamma and Yashodamma; and family tree recording the names of members of Muniyamma's family is not available. Accordingly, we have for the purpose of this Report proceeded on the basis that the persons identified as surviving are the only legal heirs of late Bachegowda or any of his deceased legal heirs.

- (e) Thereafter *vide* partition deed dated 12 December 1997, (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at pages 164 to 182 in the office of the Sub-Registrar, Hoskote), the children of Late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathnamma, (viii) V. Narayan and (ix) Sumithra. V (**Children of Venkataramanappa**) partitioned family properties

¹ Survey No. 36 measuring 5 acres 24 guntas is comprised of Survey Nos. 36/1, 36/2, 36/3, 36/4, 36/5, 36/6, 36/7, 36/8 and 36/9.

including Survey No. 77. On review of the said partition deed, we *inter-alia* note that Survey No. 77 was partitioned in the following manner:

- (i) V. Bachegowda *inter alia* was allotted with a portion of Survey No. 77 measuring 11 Guntas (**Bachegowda's Portion**) as recorded in Schedule 'B' of the said partition deed; and
- (ii) Ramegowda *inter alia* was allotted with a portion of Survey No. 77 measuring 3 Guntas (**Ramegowda's Portion**) as recorded in Schedule 'D' of the said partition deed.

Observations:

- *We cannot ascertain the boundaries with respect to the portions viz., Bachegowda's Portion and Ramegowda's portion, as only consolidated boundary has been recorded in the said partition deed dated 12 December 1997 viz., for portions of Survey No. 36/2, 36/3, 36/4, 68/1, 68/2 and 77/1.*
- *The said partition deed records that the partition happened in the presence of Chennamma, wife of Late B. Venkataramanappa and she has affixed her signature as one of the 'panchaythidar'. Further, we are provided with the death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, which records that Chennamma expired on 16 February 2010.*

- (f) Mutation register extract bearing MR No. 2/1997-98 was issued in furtherance to the registered partition deed dated 12 December 1997 *inter alia* recording Bachegowda and Ramegowda as the holders of their respective portions (as discussed above).

Bachegowda's Portion

- (g) As discussed in paragraph 6.2(e) of this Report, we note that under the registered partition deed dated 12 December 1997, Bachegowda *inter alia* was allotted portion of Survey No. 77 measuring 11 Guntas (*i.e.*, Bachegowda's Portion).
- (h) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1006/2001-02 of Book I, Volume No. 2345, at pages 224 to 226, in the office of the Sub-Registrar, Hoskote) the said Bachegowda gifted *inter alia* Bachegowda's Portion to his wife Rukmini.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey No. 77 measuring 11 Guntas viz., Bachegowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since Bachegowda, was allotted portion of Survey No. 77, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Bachegowda's children, at the time of the execution of gift deed dated 7 July*

2001 would also have been entitled to a share / right in Survey No. 77 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Bachegowda including his children will be joining in the execution of the transaction documents.

- (i) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Rukmini with respect to portion of Survey No. 77 measuring 11 Guntas vide the mutation register extract bearing MR No. 11/2001-02
- (j) By way of unregistered partition deed dated 18 September 2003, executed between Rukmini and her son, Rohit Bachegowda, portion of Survey No. 77 measuring 5 Guntas was allotted to Rohit.

Observation:

We observe that the partition effected by way of an unregistered partition deed. Since an immovable property was being transferred between the parties by way of the partition deed and it appears that the value thereof may have been Rs.100/- and upwards, there was a requirement to have the same registered in view of Section 17 of the Registration Act, 1908. In view thereof, the risk of challenges being made to such partition deed or objections being raised as to its admissibility in evidence to prove factum of such partition cannot be ruled out. Notwithstanding, we have been informed by the Representatives that both Rukmini and her son, Rohit will be joining in the execution of the transaction documents.

- (k) By way of unregistered partition deed dated 18 September 2003, executed between Rukmini and her daughter, Preethi, portion of Survey No. 77 measuring 6 Guntas was allotted to Preethi.

Observation:

We observe that the partition effected by way of an unregistered partition deed. Since an immovable property was being transferred between the parties by way of the partition deed and it appears that the value thereof may have been Rs.100/- and upwards, there was a requirement to have the same registered in view of Section 17 of the Registration Act, 1908. In view thereof, the risk of challenges being made to such partition deed or objections being raised as to its admissibility in evidence to prove factum of such partition cannot be ruled out. Notwithstanding, we have been informed by the Representatives that both Rukmini and her daughter, Preethi will be joining in the execution of the transaction documents.

- (l) Further to the said partition, the khatha for Bachegowda's Portion was transferred in the names of (i) Preethi with respect to 6 Guntas in Survey No. 77 and (ii) Rohit with respect to 5 Guntas in Survey No. 77 vide the mutation register extract bearing MR No. 5/2003-04.
- (m) We have been provided with the family tree dated 19 December 2023 bearing certificate No. RD0038569282747 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Bachegowda

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comprising viz., the said Bachegowda, his wife, Rukmini and they have 3 (three) children namely (i) Rupashree, (ii) Rohit (recorded as married to Ranjitha, and they have two minor children Bhargava and Charvi) and (iii) Preethi. V.

Ramegowda's Portion

- (n) As discussed in paragraph 6.2(e) of this Report, we note that under the registered partition deed dated 12 December 1997, Ramegowda *inter alia* was allotted portion of Survey No. 77 measuring 3 Guntas (*i.e.*, Ramegowda's Portion).
- (o) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1003/2001-02 of Book I, Volume No. 2345, at pages 215 to 217, in the office of the Sub-Registrar, Hoskote) the said Ramegowda gifted *inter alia* Ramegowda's Portion to his wife Radha.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey No. 77 measuring 3 Guntas viz., Ramegowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since Ramegowda, was allotted portion of Survey No. 77, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Ramegowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Survey No. 77 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Ramegowda including his children will be joining in the execution of the transaction documents.*

- (p) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha with respect to portion of Ramegowda's Portion *vide* the mutation register extract bearing MR No. 8/2001-02.
- (q) Further, *vide* an unregistered partition deed dated 22 September 2003 (*year not clear*), made between Radha and her daughter Vatsala, Radha allotted portion of Survey No. 77 measuring 3 Guntas in favour of her daughter Vatsala.

Observation:

We observe that the partition effected by way of an unregistered partition deed. Since an immovable property was being transferred between the parties by way of the partition deed and it appears that the value thereof may have been Rs.100/- and upwards, there was a requirement to have the same registered in view of Section 17 of the Registration Act, 1908. In view thereof, the risk of challenges being made to such partition deed or objections being raised as to its admissibility in evidence to prove factum of such partition cannot be ruled out. Notwithstanding, we have been informed by the Representatives that both Radha and her daughter Vatsala, will be joining in the execution of the transaction documents.

- (r) The khatha was transferred in the name of Vatsala for a portion of Survey No. 77 measuring 3 Guntas *vide* the mutation register extract bearing MR No. 5/2003-04. In the said mutation there is reference to the partition document bearing No. 319/2003-04 dated 23 September 2003, basis which khatha was transferred in the name of R. Vatsala.

Observation:

We are informed that the reference to the partition document bearing No. 319/2003-04 dated 23 September 2003 is a typographical error and it refers to an affidavit submitted basis which the mutation was effected. We have relied on the same since we do not find reference to such registered partition deed in the Encumbrance Certificate issued for the relevant period with respect to Survey No. 77. We have been informed by the Representatives that Radha, wife of Ramegowda and Vatsala will be joining in the execution of the transaction documents and hence considering that there is no partition, non-sighting of the document bearing No. 319/2003-04 is not material.

- (s) We have been provided with the family tree dated 12 September 2024 bearing certificate No. RD0038569285823 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Ramegowda comprising *viz.*, the said Ramegowda, his wife Radha and they have 2 (two) children namely Rakshith. R (*who is married to one, Rajshree*) and R. Vatsala.
- (t) We have been provided with family tree dated 30 January 2025 bearing certificate No. RD5019267671327 issued by the Deputy Tahsildar, recording the details of the family members of M. Srinivas (husband of R. Vatsala) *viz.*, the said Santosh, his wife Vatsala and son, Chayan Santosh.

Bifurcation of Survey No. 77:

- (u) In the aforesaid manner we note that the below individuals came to hold their respective portions, collectively Land 2:
- (i) R. Vatsala became the holder for the portion of Survey No. 77 measuring 3 Guntas,
 - (ii) B. Preethi became the holder for the portion of Survey No. 77 measuring 6 Guntas, and
 - (iii) B. Rohith became the holder for the portion of Survey No. 77 measuring 5 Guntas.
- (v) As gathered from the Hissa Survey Tippani dated 23 July 2012 and RR Pakka Book extract (*as discussed in paragraph 6.4 below*) we note that the Land 2 *viz.*, Survey No. 77 measuring 14 Guntas was further bifurcated as set out below:
- (i) Survey No. 77/1 recording R. Vatsala as the holder for an extent of 3 Guntas;
 - (ii) Survey No. 77/2 recording B. Preethi as the holder for an extent of 6 Guntas; and

- (iii) Survey No. 77/3 recording B. Rohith as the holder for an extent of 5 Guntas.
- (w) Subsequently, an application was made by (a) R. Vatsala; (b) B. Preethi; (c) B. Rohith for conversion of Land 2, and requisite conversion fine was paid *vide* challan dated 5 September 2018 to the Deputy Commissioner, Bangalore Rural District.

Observation:

We have not been provided with orders for conversion of Land 2 from agricultural to residential purpose. It is recommended that above conversion orders be obtained and reviewed.

6.3 RTC Extracts

We have been provided with the following RTC extracts:

(a) Survey No. 77 measuring 14 Guntas:

- (i) RTC extract issued for the period 1979-80 to 1993-94 records the name of Venkataramanappa as the holder in Column No. 9 having acquired by way of durasti in Column No. 10 and Column No. 11 records refers to the hukkm bearing No. ASLR.DPR.'B'.13/1978-79.

Observation:

We note that RTC extracts issued for the period 1979-80 to 1983-84 records one Chikkamuniga as the cultivator in column No. 12. We have not received any clarification or documents from the Representatives establishing right/ interest in the name of the Chikkamuniga and his name does not otherwise appear in the title flow for Survey No. 77. Therefore, considering long passage of time, peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority by Chikkamuniga, we have proceeded on the basis that the said Chikkamuniga had no right, title or interest in respect of Survey No. 77.

- (ii) RTC extract issued for the period 1997-98 to 2000-01 records B. Venkataramanappa as the erstwhile holder, thereafter V. Bachegowda as the erstwhile holder and further V. Ramegowda as the erstwhile holder in Column No. 9. Thereafter Radha Ramegowda as the holder (for an extent of 3 Guntas) in Column No. 9 as per MR No. 8/2001-02 in Column No. 10 and Rukmini as the owner/ holder (for an extent of 11 Guntas) in Column No. 9 as per MR No. 11/2001-02 in column No. 10.

Observation:

We have not been provided with RTC extracts for the period 1994-95 to 1996-97, however, considering the RTC issued for the subsequent year i.e., 1997-98 records the name of Munegowda and deletion of B. Venkataramanappa's name as the holder, it does not appear to be the case that names of any third parties were recorded in the RTC extracts for the period 1994-95 to 1996-97.

- (iii) RTC extract issued for the period 2001-02 to 2003-04 records Radha Ramegowda as the holder (for an extent of 3 Guntas) in Column No. 9 as per MR 8/2001-02 in Column No. 10 and Rukmini as the holder (for an extent of 11 Guntas) in Column No. 9 and as per MR. 11/2001-02 in Column No. 10.
- (iv) RTC extract issued for the period 2005-06 to 2018-19 records R. Vatsala, daughter of V. Ramegowda as the holder (for an extent of 3 Guntas), B. Preethi, daughter of V. Bachegowda, as the owner/ holder (for an extent of 6 Guntas) and B. Rohit, son of V. Bachegowda as the owner/ holder (for an extent of 5 Guntas) in Column No. 9 and as per the MR No. 5/2003-04 in Column No. 10.

(b) Survey No. 77/1 (post phodi of Survey No. 77):

RTC extract issued for the period 2019-20 to 2024-25 records the total extent as 3 Guntas. R. Vatsala as the holder in Column No. 9 and as per MR No. 5/2003-04 as recorded in Column No. 10.

(c) Survey No. 77/2 (post phodi of Survey No. 77):

RTC extracts issued for the period 2019-20 to 2024-25 records the total extent as 6 Guntas. B. Preethi as the holder in Column No. 9, as per MR No. 5/2003-04 in Column No. 10.

(d) Survey No. 77/3 (post phodi of Survey No. 77):

RTC extracts issued for the period 2019-20 to 2024-25 records the total extent as 5 Guntas. B. Rohith as the owner /holder in Column No. 9, as per MR No. 5/2003-04 in Column No. 10.

6.4 Survey Records

- (a) On review of the village map of Sarkar Guttahalli village, we note that Survey No. 77 formed part of the said village and is bounded as follows:

East by	:	Survey No. 36;
West by	:	Kaluve;
North by	:	Kaluve; and
South by	:	Kaluve.

- (b) On combined review of the Hissa Survey Tippani and the RR pakka book, we note that Survey No. 77 was phodied into:

- (i) Survey No. 77/1 measuring 3 Guntas, held by R. Vatsala;
- (ii) Survey No. 77/2 measuring 6 Guntas, held by B. Preethi; and
- (iii) Survey No. 77/3 measuring 5 Guntas, held by B. Rohith.

- (c) As per RR pakka book and atlas copy, we note that Survey No. 77/1, Survey No. 77/2 and Survey No. 77/3 are bounded as follows:

Survey No.	East	West	North	South
77/1	No details recorded	No details recorded	No details recorded	Survey No. 77/2
77/2	No details recorded	No details recorded	Survey No. 77/1	Survey No. 77/3
77/3	No details recorded	No details recorded	Survey No. 77/2	No details recorded

- (d) The Karnataka Revision Settlement Akarband extract records as the following:
- Survey No. 77/1 is measuring 3 Guntas, there being no Kharab.
 - Survey No. 77/2 is measuring 6 Guntas, there being no Kharab.
 - Survey No. 77/3 is measuring 5 Guntas, there being no Kharab.

6.5 Encumbrance Certificate

We have been provided with the following Encumbrance Certificates:

Survey No. 77/1

- (*handwritten as 77/1*) Encumbrance Certificate for the period 20 September 1978 to 31 March 2004 with respect to Survey No. 77/1 measuring 14 Guntas reflects:
 - Partition deed dated 12 December 1997 registered as document No. 1766 executed between the Munegowda and his brothers and sisters (*morefully discussed at paragraph 6.2(e) of this Report*);
 - Gift deed dated 7 July 2001 registered as document bearing No. 1003 executed by V. Ramegowda in favour of his wife Radha (*morefully discussed at paragraph 6.2(m) of this Report*); and
 - Gift deed dated 7 July 2001 registered as document bearing No. 1006 executed by V. Bachegowda in favour of his wife Rukmini (*morefully discussed at paragraph 6.2(h) of this Report*).
- 'Nil' Encumbrance Certificate for the period 1 April 2004 to 1 January 2012.
- 'Nil' Encumbrance Certificate for the period 1 January 2012 to 3 October 2024.

Survey No. 77/2

- 'Nil' Encumbrance Certificate for the period 1 January 2012 to 3 October 2024.

Survey No. 77/3

(e) 'Nil' Encumbrance Certificate for the period 1 January 2012 to 3 October 2024.

6.6 In the said manner the following individuals have come to hold and possess Land 2:

Land Details	Survey No.	Extent (in Acres) *as per title documents			Current Landowner
		Acres	Guntas	Kharab	
Land 2	77/1	0	3	0	R. Vatsala
	77/2	0	6	0	B. Preethi
	77/3	0	5	0	B. Rohith
	Total	0	14	0	

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7. LAND 3

7.1 Property Description

Survey Number	Extent as per title documents			Extent as per 2024-25 RTC extract			Name of the present owner
	Acres	Guntas	Kharab	Acres	Guntas	Kharab	
67/1A1	0	12	0	0	12	0	Anjana Gowda, wife of Munegowda
67/1B1	0	15	0	0	15	0	
67/2	0	26	0	0	26	0	
67/1A2	0	23	0	0	23	0	G. Vinutha, Wife of V. Narayan
67/1B2	0	20 ½	0	0	20 ½	0	
67/3	0	20 ½	0	0	20 ½	0	
67/1A3	0	11	0	0	11	0	Radha V. Hanumathagowda, wife of Hanumanthagowda
67/1B3	0	11 ½	0	0	11 ½	0	
67/4	0	11 ½	0	0	11 ½	0	
Total	3	31		3	31		

7.2 Title Flow

- (a) Based on the review of the documents provided to us, we note that the land in Survey No. 67 measuring 3 Acres 31 Guntas with no Kharab hereinafter referred to as 'Survey No. 67' is coming within the limits of Sarkari Guttahalli Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.
- (b) The Moola Tippani [date not mentioned](as discussed in paragraph 7.4 of this Report) records the name of one Allaliga, son of Guruva as the 'kardadar' of Survey No. 67. However, there are no documents to record the manner in which the said Allaliga acquired title to Survey No. 67.
- (c) Thereafter it appears that Munishami was recorded as the title holder of Survey No. 67. However, there is no document available to ascertain the manner in which Munishami acquired title to a portion of Survey No. 67/2 measuring 2 Acres 25 Guntas or the entire extent in Survey No. 67 from the erstwhile holder, Allaliga. It appears that Munishami held the land from or even prior to 1930 considering that we have been provided with mortgage deed dated 6 June 1930 and registered as document No. 1812/1930-31, Book-I, Volume No. 384 at pages Nos. 254 to 257, whereby the said Munishami, son of Neeraganti Munishami mortgaged a portion of Survey No. 67/2 measuring 2 Acres 25 Guntas to Baiamma, wife of Yengantaiah.

Observation:

- *We have not been provided with documents evidencing discharge of the above mortgage deed dated 26 April 1930. We have assumed that such mortgage no longer subsists and have proceeded on the basis that the aforesaid mortgage would have been discharged considering its antiquity.*
- *It appears that Munishami held the land from or even prior to 1930 and we have traced title therefrom, and since there have been no claims from Allaliga or anyone claiming under him, non-availability of documents evidencing the manner in which Munishami acquired title does not appear to be material presently.*
- *Further, it appears from the sale deed dated 26 February 1937 morefully discussed at paragraph 7.2(f) below that Munishami belonged to Adi Dravida caste. However, in the absence of any documents to evidence that lands in Survey No. 67 were granted in favor of Munishami, we have for the purpose of this report proceeded on the basis that these were his absolute property and not subject to any terms / conditions.*

- (d) Thereafter, it appears the sons of Munishami namely, Doddamariga, Chikkamariga and Venkataramanappa have been allotted with portions of Survey No. 67 and have accordingly dealt with their respective portions as discussed below in this Report.
- (i) Doddamariga appears to have been allotted with an extent of 1 Acre 13 Guntas (**Doddamariga's Portion**);
 - (ii) Chikkamariga appears to have been allotted with an extent of 1 Acre 6.5 Guntas (**Chikkamariga's Portion**);
 - (iii) Venkataramanappa appears to have been allotted with an extent of 1 Acre 6.5 Guntas (**Venkataramanappa's Portion**).

Observations:

We been informed by the Representatives that the documents in terms of which Allaliga acquired right, title and interest with respect to Survey No. 67, the manner in which it devolved onto Munishami, death certificate of Munishami and his family tree, the Index of Land register, or the Record of Rights Register extract with respect to Survey No. 67 are not available. Given the antiquity of these documents and transactions, for the purposes of this Report, we have considered the good root of title with respect to Survey No. 67 to be the sale deed dated 26 February 1937 noted below.

Doddamariga's Portion

- (e) On review of the record of rights register extract bearing RR No. 95, we note that Doddamariga, son of Munishami is recorded as the owner of Survey No. 67/2 and the said land being identified as his ancestral property.
- (f) Under a sale deed dated 26 February 1937 (registered as document No. 1281/1936-37, Book-I in Volume No. 461 at pages 143 to 145 in the office of the Sub-Registrar,

Hoskote), the said Doddamariga, son of Adi Dravida Neeraganti Munishami, conveyed a portion of Doddamariga's Portion measuring 23 Guntas (out of 1 Acre 13 Guntas) to his brother, Chikkamariga.

- (g) Thereafter, the said Doddamariga along with his father Munishami, under a sale deed dated 26 October 1940 (registered as document No. 797/1940-41, Book-I in Volume No. 519 at pages 216 to 218, in the office of the Sub-registrar, Hoskote), conveyed Doddamariga's Portion (*i.e.*, Survey No. 67 measuring 1 Acre 13 Guntas) to Munivenkatappa and his son Thimmappa.

Observation:

- The aforesaid sale deed records that Doddamariga's Portion was bounded as below:

East by	:	Remaining portion of land in Survey No. 67 belonging to Chikkamariga;
West by	:	Bachegowda's land;
North by	:	Sarkari Bandi road; and
South by	:	Pundalenu's land.

- Chikkamariga and Venkataramanappa, both brothers of Doddamariga have joined in the execution of the said sale deed as witnesses. Therefore, it appears that post the execution of the sale deed dated 26 February 1937 morefully discussed at paragraph (f) above, the sons of Munishami may have orally resettled their properties wherein the 23 Guntas sold to Chikkamariga has been reconveyed to Doddamariga.

- (h) As gathered from the Hissa Survey Tippy extract dated 22 May 1942 recording the bifurcation of Survey No. 67 into Survey Nos. 67/1 and 67/2 (discussed in the survey section of this Report), we note that Doddamariga was recorded as the holder of Survey No. 67/2 measuring 1 Acre 18 Guntas (Survey No. 67/2).

Observations:

While we do not have clarity on the manner in which Doddamariga's family acquired title to the balance 5 Guntas in Survey No. 67, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority against Doddamariga or his legal heirs, for the purposes of this Report, we have proceeded on the basis that Doddamariga was vested with the ownership, right, title and interest to entire Survey No. 67/2 measuring 1 Acre 18 Guntas without claims from any other person.

- (i) By sale deed dated 22 September 1951 (registered as document No.1981/1951-52, Book-I in Volume No.740 at pages 23 to 24 in the office of the Sub-registrar, Hoskote), Thimmappa re-conveyed Doddamariga's Portion (*there still recorded as 1 Acre 13 Guntas instead of 1 Acre 18 Guntas*) to Doddamariga.

Observation:

- *The aforesaid sale deed records Doddamariga's Portion was bounded as below:*

<i>East by</i>	<i>:</i>	<i>Chikkamariga's land;</i>
<i>West by</i>	<i>:</i>	<i>Bachegowda's land;</i>
<i>North by</i>	<i>:</i>	<i>Government road; and</i>
<i>South by</i>	<i>:</i>	<i>Pundalenu's land.</i>

- *While both Munivenkatappa and Thimmappa had purchased Doddamariga's Portion, Thimmappa alone has reconveyed Doddamariga's Portion to Doddamariga. The Representatives have informed us that Munivenkatappa was not alive at the time of execution of the said sale deed. However, we have not been provided with death certificate of Munivenkatappa or genealogical tree to ascertain if there are any other legal heirs of Munivenkatappa who might have had claims to the land in the event of his death. However, given the antiquity of these documents and transactions and there being no claims raised by Munivenktappa or his legal heirs, for the purpose of this report we have proceeded on the basis that Munivenkatappa was not alive at the time of execution of the sale deed and Thimmappa was his only legal heir.*

- (j) Thereafter, under a sale deed dated 26 September 1951 (registered as document No. 1996/1951-52, Book-I in Volume No.740 at pages 30 to 31 in the office of the Sub-Registrar, Hoskote), the said Doddamariga along with his children namely Muniya alias Allaliga and Mariga alias Chowda sold Doddamariga's Portion (*there still recorded as 1 Acre 13 Guntas instead of 1 Acre 18 Guntas*) to M. Chikka Muniyappa.

Observation:

The aforesaid sale deed record the Doddamariga's Portion was bounded as below:

<i>East by</i>	<i>:</i>	<i>Chikkamariga's land;</i>
<i>West by</i>	<i>:</i>	<i>Bachegowda's land;</i>
<i>North by</i>	<i>:</i>	<i>Government cart road; and</i>
<i>South by</i>	<i>:</i>	<i>Pundalenu's land.</i>

- (k) By sale deed dated 11 September 1952 (registered as document No.1853/1952-53, Book-I in Volume No.760 at pages 62 to 63 in the office of the Sub-Registrar, Hoskote), M. Chikka Muniyappa sold Doddamariga's Portion (*there recorded as 1 Acre 13 Guntas instead of 1 Acre 18 Guntas*) to Venkataramanappa, son of Bachegowda.

Chikkamariga's Portion:

- (l) As gathered from the Hissa Survey Tippani extract dated 22 May 1942 recording the bifurcation of Survey No. 67 as Survey Nos. 67/1 and 67/2 (discussed in paragraph 7.4 below), we note that Chikkamariga was recorded as the holder of Survey No. 67/1 measuring 2 Acres 13 Guntas (i.e., Survey No. 67/1).

Observations:

Considering the sale deed dated 28 June 1951 registered as document No. 1824/1951-52 (as referred to in paragraph 7.2(n) below), it appears that Chikkamariga's name was recorded as holder of 2 Acres 13 Guntas in Survey No. 67/1, however his ownership/title will be limited to the extent of 1 Acres 6 ½ Guntas and for the remaining extent his name was recorded in the representative capacity for his brother Venkataramanappa.

- (m) We have been provided with a record of rights extract bearing RR No. 94 which records the name of Chikkamariga as the holder of Survey No. 67/1 and that the said land was his ancestral property.
- (n) Under a sale deed dated 28 June 1951 (registered as document No.1824/1951-52, Book-I in Volume No.727 at pages 215 to 217 in the office of the Sub-Registrar, Hoskote), the said Chikkamariga conveyed a portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas (out of 2 Acres 13 Guntas) to Narayanappa, son of Mareppa.

Observation:

The aforesaid sale deed records the portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas bounded as below:

<i>East by</i>	<i>:</i>	<i>Remaining portion of the land in Survey No. 67 (belonging to Vendor's brother Venkataramanappa);</i>
<i>West by</i>	<i>:</i>	<i>Hoskote Thimappa's land;</i>
<i>North by</i>	<i>:</i>	<i>Government on²; and</i>
<i>South by</i>	<i>:</i>	<i>Munappa and Pundalenu's land.</i>

- (o) Thereafter, under a sale deed dated 18 January 1954 (registered as document No.3689/1954-55, Book-I in Volume No.796 at pages 111 to 112 in the office of the Sub-Registrar, Hoskote), the said Narayanappa conveyed a portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas (out of 2 Acres 13 Guntas) to Poojamma wife of Chikkamarappa.
- (p) Subsequently, under a sale deed dated 30 August 1968 (registered as document No. 2251/1968-69, Book-I in Volume No. 1226 at pages 37 and 38 in the office of the Sub-registrar, Hoskote), the said Poojamma conveyed a portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas to Munegowda, son of Venkataramanappa.

² Alley/lane/street.

Venkataramanappa' s Portion:

- (q) Under a sale deed dated 22 August 1952 (registered as document No. 1630/1952-53 Book-I in Volume No.756 at pages 235 to 236 in the office of the Sub-Registrar, Hoskote), the said Venkataramanappa (*i.e.*, son of Munishami) conveyed a portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas *viz.*, Venkataramanappa's Portion to Venkataramanappa, son of Bachegowda.

Observations:

- *As mentioned above, Venkataramanappa, son of Munishami was title holder of the said land i.e., 1 Acre 6 ½ Guntas in Survey No. 67, though the revenue and survey records reflect only Chikkamariga as the title holder.*
- *The aforesaid sale deed record the portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas was bounded as below:*

<i>East by</i>	<i>:</i>	<i>District Board road;</i>
<i>West by</i>	<i>:</i>	<i>Remaining land in Survey No. 67 belonging to Vendor's brother Chikkamariga's land;</i>
<i>North by</i>	<i>:</i>	<i>Doddanaikappa's land; and</i>
<i>South by</i>	<i>:</i>	<i>Kaalenu's land.</i>

Acquisition by Venkataramanappa and his family:

- (r) As gathered from paragraphs 7.2(k), 7.2(p) and 7.2(q) (*discussed above*), we note that:
- (i) Venkataramanappa acquired title to portions of Survey No. 67 and Survey No. 67/1 totally measuring 2 Acres 19 ½ Guntas (*i.e.*, 1 Acre 13 acquired under the registered sale deed dated 11 September 1952 and 1 Acre 6 ½ Guntas acquired under the registered sale deed dated 22 August 1952);
 - (ii) Munegowda, son of Venkataramanappa acquired title to a portion of Survey No. 67/1 measuring 1 Acre 6 ½ Guntas (*vide registered sale deed dated 30 August 1968*). We note that the extent of both the sale deeds (i+ii) adds to 3 Acre 26 Guntas.
- (s) Thereafter, it appears that the said Venkataramanappa and his son, Munegowda have contributed their respective portions acquired in Survey No. 67 (which appears to be further bifurcated into Survey No. 67/2 and Survey No. 67/1 totally measuring 3 Acres 26 Guntas) to the joint family pool of Venkataramanappa.

Observations:

We do not have clarity on the manner in which Venkataramanappa or his family members came to acquire right for the balance 5 Guntas which originally formed part of Survey No. 67. That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the

land by the successors in title, there being no proceedings initiated before any court of law/authority against Venkataramanappa or his legal heirs, for the purposes of this Report, we have proceeded on the basis that Venkataramanappa was vested with the ownership, right, title and interest to entire Survey No. 67 without claims from any other person.

- (t) On review of the hissa tippany extract dated 5 April 1956 (discussed in the survey section of this Report), we note that Survey No. 67/1 was further bifurcated into Survey No. 67/1A measuring 1 Acre 6 Guntas (Survey No. 67/1A) and the name of Chikkamariga was recorded as the holder and Survey No. 67/1B measuring 1 Acre 7 Guntas and the name of Poojamma was recorded as the holder thereof (Survey No. 67/1B).

Observations:

There is no clarity on the manner in terms of which Chikkamariga was recorded as the holder of 1 Acre 6 Guntas and how Poojamma acquired title to additional ½ Gunta in Survey No. 67/1. However, given that the entire extent in Survey Nos. 67/1A and 67/1B forms part of the Proposed Transaction, the extent discrepancy does not appear to be material presently.

- (u) The affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda as detailed below:

- (i) Bachegowda (*deceased*) and his wife, Doddamma (*deceased*) had 2 (two) children namely B. Venkataramanappa (*deceased*) and Muniyamma (*deceased*).
- (ii) The said Venkataramanappa was married to Chennamma (*deceased*), and they have 9 (nine) children namely Yashodamma (*deceased*), Munegowda, V. Vijayamma, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, V. Nagarathna, V. Narayan and V. Sumitra.

Observations:

We have been informed by the Representatives that the death certificates of Bachegowda, Doddamma, Muniyamma and Yashodamma; and family tree recording the names of members of Muniyamma's family is not available. Accordingly, we have for the purpose of this Report proceeded on the basis that the persons identified as surviving above are the only legal heirs of late Bachegowda or any of his deceased legal heirs.

- (v) Thereafter, under the partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at pages 19 to 25 in the office of the sub-registrar, Hoskote) the said B. Venkataramanappa along with his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan (then being minor represented by his father and natural guardian, B. Venkataramanappa) partitioned certain family properties including Survey No. 67/1A (*i.e.*, measuring 1 Acre 6 Guntas), Survey No. 67/1B measuring (*i.e.*, measuring

1 Acre 7 Guntas), and Survey No. 67/2 (i.e., measuring 1 Acre 18 Guntas). In terms of the said partition deed, we note that Munegowda was allotted certain immovable properties including (a) Survey No. 67/1A measuring 1 Acre 6 Guntas, (b) Survey No. 67/1B measuring 1 Acre 7 Guntas, and (c) Survey No. 67/2 measuring 1 Acre 18 Guntas as his share which is also recorded in Schedule 'B' of the said partition deed.

Observations:

We note that Doddamma and Muniyamma i.e., wife and daughter of Bachegowda were not made parties to the registered partition deed dated 8 May 1972. We have been informed by the Representatives that no release / settlement deed were executed by them in favour of B. Venkataramanappa, releasing their right, title and interest in Survey No. 67. Considering that a registered partition was already effected and no claims appears to have been raised by Muniyamma seeking any share, and that all the surviving legal heirs of Bachegowda will be joining in the execution of the transaction documents, and Dodamma and Muniyamma do not appear to have any other legal heirs, this does not appear to be material .

- (w) The (i) death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths records that B. Venkataramanappa expired on 4 September 1995 and (ii) death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, records that Chennamma, wife of Late B. Venkataramanappa expired on 16 February 2010.
- (x) As there were certain inconsistencies in the registered partition deed dated 8 May 1972 (discussed in paragraph 7.2(v) of this Report), the said partition deed was cancelled vide cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765/1997-98 of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) which was executed between the B. Venkataramanappa and his sons namely, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.

Observations:

The said registered cancellation to the partition deed dated 12 December 1997 does not record the details of the survey numbers and the schedule of the properties. However, considering that the cancellation deed records that it is in relation to the registered partition deed dated 8 May 1972, we have proceeded on the basis that it relates only to the properties recorded in the partition deed.

- (y) Thereafter, on the same day as that of the registered cancellation to the partition deed dated 12 December 1997 (discussed above) vide the partition deed dated 12 December 1997 (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at pages 164 to 182 in the office of the Sub-Registrar, Hoskote), the children of late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V (Children of Venkataramanappa) partitioned certain joint family properties including Survey No. 67/1A (i.e., measuring 1 Acre 6 Guntas), Survey No. 67/1B measuring (i.e., measuring 1 Acre 7 Guntas), and Survey No. 67/2 (i.e., measuring 1 Acre 18 Guntas). On review

of the said partition deed, we *inter-alia* note that Survey No. 67/1A, Survey No. 67/2B and 67/2 were partitioned in the following manner:

Sl. No.	Name of the family members of Venkataramanappa	Survey Nos. and extent	Schedule as per the Partition Deed dated 12 December 1997
(a)	Munegowda	67/1A (p) – 12 Guntas 67/1B (p) - 15 Guntas <u>67/2(p)- 26 Guntas</u> Total: 1 Acre 13 Guntas (Munegowda's Portion)	Schedule-A
(b)	V. Hanumanthagowda	67/1A (p) – 11 Guntas 67/1B (p) – 11 ½ Guntas <u>67/2(p)- 11 ½ Guntas</u> Total: 34 Guntas (Hanumanthagowda's Portion)	Schedule 'C'
(c)	V. Narayan	67/1A(p)- 23 Guntas 67/1B (p) – 20 ½ Guntas <u>67/2(p)- 20 ½ Guntas</u> Total: 1 Acre 24 Guntas (Narayan's Portion)	Schedule 'E'

Observation:

The said partition deed records that the partition happened in the presence of Chennamma, wife of Late B. Venkataramanappa and she has affixed her signature as one of the 'panchaythidar'. Further, we are provided with the death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, which records that Chennamma expired on 16 February 2010.

- (z) We note that the mutation register extract bearing MR No. 2/1997-98 was issued in furtherance to the registered partition deed dated 12 December 1997 *inter alia* recording Munegowda, Hanumanthagowda and V. Narayana as the owners/ holders of their respective portions (*as discussed above*).

Munegowda's Portion

- (aa) As discussed in paragraph 7.2(y) of this Report, we note that under the registered partition deed dated 12 December 1997, Munegowda *inter-alia* was allotted with Survey No. 67/1A(p) measuring 12 Guntas, Survey No. 67/1B(p) measuring 15 Guntas, and Survey No. 67/2 measuring 26 Guntas and totally measuring 34 Guntas (*i.e.*, Munegowda's Portion).
- (bb) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1002/2001-02 of Book I, Volume No. 2345, at pages 212 to 214, in the office of the Sub-Registrar, Hoskote) the said Munegowda gifted *inter-alia* Munegowda's Portion to his wife, Anjana Gowda.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey Nos. 67/1A, 67/1B and 67/2 totally measuring 34 Guntas viz., Munegowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since Munegowda, was allotted portion of Survey Nos. 67/1A, 67/1B and 67/2 totally measuring 34 Guntas, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Munegowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Munegowda's and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that the all legal heirs of Munegowda including his children will be joining in the execution of the transaction documents.*

- (cc) Further to the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Anjana Gowda with respect to Munegowda's Portion *vide* the mutation register extract bearing MR No. 7/2001-02.
- (dd) We have been provided with the family trees below issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore with respect to Munegowda's family:
- (i) Family tree dated 1 October 2024 bearing certificate No. RD5019267665025 recording the details of the family members of Munegowda comprising *viz.*, the said Munegowda, his wife, Anjana Gowda, and 2 (two) children, namely Dr. Adarsh Gowda and Ganavi Munegowda.
- (ii) Family tree dated 1 October 2024 bearing certificate No. RD5019267665011 recording the details of the family members of Dr. Adarsh Gowda (*i.e.*, son of Munegowda) comprising *viz.*, the said Dr. Adarsh Gowda, his wife namerly, Sharada Gowda and 2 (two) children Adithya Gowda and Harika. G (*both minors*).

Hanumanthagowda's Portion

- (ee) As discussed in paragraph 7.2(y) of this Report, we note that under the registered partition deed dated 12 December 1997, Hanumanthagowda *inter-alia* was allotted with Survey No. 67/1A(p) measuring 11 Guntas, Survey No. 67/1B (p) measuring 11 ½ Guntas, and Survey No. 67/2 (p) measuring 11 ½ Guntas and totally measuring 34 Guntas (*i.e.*, Hanumanthagowda's Portion).
- (ff) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote), the said Hanumanthagowda had gifted *inter-alia* Hanumanthagowda's Portion to his wife, Radha.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey Nos. 67/1A, 67/1B and 67/2 totally measuring 34 Guntas viz., Hanumanthagowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since Hanumanthagowda, was allotted portion of Survey Nos. 67/1A, 67/1B and 67/2 totally measuring 34 Guntas, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Hanumanthagowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Hanumanthagowda's and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Hanumanthagowda including his children will be joining in the execution of the transaction documents.*

- (gg) Further to the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha with respect to Hanumanthagowda's Portion *vide* the mutation register extract bearing MR No. 10/2001-02.
- (hh) We have been provided with the family tree dated 1 October 2024 bearing certificate No. RD5019267665021 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Hanumanthagowda comprising *viz.*, the said Hanumanthagowda, his wife, Radha and 2 (two) children namely Keerthana Hanumanthagowda and Mithun Siddartha. G.

Narayan's Portion

- (ii) As discussed in paragraph 7.2(y) of this Report, we note that under the registered partition deed dated 12 December 1997, V. Narayan *inter-alia* was allotted with Survey No. 67/1A measuring 23 Guntas, Survey No. 67/1B measuring 20 ½ Guntas, and Survey No. 67/2 measuring 20 ½ Guntas and totally measuring 1 Acre 24 Guntas (*i.e.*, Narayan's Portion).
- (jj) Thereafter, under a gift deed dated 7 July 2001 (registered as document No. 1004/2001-02 of Book I, Volume No. 2345, at pages 218 to 220, in the office of the Sub-Registrar, Hoskote), the said Narayan gifted *inter-alia* Narayan's Portion to his wife, G. Vinutha.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey Nos. 67/1A, 67/1B and 67/2 totally measuring 1 Acre 24 Guntas viz., Narayan's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since V. Narayan, was allotted portion of Survey Nos. 67/1A, 67/1B and 67/2 totally measuring 34 Guntas, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, V. Narayan's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Narayan's and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all legal heirs of Narayan including his children will be joining in the execution of the transaction documents.*

- (kk) Further to the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Vinutha with respect to Narayan's Portion vide the mutation register extract bearing MR No. 9/2001-02.
- (ll) We have been provided with the below family trees issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore with respect to V. Narayan's family:
- (i) Family tree dated 1 October 2024 bearing certificate No. RD5019267665023 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Narayan comprising viz., the said V. Narayan, his wife, G. Vinutha and 2 (two) children namely Sahana Narayan and Brijesh Narayan.
- (ii) Family tree dated 1 October 2024 bearing certificate No. RD5019267665017 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Brijesh Narayan (i.e., son of V. Narayan) comprising viz., the said Brijesh Narayan and his wife, Megha Murali.

Bifurcation of Survey Nos. 67/1A and 67/1B and conversions:

- (mm) In the aforesaid manner the below individuals became the holders of their respective portions and are collectively referred to as 'Land 3':
- (i) Anjana Gowda became the holder of Survey No. 67/1A (p) measuring 12 Guntas, Survey No. 67/1B (p) measuring 15 Guntas, and Survey No. 67/2 (p) measuring 26 Guntas,
- (ii) Radha (also known as Radha Hanumanthagowda) became the holder of Survey No. 67/1A (p) measuring 11 Guntas, Survey No. 67/1B (p) measuring 11 ½ Guntas, and Survey No. 67/2 (p) measuring 11 ½ Guntas, and
- (iii) G. Vinutha became the holder of Survey No. 67/1A (p) measuring 23 Guntas, Survey No. 67/1B (p) measuring 20 ½ Guntas, and Survey No. 67/2 (p) measuring 20 ½ Guntas.

- (nn) As gathered from the Hissa Survey Tippani dated 31 January 2003 and RR pakka book extract (*discussed in the survey section of this Report*) we note that Land 3 comprising of Survey Nos. 67/1A, Survey No. 67/1B and Survey No. 67/2 were further bifurcated as set out below:
- (i) Survey No. 67/1A measuring 1 Acre 6 Guntas was bifurcated into 3 (three) portions *i.e.*, Survey Nos. 67/1A1 to 67/1A3:
- (A) Anjana Gowda is recorded as the holder of Survey No. 67/1A1 measuring 12 Guntas (Survey No. 67/1A1),
- (B) Vinutha is recorded as the holder of Survey No. 67/1A2 measuring 23 Guntas (Survey No. 67/1A2), and
- (C) Radha Hanumanthagowda is recorded as the owner/ holder of Survey No. 67/1A3 measuring 11 Guntas (Survey No. 67/1A3).
- (ii) Survey No. 67/1B measuring 1 Acre 7 Guntas was bifurcated into 3 (three) portions *i.e.*, Survey Nos. 67/1B1 to 67/1B3:
- (A) Anjana Gowda is recorded as the holder of Survey No. 67/1B1 measuring 15 Guntas (Survey No. 67/1B1),
- (B) Vinutha is recorded as the holder of Survey No. 67/1B2 measuring 20 ½ Guntas (Survey No. 67/1B2); and
- (C) Radha Hanumanthagowda is recorded as the owner/ holder of Survey No. 67/1B3 measuring 11 ½ Guntas (Survey No. 67/1B3).
- (iii) Survey No. 67/2 measuring 1 Acre 18 Guntas was bifurcated into 3 (three) portions *i.e.*, Survey No. 67/2, Survey No. 67/3 and Survey No. 67/4:
- (A) Anjana Gowda is recorded as the holder of retained Survey No. 67/2 measuring 26 Guntas (Survey No. 67/2),
- (B) Vinutha is recorded as the holder of new Survey No. 67/3 measuring 20 ½ Guntas (Survey No. 67/3), and
- (C) Radha Hanumanthagowda is recorded as the owner/ holder of new Survey No. 67/4 measuring 11 ½ Guntas (Survey No. 67/4).
- (oo) On applications made by (a) Anjana Gowda; (b) Radha Hanumanthagowda; (c) G. Vinutha for conversion of Land 3, the Deputy Commissioner, Bangalore Rural District against payment of requisite conversion fines, permitted conversion of Land 3 from agricultural to non-agricultural residential purpose *vide* the below official memoranda:

Sl. No.	Survey No.	Extent (in Guntas)	Details of the official memorandum
1.	Survey No. 67/1A1	12	Official memorandum dated 31 October 2018 bearing No.
	Survey No. 67/1B1	15	

Sl. No.	Survey No.	Extent (in Guntas)	Details of the official memorandum
	Survey No. 67/2	26	LNDC10001223 issued further to application made by Anjana Gowda.
2.	Survey No. 67/1A2	23	Official memorandum dated 27 November 2018 bearing No. LNDC10001221 issued further to application made by Vinutha.
	Survey No. 67/1B2	20 ½	
	Survey No. 67/3	20 ½	
3.	Survey No. 67/1A3	11	Official memorandum dated 27 November 2018 bearing No. LNDC10001159 issued further to application made by Radha Hanumanthagowda
	Survey No. 67/1B3	11 ½	
	Survey No. 67/4	11 ½	

(pp) Accordingly, we note that the below individuals are the owners/holders of Land 3:

Sl. No.	Survey No.	Extent (in Guntas)	Details of the official memorandum
1.	Survey No. 67/1A1	12	Anjana Gowda.
	Survey No. 67/1B1	15	
	Survey No. 67/2	26	
2.	Survey No. 67/1A2	23	Vinutha.
	Survey No. 67/1B2	20 ½	
	Survey No. 67/3	20 ½	
3.	Survey No. 67/1A3	11	Radha Hanumanthagowda
	Survey No. 67/1B3	11 ½	
	Survey No. 67/4	11 ½	

7.3 RTC Extracts

We have been provided with the following RTC extracts and endorsements with respect to the below survey numbers:

Survey No. 67/1A and its bifurcated portions Survey Nos. 67/1A1 to 67/1A3:

(a) Survey No. 67/1A measuring 1 Acre 6 Guntas with no Kharab:

- (i) RTC extract issued for the period 1969-70 to 1972-73 records the name of Venkataramanappa, son of Bachegowda as the holder in Column No. 9.

- (ii) RTC extract issued for the period 1973-74 to 1975-76 records the name of Munegowda, son of Venkataramanappa as the holder and the name of Venkataramanappa came to be deleted, as noted in Column No. 9.
- (iii) RTC extract issued for the period 1989-90 to 1993-94 record the name of Munegowda as the holder in Column No. 9 having acquired the same *vide* the partition noted in Column No. 10.

Observation:

We have been provided with the endorsement dated 24 July 2024 bearing No. RK/CR/230/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period inter alia 1976-77 to 1988-89 inter alia with respect to Survey No. 67/1A is not available as the said records are mutilated.

- (iv) RTC extract issued for the period 1994-95 to 1996-97 record the name of Munegowda as the holder in Column No. 9 having acquired the same *vide* the partition noted in Column No. 10.
- (v) RTC extract issued for the period 1997-98 to 2000-01 record the names of the following individuals:
- (A) Munegowda as the erstwhile holder and thereafter, the name of Anjana Gowda as the current holder of a portion of Survey No. 67/1A measuring 12 Guntas in Column No. 9 *vide* MR No. 7/2001-02 as noted in Column No. 10,
- (B) V. Narayan as the erstwhile holder and thereafter, the name of G. Vinutha as the holder of a portion of Survey No. 67/1A measuring 23 Guntas in Column No. 9 *vide* MR No. 9/2001-02 as noted in Column No. 10, and
- (C) V. Hanumanthagowda as the erstwhile owner and thereafter, the name of Radha as the current holder of a portion of Survey No. 67/1A measuring 11 Guntas in Column No. 9 *vide* partition and recorded in MR No. 10/2001-02 as noted in Column No. 10.
- (vi) RTC extracts issued for the period 2001-02 to 2011-12 record the names of the following individuals:
- (A) Anjana Gowda as the holder of a portion of Survey No. 67/1A measuring 12 Guntas in Column No. 9 *vide* MR No. 9/2001-02 as noted in Column No. 10,
- (B) G. Vinutha as the holder of a portion of Survey No. 67/1A measuring 23 Guntas in Column No. 9 *vide* MR No. 9/2001-02 as noted in Column No. 10, and

- (C) Radha as the holder of a portion of Survey No. 67/1A measuring 11 Guntas in Column No. 9 *vide* the partition and recorded in MR No. 10/2001-02 as noted in Column No. 10.

Observation:

We note that Survey No. Survey No. 67/1A was further bifurcated into Survey Nos. 67/1A1, 67/1A2 and 67/1A3 in the year 2003. However, the RTC extracts issued for the period 2003-04 to 2011-12 were not updated to record the newly bifurcated survey numbers and continued to show the larger Survey No. 67/1A. Considering the land have been converted, this is not material presently.

- (b) Survey No. 67/1A1 measuring 12 Guntas with no Kharab (further to bifurcation of larger holding of Survey No. 67/1A):
- (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of Anjana Gowda as the holder in Column No. 9. Further, Column No. 10 records reference to partition and MR No. 9/2001-02.

Observation:

We note that the RTC extracts issued for the period 2012-13 to 2024-25 in relation to Survey No. 67/1A1 measuring 12 Guntas records MR No. 9/2001-02 in Column No. 10 instead of MR No. 7/2001-02 and the same appears to be on account of typographical error as MR No. 9/2001-02 is in relation to properties allotted to G. Vinutha.

- (c) Survey No. 67/1A2 measuring 23 Guntas with no Kharab further to bifurcation of larger holding of Survey No. 67/1A):
- (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of G. Vinutha as the holder in Column No. 9. Further, Column No. 10 records reference to a partition and MR No. 9/2001-02.
- (d) Survey No. 67/1A3 measuring 11 Guntas with no Kharab:
- (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha Hanumanthagowda as the holder in Column No. 9. Further, Column No. 10 records reference to partition and MR No. 10/2001-02.

Survey No. 67/1B and its bifurcated portions i.e., Survey Nos. 67/1B1 to 67/1B3:

- (e) Survey No. 67/1B measuring 1 Acre 7 Guntas with no Kharab:
- (i) RTC extract issued for the period 1969-70 to 1972-73 record the name of Poojamma, wife of Chikkamareppa as the holder in Column No. 9.
- (ii) RTC extract issued for the period 1973-74 to 1975-76 records the name of Munegowda, son of Venkataramanappa as the holder and the name of Venkataramanappa came to be deleted, as noted in Column No. 9.

Observation:

We have been provided with the endorsement dated 24 July 2024 bearing No. RK/CR/230/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period inter-alia 1976-77 to 1988-89 inter alia with respect to Survey No. 67/B is not available as the said records are mutilated.

- (iii) RTC extract issued for the period 1989-90 to 1993-94 record the name of Munegowda as the holder in Column No.9 *vide* partition as noted in Column No. 10.
- (iv) RTC extract issued for the period 1997-98 to 2000-01 the names of the following individuals:
- (A) Munegowda as the erstwhile holder and thereafter, the name of Anjana Gowda as the current holder of a portion of Survey No. 67/1B measuring 15 Guntas in Column No. 9 *vide* MR No. 7/2001-02 as noted in Column No. 10,
- (B) V. Narayan as the erstwhile holder and thereafter, the name of G. Vinutha as the holder of a portion of Survey No. 67/1B measuring 20 ½ Guntas in Column No. 9 *vide* MR No. 9/2001-02 as noted in Column No. 10, and
- (C) V. Hanumanthagowda as the erstwhile holder and thereafter, the name of Radha as the current holder of a portion of portion of Survey No. 67/1B measuring 11 ½ Guntas in Column No. 9 *vide* MR No. 10/2001-02 as noted in Column No. 10.

Observation:

We have been provided with the endorsement dated 24 July 2024 bearing No. RK/CR/230/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period inter-alia 1994 to 1996 inter alia with respect to Survey No. 67/B is not available as the said records are mutilated.

- (v) RTC extracts issued for the period 2001-02 to 2011-12 record the names of the following individuals:
- (A) Anjana Gowda as the holder of a portion of Survey No. 67/1B measuring 15 Guntas in Column No. 9 *vide* MR No. 7/2001-02 as noted in Column No. 10,
- (B) G. Vinutha as the holder of a portion of Survey No. 67/1B measuring 20 ½ Guntas in Column No. 9 *vide* MR No. 9/2001-02 as noted in Column No. 10, and

- (C) Radha as the holder of a portion of Survey No. 67/1B measuring 11 ½ Guntas in Column No. 9 *vide* the partition and recorded in MR No. 10/2001-02 as noted in Column No. 10.

Observation:

We note that 67/1B was further bifurcated into Survey Nos. 67/1B1, 67/1B2 and 67/1B3 in the year 2003. However, the RTC extracts issued for the period 2003-04 to 2011-12 were not updated to record the newly bifurcated survey numbers and continued to show the larger Survey No. 67/1B. Considering the land have been converted, this is not material presently.

- (f) Survey No. 67/1B1 measuring 15 Guntas with no Kharab(further to bifurcation of larger holding of Survey No. 67/1B):
- (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of Anjana Gowda as the holder in Column No. 9. Further, Column No. 10 records reference to a partition and MR No. 7/2001-02.
- (g) Survey No. 67/1B2 measuring 20 ½ Guntas with no Kharab:
- (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of G. Vinutha as the holder in Column No. 9. Further, Column No. 10 records reference to a partition and MR No. 9/2001-02.
- (h) Survey No. 67/1B3 measuring 11 ½ Guntas with no Kharab:
- (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha Hanumanthagowda as the holder in Column No. 9. Further, Column No. 10 records reference to partition and MR No. 10/2001-02.

Survey No. 67/2 and its bifurcated portions i.e., Survey Nos. 67/2 to 67/4:

- (i) Survey No. 67/2 measuring 1 Acre 18 Guntas with no Kharab:
- (i) RTC extracts issued for the period 1969-70 to 1978-79 record the name of Venkataramanappa as the holder in Column No. 9.
- (ii) RTC extracts issued for the period 1989-90 to 1994-95 record the name of Venkataramanappa as the holder in Column No. 9.

Observation:

We have been provided with the endorsement dated 24 July 2024 bearing No. RK/CR/230/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extracts issued for the period inter-alia 1994 to 1996 inter alia with respect to Survey No. 67/B is not available as the said records are mutilated.

- (iii) RTC extracts issued for the period 1997-98 to 2011-12 record the name of the following individuals:

- (A) Anjana Gowda as the holder of a portion of Survey No. 67/2 measuring 26 Guntas in Column No. 9 vide MR No. 7/2001-02 as noted in Column No. 10,
- (B) G. Vinutha as the holder of a portion of Survey No. 67/2 measuring 20 ½ Guntas in Column No. 9 vide MR No. 9/2001-02 as noted in Column No. 10, and
- (C) Radha as the holder of a portion of Survey No. 67/2 measuring 11 ½ Guntas in Column No. 9 vide MR No. 10/2001-02 as noted in Column No. 10.

Observation:

We note that Survey No. 67/2 was bifurcated into Survey Nos. 67/2, 67/3 and 67/4 in the year 2003. However, the RTC extracts issued for the period 2003-04 to 2011-12 were not updated recording the newly bifurcated survey numbers and continued to record larger Survey No. 67/2. Considering the land have been converted, this is not material presently.

- (j) Survey No. 67/2 measuring 26 Guntas with no Kharab (further to bifurcation and retained with Survey No. 67/2):
 - (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of Anjana Gowda as the holder in Column No. 9 vide MR No. 7/2001-02 as noted in Column No. 10.
- (k) Survey No. 67/3 measuring 20 ½ Guntas with no Kharab (further to bifurcation of Survey No. 67/2 and allotted with Survey No. 67/3):
 - (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of G. Vinutha as the holder in Column No. 9 vide MR No. 9/2001-02 as noted in Column No. 10.
- (l) Survey No. 67/4 measuring 11 ½ Guntas with no Kharab (further to bifurcation of Survey No. 67/2 and allotted with Survey No. 67/4):
 - (i) RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha Hanumanthagowda as the holder in Column No. 9 vide MR No. 9/2001-02 as noted in Column No. 10.

7.4 Survey Records

- (a) On review of the village map of Sarkar Guttahalli village, we note that Survey No. 67 is bounded as follows:

East by	:	Road;
West by	:	Survey No. 66;
North by	:	Halla; and

South by	:	Survey Nos. 36 and 68.
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- (b) The Moola Tippani extract bears out the shape and measurement of Survey No. 67 (prior to bifurcation) and records the name of Allaliga, son of Guruva as the 'kardadar' of the said land parcel.
- (c) On review of the Hissa Survey Tippani dated 22 May 1942, we note that Survey No. 67 measuring 3 Acres 31 Guntas was bifurcated / phoddied into 2 (two) portions *i.e.*:
- (i) Chikkamariga is recorded as the holder of Survey Nos. 67/1 measuring 2 Acres 13 Guntas; and
 - (ii) Doddamariga is recorded as the holder of Survey No. 67/2 measuring 1 Acre 18 Guntas.
- (d) On a combined review of Hissa Survey Tippani dated 5 April 1956 and RR pakka book extract, we note that Survey No. 67/1 measuring 2 Acres 13 Guntas was further bifurcated / phoddied into 2 (two) portions *i.e.*:
- (i) Chikkamariga is recorded as the holder of Survey No. 67/1A measuring 1 Acre 6 Guntas; and
 - (ii) Poojamma is recorded as the holder of Survey No. 67/1B measuring 1 Acre 7 Guntas
- (e) Further, on a combined review the Hissa Survey Tippani dated 31 January 2003 and RR Pakka Book extract, we note that Survey No. 67/1A measuring about 1 Acre 6 Guntas, Survey No. 67/1B measuring 1 Acre 7 Guntas and Survey No. 67/2 were bifurcated / phoddied as follows:
- (i) Survey No. 67/1A measuring 1 Acre 6 Guntas was bifurcated into 3 (three) portions *i.e.*, Survey Nos. 67/1A1 to 67/1A3:
 - (A) Anjana Gowda is recorded as the holder of Survey No. 67/1A1 measuring 12 Guntas,
 - (B) Vinutha is recorded as the holder of Survey No. 67/1A2 measuring 23 Guntas, and
 - (C) Radha Hanumanthagowda is recorded as the holder of Survey No. 67/1A3 measuring 11 Guntas.
 - (ii) Survey No. 67/1B measuring 1 Acre 7 Guntas was bifurcated into 3 (three) portions *i.e.*, Survey Nos. 67/1B1 to 67/1B3:
 - (A) Anjana Gowda is recorded as the holder of Survey No. 67/1B1 measuring 15 Guntas,
 - (B) Vinutha is recorded as the holder of Survey No. 67/1B2 measuring 20 ½ Guntas; and

- (C) Radha Hanumanthagowda is recorded as the holder of Survey No. 67/1B3 measuring 11 ½ Guntas.
- (iii) Survey No. 67/2 measuring 1 Acre 18 Guntas was bifurcated into 3 (three) portions *i.e.*, Survey No. 67/2, Survey No. 67/3 and Survey No. 67/4:
- (A) Anjana Gowda is recorded as the holder of retained Survey No. 67/2 measuring 26 Guntas,
- (B) Vinutha is recorded is recorded as the holder of new Survey No. 67/3 measuring 20 ½ Guntas, and
- (C) Radha Hanumanthagowda is recorded as the holder of new Survey No. 67/4 measuring 11 ½ Guntas.
- (f) On review of the Karnataka Revision Settlement Akarband extracts we note the following:
- (i) Survey No. 67/1A1 is measuring 12 Guntas and there being no Kharab;
- (ii) Survey No. 67/1A2 is measuring 23 Guntas and there being no Kharab;
- (iii) Survey No. 67/1A3 is measuring 11 Guntas and there being no Kharab;
- (iv) Survey No. 67/1B1 is measuring 15 Guntas and there being no Kharab;
- (v) Survey No. 67/1B2 is measuring 20 ½ Guntas and there being no Kharab;
- (vi) Survey No. 67/1B3 is measuring 11 ½ Guntas and there being no Kharab;
- (vii) Survey No. 67/2 is measuring 26 Guntas and there being no Kharab;
- (viii) Survey No. 67/3 is measuring 20 ½ Guntas, and there being no Kharab; and
- (ix) Survey No. 67/4 is measuring 11 ½ Guntas, and there being no Kharab.

7.5 Encumbrance Certificate

We have been provided with following Encumbrance Certificates issued by the Sub-Registrar at Hoskote:

- (a) Encumbrance Certificate issued with respect to Survey No. 67 measuring 2 Acres 13 Guntas (*survey number handwritten as Survey No. 67*) for the period 1 April 1920 to 22 May 1942 records the below transactions:
- (i) Mortgage deed dated 6 June 1930 and registered as document No. 1812 executed by Munishami in favour of Baiyamma with respect to Survey No. 67 measuring 2 Acres 25 Guntas;
- (ii) Mortgage deed dated 22 February 1937 and registered as document No. 1258 executed by Doddamariga in favour of Thimmappa with respect to Survey No. 67 measuring 2 Acres 25 Guntas;

- (iii) Sale deed dated 26 October 1940 and registered as document No. 797 executed by Doddamariga and Munishami in favour of Munivenkatappa and Thimmappa with respect to Survey No. 67 measuring 1 Acre 13 Guntas.

Observation:

We have not been provided with the aforesaid mortgage deed dated 22 February 1937 or the corresponding documents evidencing discharge of such mortgage. We have proceeded on the basis that such mortgage no longer subsists considering the antiquity of the mortgage.

- (b) Encumbrance Certificate issued with respect to Survey No. 67/1 measuring 2 Acres 13 Guntas (*survey number handwritten as Survey No. 67/1*) for the period 1 April 1920 to 5 April 1956 reflects:

- (i) Sale deed dated 26 February 1937 and registered as document No. 1281 executed by Doddamariga in favour of Chikkamariga with respect to Survey No. 67/1 measuring 23 Guntas;
- (ii) Mortgage deed dated 26 February 1938 and registered as document No. 1349 executed by Munishami, Chikkamariga in favour of Baiyanna with respect to Survey No. 67/1 measuring 1 Acre 6 Guntas;
- (iii) Sale deed dated 28 June 1951 and registered as document No. 1824 executed by Chikkamariga in favour of Narayanappa in relation to Survey No. 67/1 measuring 3 Acres 19 Guntas.

Observation:

We have been provided with the copy of the sale deed dated 29 June 1951 and the same is pertaining to Survey No. 67/1 1 Acre 6 ½ Guntas. However, in the Encumbrance Certificate the extent has been recorded as 3 Acres 19 Guntas instead of 1 Acre 6 ½ Guntas and we are informed that this is an error in recording.

- (iv) Sale deed dated 22 August 1952 registered as document No. 1630 executed by Venkataramanappa, son of Munishami in favour of Venkataramanappa with respect to Survey No. 67/1 measuring 1 Acre 6 ½ Guntas; and
- (v) Sale deed dated 18 January 1954 registered as document No. 3689 executed by Narayanappa in favour of Poojamma with respect to Survey No. 67/1 measuring 1 Acre 6 ½ Guntas.
- (c) Encumbrance Certificate issued for the period 1 April 1920 to 5 April 1956 records 'nil' encumbrance in relation to Survey No. 67/1A (*handwritten as 67/1A*).
- (d) Encumbrance Certificate issued for the period 5 April 1956 to 31 March 2004 with respect to Survey No. 67/1A measuring 1 Acre 6 Guntas (*handwritten as 67/1A*) reflects:

- (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
- (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
- (iii) Gift deed dated 7 July 2001 registered as document No. 1002, executed by Munegowda in favour of Anjana Gowda;
- (iv) Gift deed dated 11 July 2001 registered as document No. 1004, executed by V. Narayan in favour of G. Vinutha;

Observation:

The said Encumbrance Certificate does not reflect the sale deed dated 30 August 1968 registered as document 2251/1968-69 executed by Poojamma in favour of Munegowda. It is recommended that rectified Encumbrance Certificate reflecting all registered transaction be obtained.

- (e) (handwritten as 67/1A) Encumbrance Certificate issued with respect to Survey No. 67/1A measuring 1 Acre 6 Guntas for the period 1 April 1970 to 31 March 2004 reflects:
 - (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed by and between the children of late Venkataramanappa,
 - (iii) Gift deed dated 7 July 2001 registered as document No. 1002 executed by Munegowda in favour of Anjana Gowda;
 - (iv) Gift deed dated 11 July 2001 registered as document No. 1004 executed by V. Narayan in favour of G. Vinutha; and
 - (v) Gift deed dated 11 July 2001 registered as document No. 1005 executed by V. Hanumanthagowda in favour of Radha.
- (f) (handwritten as 67/1B) 'Nil' Encumbrance Certificate for the period 1 April 1920 to 5 April 1956 with respect to Survey No. 67/1B measuring 1 Acre 7 Guntas.
- (g) (handwritten as 67/1B) Encumbrance Certificate issued with respect to Survey No. 67/1B measuring 1 Acre 7 Guntas for the period 5 April 1956 to 31 March 2004 reflects:
 - (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Mortgage deed dated 21 September 1972, registered as document No. (not mentioned) executed by Munegowda in favour of Doddagattiganabbe Seva Sangha with respect to Survey No. 67/1B measuring 1 Acre 7 Guntas;

Observation:

We have not been provided with the aforesaid mortgage deed or corresponding documents evidencing discharge of such mortgages. We have proceeded on the basis that such mortgages no longer subsists considering the antiquity of the mortgage.

- (iii) Partition deed dated 12 December 1997 registered as document No. 1766 executed by and between the children of late Venkataramanappa,
 - (iv) Gift deed dated 7 July 2001 registered as document No. 1002 executed by Munegowda in favour of Anjana Gowda;
 - (v) Gift deed dated 11 July 2001 registered as document No. 1004 executed by V. Narayan in favour of G. Vinutha; and
 - (vi) Gift deed dated 11 July 2001 registered as document No. 1005 executed by V. Hanumanthagowda in favour of Radha.
- (h) *(handwritten as 67/1B)* Encumbrance Certificate issued with respect to Survey No. 67/1B measuring 1 Acre 7 Guntas for the period 1 April 1970 to 31 March 2004 reflects:
- (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed by and between the children of late Venkataramanappa,
 - (iii) Gift deed dated 7 July 2001 registered as document No. 1002 executed by Munegowda in favour of Anjana Gowda;
 - (iv) Gift deed dated 7 July 2001 registered as document No. 1003 executed by Hanumanthagowda in favour of Radha; and
 - (v) Gift deed dated 11 July 2001 registered as document No. 1004 executed by V. Narayan in favour of G. Vinutha.
- (i) *(handwritten as 67/2)* Encumbrance Certificate issued with respect to Survey No. 67/2 measuring 1 Acre 18 Guntas for the period 22 May 1942 to 31 March 2004 reflects:
- (i) Sale deed dated 22 September 1951 registered as document No. 1981 executed by H. M. Thimmappa in favour of Doddamariga with respect to Survey No. 67 measuring 1 Acre 13 Guntas;
 - (ii) Sale deed dated 26 September 1951 registered as document No. 1996 executed by Doddamariga, Muniga *alias* Allaliga, Mariga *alias* Choda with respect to Survey No. 67 measuring 1 Acre 13 Guntas;
 - (iii) Sale deed dated 11 September 1951 registered as document No. 1853 executed by Chikkamariga in favour of Venkataramanappa with respect to Survey No. 67 measuring 1 Acre 13 Guntas;

- (iv) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (v) Partition deed dated 12 December 1997 registered as document No. 1766 executed by and between the children of late Venkataramanappa,
 - (vi) Gift deed dated 7 July 2001 registered as document No. 1005 executed by Hanumanthagowda in favour of Radha; and
 - (vii) Gift deed dated 11 July 2001 registered as document No. 1004 executed by V. Narayan in favour of G. Vinutha.
- (j) (*handwritten as 67/2*) Encumbrance Certificate issued with respect to Survey No. 67/2 measuring 1 Acre 18 Guntas for the period 1 April 1970 to 30 March 2004 reflects:
- (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed by and between the children of late Venkataramanappa,
 - (iii) Gift deed dated 7 July 2001 registered as document No. 1002 executed by Munegowda in favour of Anjana Gowda;
 - (iv) Gift deed dated 7 July 2001 registered as document No. 1003 executed by Hanumanthagowda in favour of Radha; and
 - (v) Gift deed dated 11 July 2001 registered as document No. 1004 executed by V. Narayan in favour of G. Vinutha.
- (k) We have been provided with the following Encumbrance Certificates post phodi / bifurcation of Land 3:
- (i) 'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Surve No. 67/1A1 measuring 12 Guntas.
 - (ii) 'Nil' Encumbrance Certificate for the period 20 October 2024 to 2 February 2025 with respect to Survey No. 67/1A1 measuring 12 Guntas.
 - (iii) 'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1A2 measuring 23 Guntas.
 - (iv) 'Nil' Encumbrance Certificate for the period 20 October 2024 to 2 February 2025 with respect to Survey No. 67/1A2 measuring 23 Guntas.
 - (v) 'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1A3 measuring 11 Guntas.
 - (vi) 'Nil' Encumbrance Certificate for the period 20 October 2024 to 2 February 2025 with respect to Survey No. 67/1A3 measuring 11 Guntas.

- (vii) 'Nil' Encumbrance Certificate for the period 31 January 2003 to 19 October 2024 with respect to Survey No. 67/1B1 measuring 15 Guntas.
- (viii) 'Nil' Encumbrance Certificate for the period 20 October 2024 to 2 February 2025 with respect to Survey No. 67/1B1 measuring 15 Guntas.
- (ix) 'Nil' Encumbrance Certificate for the period 20 October 2004 to 2 February 2025 with respect to Survey No. 67/1B2 measuring 20 ½ Guntas.
- (x) 'Nil' Encumbrance Certificate for the period 20 October 2004 to 2 February 2025 with respect to Survey No. 67/1B3 measuring 11 ½ Guntas.
- (xi) 'Nil' Encumbrance Certificate for the period 21 January 2003 to 24 October 2024 with respect to Survey No. 67/2 measuring 26 ½ Guntas.
- (xii) 'Nil' Encumbrance Certificate for the period 20 October 2004 to 2 February 2025 with respect to Survey No. 67/2 measuring 26 Guntas.
- (xiii) 'Nil' Encumbrance Certificate for the period 21 January 2003 to 20 October 2024 with respect to Survey No. 67/3 measuring 20 ½ Guntas.
- (xiv) 'Nil' Encumbrance Certificate for the period 20 October 2004 to 2 February 2025 with respect to Survey No. 67/3 measuring 20 ½ Guntas.
- (xv) 'Nil' Encumbrance Certificate for the period 21 January 2003 to 20 October 2024 with respect to Survey No. 67/4 measuring 11 ½ Guntas.
- (xvi) 'Nil' Encumbrance Certificate for the period 20 October 2004 to 2 February 2025 with respect to Survey No. 67/4 measuring 11 ½ Guntas.

7.6 In the said manner the following individuals came to own and hold Land 3,

Land Details	Survey No.	Extent (in Acres) *as per title documents			Current Landowner
		Acres	Guntas	Kharab	
Land 3	67/1A1	0	12	0	Anjana Gowda, wife of Munegowda
	67/1B1	0	15	0	
	67/2	0	26	0	
	67/1A2	0	23	0	G. Vinutha, wife of V. Narayan
	67/1B2	0	20 ½	0	
	67/3	0	20 ½	0	
	67/1A3	0	11	0	Radha Hanumanthagowda Wife of Hanumanthagowda
	67/1B3	0	11 ½	0	
	67/4	0	11 ½	0	

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8. LAND 4

8.1 Property Description

Survey Number	Extent as per title documents			Extent as per 2024-25 RTC extract			Name of the present owner
	Acres	Guntas	Kharab	Acres	Guntas	Kharab	
36/1	0	9	0	0	9	0	Hanumanthagowda
36/5	0	9 ½	½	0	9 ½	½	V. Ramegowda
36/6	0	27 ½	0	0	27 ½	0	V. Bachegowda V. Ramegowda V. Narayan
36/7	0	10	½	0	10	½	Munegowda
36/2	0	26 ¼	0	0	26 ½	0	Radha Hanumanthagowda
36/8	0	27 ¾	0	0	27 ¾	0	Radha Ramegowda
36/3	0	12	0	0	12	0	
36/4A1	0	11	0	0	11	0	
36/4B1	0	12	0	0	12	0	
36/9	1	5	0	1	5	0	Rukmini Bachegowda
36/4A2	0	18 ½	0	0	18 ½	0	
36/4B2	0	15 ½	0	0	15 ½	0	
Total	5	24	1	5	24	1	

8.2 Title Flow

(a) Based on the review of the documents provided to us, we note that land in Survey No. 36 measuring 5 Acres 24 Guntas with no Kharab hereinafter referred to as ‘Survey No. 36’, is coming within the limits of part of Sarkari Guttahalli Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.

Survey No. 36/1 and thereafter its further bifurcated portions:

(b) The earliest title document shared with us is the sale deed dated 8 August 1944 (registered as document No. 288/44-45, Book-I, Volume 579 at pages 170 to 171 in the office of the Sub-Registrar, Hoskote), wherein one Muniyayi, wife of Gangu sold *inter-alia* Survey No. 36/1 measuring 1 Acre 15 Guntas to Gangamma, wife of Munishami and Abbaiah, son of Muniyayi. The record of rights register extract bearing RR No. 46, records Muniya, son of Koganga as the owner of Survey No. 36/1 and the said land being ancestral property.

Observations:

We have been informed by the Representatives that the reference to Muniya, son of Koganga in the Record of Rights Register extract is a typographical error and it should have been Muniyayi, wife of Gangu. In the absence of any document establishing otherwise and no claims having been raised by Muniya, son of Koganga, we have, for the purpose of the Report, proceeded on the basis that Muniyayi, wife of Gangu was the holder of the land during the said period.

- (c) Further to the aforesaid sale deed, the names of Gangamma and Abbaiah came to be recorded as joint owners under the Index of Land Register (*illegible copy*) extract in relation to Survey No. 36/1.

Observation:

- *The above Index of Land Register extract records reference to a Record of Rights Register extract bearing RR No. 131 whereby the names of Gangamma and Abbaiah were reflected as the holders of Survey No. 36/1.*
- *We have been provided with endorsement dated 7 November 2024 bearing No. R.K.C.R/63/2024-25 issued by the Tahsildar, Hoskote Taluk recording inter-alia that Record of Rights Register extracts in relation to inter-alia Survey No. 36/1 are unavailable with office of the Tahsildar.*

- (d) Thereafter, the said Gangamma and Abbaiah have sold Survey No. 36/1 *vide* the below registered sale deeds to Chikkamuniyappa, son of Munivenkatappa:

- (i) By way of sale deed dated 17 March 1945 (registered as document No. 1476/1944-45 Book-I, Volume 587 at pages 167 to 168 in the office of the Sub-registrar, Hoskote) Abbaiah sold his undivided share of land in Survey No. 36/1 measuring 28 Guntas (out of 1 Acre 16 Guntas); and

Observations:

The aforesaid sale deed records that Survey No. 36/1 was bounded as below:

<i>East by</i>	<i>:</i>	<i>Kadarigana hola³;</i>
<i>West by</i>	<i>:</i>	<i>Rajakaluve; and</i>
<i>North and South by</i>	<i>:</i>	<i>Land belonging to Bachegowda.</i>

- (ii) By way of sale deed dated 17 August 1945 (registered as document No. 329/1945-46 Book-I, Volume 595 at pages 175 to 177 in the office of the Sub-

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registrar, Hoskote) under which Gangamma sold her undivided share of land in Survey No. 36/1 out of 1 Acre 16 Guntas (*extent specifically not mentioned*).

Observation:

- *We note that there is no registered partition deed/ release deed executed between Gangamma and Abbaiah partitioning Survey No. 36/1 (i.e., measuring 1 Acre 16 Guntas). However, we have proceeded on the basis that the said Gangamma and Abbaiah equally held Survey No. 36/1 and have thereafter transacted with their respective shares and sold the same to Chikkamuniyappa.*
- *The aforesaid sale deed records that Survey No. 36/1 was bounded as below:*

<i>East by</i>	<i>:</i>	<i>Kadarigana hola;</i>
<i>West by</i>	<i>:</i>	<i>Rajakaluve; and</i>
<i>North and</i>	<i>:</i>	<i>Land belonging to Bachegowda.</i>
<i>South by</i>		

- (e) Accordingly, we note Chikkamuniyappa became the owner of Survey No. 36/1 (i.e., measuring 1 Acre 16 Guntas) [**Chikkamuniyappa's Portion**]. Further to the aforesaid sale deed, the name of Chikkamuniyappa came to be recorded as holder under the Index of Land Register (*illegible copy*) extract in relation to Survey No. 36/1.

Observation:

- *The above Index of Land Register extract records reference to a Record of Rights Register extract bearing RR No. 131 whereby the name of Chikkamuniyappa was reflected as the owners/holders of Survey No. 36/1.*
- *We have been provided with endorsement dated 7 November 2024 bearing No. R.K.C.R/63/2024-25 issued by the Tahsildar, Hoskote Taluk recording inter-alia that Record of Rights Register extracts in relation to inter-alia Survey No. 36/1 are unavailable with office of the Tahsildar.*

- (f) Subsequently, under a mortgage deed dated 23 May 1959 (registered as document No. 576/1959-60, Book- I Volume 932 at Page 29 in the office of the Sub-registrar, Hoskote), the said Chikkamuniyappa mortgaged Chikkamuniyappa's Portion to MPC Bank, Chikkagatiganabbe to avail a loan amount of Rs. 1000/-.

Observations:

We have not been provided with any documents evidencing discharge of the above mortgage. In the absence of the same and considering the antiquity of this mortgage, we have proceeded on the basis that such mortgages no longer subsists.

- (g) Though, Survey No. 36/1 was purchased in the individual name of Chikkamuniyappa, it appears that he has contributed Survey No. 36/1 to the joint family pool of his father, Munivenkatappa.

- (h) From the registered partition deed dated 9 October 1996 (as referred to in paragraph 8.2(j) below), we note that Chikkamuniyappa is recorded to have been deceased and the lands held by his father's family i.e., Late Munivenktappa were partitioned. In the absence of the family tree of Chikkamuniyappa, (son of Munivenkatappa), basis review of the aforesaid partition deed, we have ascertained the following:
- (i) Munivenkatappa (deceased) had 2 (two) sons namely, Chikkamuniyappa (deceased) and Sollappa (deceased).
 - (ii) The said Chikkamuniyappa (deceased) had 3 (three) sons namely, M. K. Narayanaswamy (deceased), M. C. Srinivas (deceased) and M. C. Venkatappa.
 - (A) M. K. Narayanaswamy (deceased) had a son, N. Vijaykumar.
 - (B) M. C. Srinivas (deceased) had a wife, Sharadamma and son named, G. S. Mohan.
 - (C) M. C. Munivenkatappa had a son named, C. M. Prasanna Kumar.
 - (iii) The said Sollappa (deceased) had a son named S. Venkatesh.

Observations:

We have been informed by the Representatives that the death certificates of Munivenktappa, Chikkamuniyappa, Sollappa, Narayanaswamy, M. C. Srinivas; and family tree recording the names of members of Munivenkatappa's family are not available. Accordingly, we have for the purpose of this Report proceeded on the basis that the persons identified as surviving above are the only legal heirs of late Munivenkatappa or any of his deceased legal heirs.

Tenancy claim by Marappa

- (i) We have been provided with case papers in relation to case No. LRF(K) SG400/1976-77 before the Land Tribunal, Hoskote filed by one Marappa, son of Tathappa against Sollappa claiming to be registered as tenant under Section 45 of the Karnataka Land Reforms Act, 1961. On review of the case papers, we note the following:
- (i) That the said Marappa had claimed to be cultivating *inter-alia* land in Survey No. 36/1 measuring 27 Guntas;
 - (ii) The High Court of Karnataka *vide* order dated 10 June 1980 in WP No. 4829/1979 quashed an earlier order dated 4 April 1979 passed by the Land Tribunal and had remanded the case back to the Land Tribunal with a direction to give opportunity to the both the parties to be heard in the case;
 - (iii) The Land Tribunal passed an order dated 30 October 1986 rejecting the claim filed by Marappa against Sollappa on the following grounds:

- (A) Marappa had not produced any documents and the witness put forth by him has failed to establish that he was cultivating *inter-alia* the land in Survey No. 36/1 measuring 27 Guntas;
- (B) The pahanies for the period 1969-70 to 1973-74 recorded the name of Sollappa as the cultivator, only from the period 1974-75 onwards the pahanies had recorded the name of Marappa as the cultivator; and
- (C) That neither Marappa nor his son had provided any evidence to prove the payment of rent.

Partition amongst the family members of Late Munivenktappa

- (j) Subsequently, *vide* the partition deed dated 9 October 1996 (registered as document No. 1829/1996-97, Book-I, Volume 2149 at pages 65 to 75 in the office of the Sub-Registrar, Hoskote), legal heirs of late Munivenkatappa (*father of Late Chikkamuniyappa and Late Sollappa*), namely :
 - (i) N. Vijay Kumar (son of Late M. K. Narayanaswamy and grandson of Late Chikkamuniyappa);
 - (ii) Sharadamma and her son, G. S. Mohan (*i.e.*, wife and son of late M. C. Srinivas who is son of Late Chikkamuniyappa);
 - (iii) M. C. Munivenkatappa (son of Late Chikkamuniyappa) along with his son, C. M. Prasanna Kumar; and
 - (iv) S. Venkatesh (son of Late Sollappa and grandson of Munivenkatappa),

collectively referred to as (**Legal heirs of Munivenkatappa**), partitioned certain joint family properties including Survey No. 36/1. On review of the said partition deed, we *inter-alia* note the following:

Sl. No.	Names of the Legal heirs of Munivenkatappa allotted under the Partition Deed dated 9 October 1996	Share allotted in Survey No. 36/1	Schedule as per the Partition Deed dated 9 October 1996
(a)	N. Vijay Kumar	Survey No. 36/1 (p)- 9 ½ Guntas;	Schedule A
(b)	Sharadamma and G. S. Mohan	Survey No. 36/1 (p)- 10 Guntas and 1 Gunta reserved for graveyard.	Schedule B
(c)	C. M. Prasanna Kumar	Survey No. 36/1 (p)- 9 Guntas	Schedule D

Sl. No.	Names of the Legal heirs of Munivenkatappa allotted under the Partition Deed dated 9 October 1996	Share allotted in Survey No. 36/1	Schedule as per the Partition Deed dated 9 October 1996
(d)	S. Venkatesh	Survey No. 36/1 (p)- 26 ½ Guntas and 1 Gunta of Kharab	Schedule E

(k) Further to the registered partition deed dated 9 October 1996 (*more fully discussed in paragraph 8.2(j) above*), we note that MR No. 4/1996-97 was issued in relation to *inter-alia* Survey No. 36/1, the following individuals were recorded as owner/holders:

- (i) N. Vijay Kumar for portion of Survey No. 36/1 measuring 9 ½ Guntas,
- (ii) Sharadamma and G. S. Mohan for portion of Survey No. 36/1 measuring 10 Guntas,
- (iii) C. M. Prasanna Kumar for of Survey No. 36/1 measuring 9 Guntas
- (iv) S. Venkatesh for portion of Survey No. 36/1 measuring 26½ Guntas.

Observation:

On combined review of the (a) partition dated 9 October 1996 (as referred to in paragraph 8.2(j) above and (b) Hissa Survey Tippani extract dated 23 November 1998, we note the following:

Partition deed dated 9 October 1996

Survey No.	Owner	Extent (in Guntas)	Kharab (in Guntas)
36/1	C. M. Prasanna Kumar	9	0
36/5	N. Vijay Kumar	9 ½	0
36/6	S. Venkatesh	26 ½	1
36/7	G. S. Mohan and Shardamma	10	1 (reserved for graveyard)
Total		55	2

Hissa Survey Tippani extract 23 November 1998

Survey No.	Owner	Extent (in Guntas)	Kharab (in Guntas)
36/1	C. M. Prasanna Kumar	9	0

36/5	N. Vijay Kumar	10	½
36/6	S. Venkatesh	27 ½	0
36/7	G. S. Mohan and Shardamma	10 ½	½
Total		56	1

- *As noted above (a) the RTC extracts issued the period 1979-80 to 1983-84 with respect to Survey No. 36/1 record the available land extent as 1 Acre 16 Guntas (including 1 Gunta 'A' Kharab), (b) the aforesaid partition deed records the total extent as 1 Acre 17 Guntas (including 2 Guntas Kharab) and (c) Hissa Survey Tippani records the total extent as 1 Acre 17 Guntas (including 1 Gunta Kharab). Further, MR No. 4/1996-97 does not record any Kharab land associated with any portions of Survey No. 36/1 as allotted to either of the aforesaid allottees under the partition deed dated 9 October 1996. We do not have any information on the basis for the discrepancy in the total extent of land in Survey No. 36/1 as recorded in the aforesaid documents.*

Considering that (a) the Project Land comprises the entire extent in Survey No. 36, (b) the family members of B. Venkataramanappa having acquired the extent of land in Survey No. 36/1 as recorded in the Hissa Survey Tippani and the said extents align with the sketch issued by the ADLR, we have proceeded on the basis that the discrepancies in the extent in relation to Survey No. 36/1 is not material presently. It is recommended that the transaction documents also record the extents as recorded under the sketch issued by the ADLR.

- (i) On combined review of the Hissa Survey Tippany extract dated 23 November 1998 and RR Pakka Book (*more fully discussed in paragraph 8.4 below*) we note that Survey No. 36/1 was phoddied/ bifurcated into 4 (four) hissass as noted below:
- An extent of 9 Guntas in Survey No. 36/1 owned by Prasanna Kumar was retained with Survey No. 36/1 (**Retained Survey No. 36/1**).
 - An extent of 9 ½ Guntas excluding ½ Gunta Kharab in Survey No. 36/1 owned by N. Vijay Kumar was assigned with new Survey No. 36/5 (**Survey No. 36/5**);
 - An extent of 27 ½ Guntas in Survey No. 36/1 owned by S. Venkatesh was assigned with new Survey No. 36/6 (**Survey No. 36/6**); and
 - An extent of 10 Guntas excluding ½ Gunta Kharab in Survey No. 36/1 owned by Sharadamma and G. S. Mohan was assigned with new Survey No. 36/7 (**Survey No. 36/7**).

Retained Survey No. 36/1 and Survey No. 36/7:

- Under a sale deed dated 30 May 2002 (registered as document No. 526/ 2002-03, Book-I, Volume 2402 at pages 185 to 189 in the office of the Sub-Registrar, Hoskote), the said Sharadamma and G. S. Mohan (*i.e., owners of Survey No. 36/7*) along with C. M.

Prasanna Kumar (i.e., owner of Retained Survey No. 36/1) jointly sold Survey No. 36/7 and Retained Survey No. 36/1 to Munegowda and V. Hanumanthagowda, both sons of Venkataramanappa. Further, MR No. 8/2002-03 recorded the names of the Munegowda and V. Hanumanthagowda as joint owners of Retained Survey No. 36/1.

Observation:

- We have been informed by the Representatives that by way of oral partition, Hanumanthagowda came to exclusively own Retained Survey No. 36/1 and Munegowda came to exclusively own Survey No. 36/7 and this is evidenced by way of (a) MR No. H10/2015-16; and (b) RTC extracts issued in relation to Survey No. 36/7 for the period 2002-03 to 2024-25.
- Column No. 10 of the RTC extracts issued in relation to Survey No. 36/7 for the period 2002-03 to 2024-25 makes reference to MR No. 8/2002-03. However, as mentioned above, MR No. 8/2002-023 was issued in relation to Retained Survey No. 36/1 and not in relation to Survey No. 36/7. However, the Representatives have informed us that a separate mutation register extract whereby Munegowda was recorded as the owner/holder of Survey No. 36/7 is not available.

- (n) On application made by V. Hanumanthagowda for conversion of Retained Survey No. 36/1, the Deputy Commissioner, Bangalore Rural District and against payment of requisite conversion fines, Retained Survey No. 36/1 came to be converted from agricultural to non-agricultural residential purpose vide official memorandum dated 27 November 2018 bearing No. LNDC10001163 issued by Deputy Commissioner, Bangalore Rural District.

Observation:

The conversion sketch and conversion order issued in relation to Retained Survey No. 36/1 records the boundaries as below:

East	West	North	South
Survey No. 36/7	Road	Survey No. 66	Survey No. 36/5

- (o) Further on application made by Munegowda for conversion of Survey No. 36/7, to the Deputy Commissioner, Bangalore Rural District and against the payment of requisite conversion fine, Survey No. 36/7 measuring 10 Guntas (excluding ½ Gunta of Kharab) came to be converted from agricultural to non-agricultural residential purpose vide official memorandum dated 12 September 2024 bearing No. 695852 issued by Deputy Commissioner, Bangalore Rural District.

Observation:

The conversion sketch and conversion order issued in relation to Survey No. 36/7 records the boundaries as below:

East	West	North	South
Survey No. 36/2	Survey No. 36/1 and 36/5	Survey No. 66	Survey No. 36/6

From the conversion sketch we are not able to ascertain whether ½ Gunta Kharab is a 'A' Kharab or 'B' Kharab.

- (p) In the aforesaid manner, we note that V. Hanumanthagowda came to own and hold converted Retained Survey No. 36/1 and Munegowda came to own and hold converted Survey No. 36/7.

Survey No. 36/5

- (q) Under sale deed dated 25 January 2003 (registered as document No. 2537/2002-03, Book I, Volume No. 2443, at pages 65-67 in the office of the Sub-Registrar, Hoskote), N. Vijay Kumar sold portion of Survey No. 36/1 measuring 9 ½ Guntas to V. Ramegowda. Accordingly, mutation register extract bearing MR No. 15/2002-03 was issued in the name of V. Ramegowda as the owner/holder of portion of Survey No. 36/1 measuring 9 ½ Guntas.

Observation:

We note that the above MR No. 15/2002-03 records that V. Ramegowda came to hold rights in portion of Survey No. 36/1 measuring 9 ½ Guntas under sale deed dated 27 January 2003 registered as document No. 151/2003-03. We have been informed by the Representatives that the details of the sale deed recorded in MR No. 15/2002-03 are erroneous.

- (r) We have also been provided with the mutation register extract bearing MR No. H11/2015-16, which records the name of V. Ramegowda as the owner / holder of Survey No. 36/5 basis an order dated 14 September 2015 passed by the Tahsildar in the RRT proceedings bearing No. RRT. KA.CR-189/2014-15 with respect to Survey No. 36/5 measuring 9 ½ Guntas excluding ½ Guntas of Kharab.
- (s) On application made by V. Ramegowda for conversion of Survey No. 36/5, the Deputy Commissioner, Bangalore Rural District and against payment of requisite conversion fines, Survey No. 36/5 measuring 9 ½ Guntas (excluding ½ Guntas of Kharab) came to be converted from agricultural to non-agricultural residential purpose *vide* official memorandum dated 12 September 2024 bearing No. 695854 issued by Deputy Commissioner, Bangalore Rural District.

Observation:

The conversion sketch and conversion order issued in relation to Survey No. 36/5 records the boundaries as below:

East	West	North	South
Survey No. 36/7	Road	Survey No. 36/1	Survey No. 36/6

- (t) In the aforesaid manner, we note that V. Ramegowda came to own and hold converted Survey No. 36/5.

Survey No. 36/6

- (u) As discussed in paragraph 8.2(l) of this Report, we note S. Venkatesh is recorded as the owner of Survey No. 36/6.
- (v) Under a sale deed dated 11 March 2002 (registered as document No. 3665/2001-02, Book-I, Volume 2389, at pages 137 to 140 in the office of the Sub-Registrar, Hoskote), the said S. Venkatesh sold Survey No. 36/6 jointly to V. Bachegowda, V. Ramegowda and V. Narayan, all sons of B. Venkataramanappa.
- (w) Further to the aforesaid sale deed, *vide* the mutation register extract bearing MR No. 17/2001-02, the names of V. Bachegowda, V. Ramegowda and V. Narayan, all sons of B. Venkataramanappa were recorded as the joint owners/holders of Survey No. 36/6.
- (x) On application made by (a) V. Bachegowda, (b) V. Ramegowda and (c) V. Narayan for conversion of Survey No. 36/6, the Deputy Commissioner, Bangalore Rural District against payment of requisite conversion fines, Survey No. 36/6 measuring 27.5 Guntas came to be converted from agricultural to non-agricultural residential purpose *vide* official memorandum dated 31 October 2018 bearing No. LNDC10001226 issued by Deputy Commissioner, Bangalore Rural District.

Observation:

The conversion sketch and conversion order issued in relation to Survey No. 36/6 records the boundaries as below:

<i>East</i>	<i>West</i>	<i>North</i>	<i>South</i>
<i>Survey No. 36/8</i>	<i>Road</i>	<i>Survey Nos. 36/5 and 36/7</i>	<i>Survey No. 36/3</i>

- (y) In the aforesaid manner, we note that V. Bachegowda, V. Ramegowda and V. Narayan came to own and hold converted Survey No. 36/6.

Survey No. 36/2:

- (z) The earliest document of title provided to us is sale deed dated 20 January 1970 (registered as document No. 3368/1970-71, Book-I Volume 1263 at pages 245 to 246 in the office of the Sub-Registrar, Hoskote), executed by Venkataramanappa, Chinnappa, Doddasonnappa and Chikkasonnappa (*all sons of Pundlappa*) in favor of V. Bachegowda, son of B Venkataramanappa conveying land measuring 1 Acre 14 Guntas in Survey No. 36. On review of the record of rights register extract bearing RR No. 47, we note that Pundalunu appears to have been the original owner of Survey No. 36/2 and that the said land was his ancestral property.

Observation:

- *We have proceeded on the basis that Pundlappa and Pundalunu refer to the same individual.*
- *The Representatives have informed us that the death certificate and genealogical tree of Pundalunu are not available. In the absence of the said documents, we have proceeded on the basis that Pundalunu died intestate and was survived by only Venkataramanappa, Chinnappa, Doddasonnappa and Chikkasonnappa as his legal heirs entitled to deal with his estate.*
- *From our review of the Encumbrance Certificate issued for the period 1 April 1940 to 31 March 2004 (more fully discussed in paragraph 8.5 below) in relation to Survey No. 36/2, we find reference to a loan bond dated 30 October 1956 (registered as document No. 2239/1956-57, Book- I Volume 865 at Page 118 in the office of the Sub-registrar, Hoskote) executed by Muniyappa alias Pundalunu mortgaging Survey No. 36/2 to Government Amildar, Hoskote. We have been provided with said registered document and note that it is a release deed recording the discharge of the mortgage executed by Pundalunu in favour of Government, Amildar, Hoskote. We have not been provided with a copy of the mortgage deed further to which the above discharge deed dated 30 October 1956 was executed.*
- *We have been informed by the Representatives that the documents in terms of which Pundalunu acquired right, title and interest with respect to Survey No. 36 and Index of Land Register with respect to Survey No. 36 are not available. Therefore, for the purposes of this Report, we have considered good root of title with respect to Survey No. 36 to be the sale deed dated 20 January 1970 noted above.*

Survey No. 36/3:

- (aa) The earliest evidence of title that we have been provided with is a mortgage deed dated 16 January 1968 (registered as document No. 3949/1967-68, Book I, Volume No. 1208 at page 166) [*incomplete copy*], whereby, B. Venkataramanappa identifying himself as the owner mortgaged *inter-alia* Survey No. 36/3 in favour of B. D. O., Government of Mysore, Hoskote. Further, the record of rights register extract bearing RR No. 48, records the name of Bachegowda, son of Venkataramanappa as the owner of Survey No. 36/3 and that said land was his ancestral property.

Observation:

- *We have not been provided with the corresponding document evidencing discharge of the aforesaid mortgage. However, considering the antiquity of mortgage, we have proceeded on the basis that such mortgage no longer subsists and was discharged.*
- *We have been informed by the Representatives that the documents in terms of which Bachegowda acquired right, title and interest with respect to Survey No. 36/3 and Index of Land Register with respect to Survey No. 36 are not available. However, considering that subsequently all the children of Bachegowda have come together and entered into a partition including with*

respect to lands in Survey No. 36/3, and Bachegowda and his family members have been in continuous and peaceful possession and enjoyment of the land as owner thereof, the long passage of time, there being no proceedings initiated before any court of law/authority challenging their title, we have proceeded on the basis that, Bachegowda and thereafter his legal heirs were validly vested with the ownership, right, title and interest to lands in Survey No. 36/3.

Survey No. 36/4

- (bb) The earliest title document shared with us is the sale deed dated 8 August 1944 (registered as document No. 288/44-45, Book-I, Volume 579 at pages 170 to 171 in the office of the Sub-Registrar, Hoskote), wherein one Muniyayi, wife of Gangu sold *inter-alia* Survey No. 36/4 measuring 1 Acre 17 Guntas to (i) Gangamma, wife of Munishami and (ii) Abbaiah, son of Muniyayi. The record of rights register extract bearing RR No. 49, records Muniya, son of Koganga, as the owner of Survey No. 36/4 and the said land being his ancestral property.

Observations:

- *We have been informed by the Representatives that the reference to Muniya, son of Koganga in the Record of Rights Register extract is a typographical error and it should have been Muniyayi, wife of Gangu. In the absence of any document establishing otherwise and no claims having been raised by Muniya, son of Koganga, we have for the purpose of the report, proceeded on the basis that Muniyayi, wife of Gangu held the land during the said period.*
- *The aforesaid sale deed records that Survey No. 36/4 was bounded as below:*

<i>East by</i>	<i>:</i>	<i>Land belonging to Chinnamuniga and Songayi;</i>
<i>West by</i>	<i>:</i>	<i>Land belonging to Venkataramanappa (son of Bachegowda);</i>
<i>North by</i>	<i>:</i>	<i>Land belonging to Pundalumu; and</i>
<i>South by</i>	<i>:</i>	<i>Sarkari Dongari⁴.</i>

Western half portion of Survey No. 36/4

- (cc) By way of sale deed dated 6 November 1945 (registered as document No. 870/1945-46, Book- I, Volume No. 598 at pages 230 to 231 in the office of the Sub-Registrar, Hoskote), Abbaiah sold portion of Survey No. 36/4 measuring 29 Guntas to Ganga, son of Munimayi.

Observation:

- *The aforesaid sale deed records that Survey No. 36/4 was bounded as below:*

⁴ Hillock.

East by	:	Remaining portion of land in Survey No. 36/4;
West by	:	Land belonging to Venkataramanappa;
North by	:	Land belonging to Muniga alias Pundalenu; and
South by	:	Government Dongari.

- *Given that both Abbaiah and Gangamma jointly acquired title to the entire extent of land in Survey No. 36/4 measuring 1 Acre 17 Guntas under sale deed dated 8 August 1944 (as referred to in paragraph 8.2(bb) above), it appears that both parties may have orally partitioned the land in Survey No. 36/4 whereby (a) eastern half portion of Survey No. 36/4 fell to the share of Gangamma and (b) western half portion of Survey No. 36/4 fell to the share of Abbaiah. We have proceeded on this basis considering the following:*
 - (i) *The above sale deed dated 6 November 1945, records that portion of Survey No. 36/4 measuring 29 Guntas sold by Abbaiah to Ganga, son of Munimayi is bounded on the eastern side by the remaining land in Survey No. 36/4;*
 - (ii) *Ganga, son of Munimayi thereafter sold land in Survey No. 36/4A measuring 29 Guntas to Munegowda under sale deed dated 9 July 1970. On review of the RR Pakka Book (as referred to in paragraph 8.4 below), we note that Survey No. 36/4A forms part of the western side of Survey No. 36/4.*
 - (iii) *Under sale deed dated 17 April 1946 (as referred to in paragraph 8.2(ee) below) Gangamma sold eastern half of the land in Survey No. 36/4 to Dadappa alias Muneppa, son of Avalappa*

- (dd) By way of sale deed dated 9 July 1970 (registered as document No. 1249/1970-71 in the office of the Sub-Registrar, Hosakote), Gangappa *alias* Ganga, son of Munimayi sold Survey No. 36/4A measuring 29 Guntas to Munegowda, son of B. Venkataramanappa.

Observation:

We have proceeded on the basis that (a) Ganga, son of Munimayi (as referred to in paragraph 8.2(cc) above) and (b) Gangappa, wife of Munimayi refer to the same individual.

Eastern half portion of Survey No. 36/4

- (ee) By way of sale deed dated 17 April 1946 (registered as document No. 2066/ 1946-47, Book- I, Volume 610 at pages 19 to 20 in the office of the Sub-Registrar, Hosakote) Gangamma, wife of Munishami sold eastern half portion of Survey No. 36/4 (*extent not mentioned*) to Dadappa *alias* Muniyappa, son of Avaleppa.

Observation:

- *We have proceeded on the basis that (a) Gangamma, wife of Munishami (as referred to in paragraph 8.2(bb) above) and (b) Gangamma, wife of Munishamappa refer to the same individual.*
- *The aforesaid sale deed dated 17 April 1946 records that the entire extent in Survey No. 36/4 is bounded as below:*

East by	:	Land belonging to Chinnamuniga;
West by	:	Land belonging to Bachegowda;
North by	:	Land belonging to Pundalunu; and
South by	:	Sarkari dongari.

- *Prior to the aforesaid sale of eastern half portion of Survey No. 36/4 by Gangamma, we note that Abbaiah along with Muniyappa sold eastern half portion of Survey No. 36/4 measuring 1 Acres 27 Guntas to Chikkabbaiah, son of Adi Dravida Munishamappa under sale deed dated 19 March 1946 (registered as document No. 1874/ 1945-46, Book- I, Volume 607 at pages 132 to 133 in the office of the Sub-Registrar, Hoskote). However, considering that (a) Abbaiah and Gangamma were co-owners of the entire extent of land in Survey No. 36/4; (b) Abbaiah having already sold his portion viz., western half portion of Survey No. 36/4 to Ganga under sale deed dated 6 November 1945 (as referred to in paragraph 8.2(cc) above); and (c) we have not been informed of any claims to title to the eastern half portion of Survey No. 36/4A by Chikkabbaiah or his legal heirs, we have proceeded on the basis that Gangamma was vested with right, title and interest to the eastern half portion of Survey No. 36/4.*

- (ff) Thereafter, under a gift deed dated 27 February 1953 (registered as document No. 3324/1952-53, Book-I, Volume 770 at pages 45 to 50 in the office of the Sub-registrar, Hoskote), Dadappa *alias* Munimayappa, son of Adi Dravida Avalappa gifted eastern half portion of Survey No. 36/4 to Peddakkamma, wife of Adi Dravida Muniyappa and her foster son Nagappa.
- (gg) By sale deed dated 16 January 1965 (registered as document No. 3138/1964-65, Book I, Volume 1106 at pages 241-243 before the Sub-registrar, Hosakote), Muniyappa, son of Gangappa sold portion of Survey No. 36/4 measuring 28 ½ Guntas to B. Venkataramanappa, son of Bachegowda.

Observation:

- *Recitals of the above sale deed dated 16 January 1965 records that upon the demise of Pedakamma, her husband Muniyappa acquired right, title and interest to portion of Survey No. 36/4 measuring 28 ½ Guntas.*
- *We have not been provided with death certificate and family tree of Pedakkamma to ascertain the legal heirs of Pedakamma. However, we note that Pedakkamma's foster son Nagappa was not made party to the aforesaid sale deed dated 16 January 1965. Therefore, risk of claims to the*

title of 28 ½ Guntas in Survey No. 36/4 by Nagappa or his legal heirs cannot be ruled. That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, multiple registered transactions having taken place, the likelihood of claims now being raised at this point of time from any missed out family members of Pedakamma including her foster son Nagappa appear to be low. However, it is recommended that suitable representations backed by indemnity be obtained under the transaction documents.

- *On review of the RR Pakka Book in relation to inter-alia Survey No. 36/4 (as referred to in the paragraph 8.4 below), we note that Survey No. 36/4 measuring 1 Acre 17 Guntas was phodied as Survey No. 36/4A measuring 29 ½ Guntas and Survey No. 36/4B measuring 27 ½ Guntas. However, as mentioned above, Munegowda acquired title to 29 Guntas in Survey No. 36/4A (as mentioned in paragraph 8.2(dd) above) and B. Venkataramanappa having acquired title to 28 ½ Guntas in Survey No. 36/4 (later assigned with Survey No. 36/4B), the family members of B. Venkataramanappa acquired title to 1 Acre 17 ½ Guntas in Survey No. 36/4 i.e., ½ Gunta excess. However, considering that the entire extent of land in Survey No. 36/4 forms part of the Project Land and all legal heirs of B Venkataramanappa being party to the Proposed Transaction, the aforesaid discrepancy in extent is not material.*

Acquisition by Bachegowda and Munegowda (both son of Venkataramanappa):

- (hh) As gathered from paragraphs 8.2(z), 8.2(aa), 8.2(gg) and 8.2(dd) above, we note that:
- (i) Bachegowda, son of Venkataramanappa acquired title to (i) Survey No. 36/2 measuring 1 Acre 14 Guntas (*vide sale deed dated 20 January 1970 registered as document No. 3368/1970-71*), (ii) Survey No. 36/3 measuring 1 Acre 17 Guntas being his ancestral property and (iii) Survey No. 36/4B measuring 27 ½ Guntas (*vide sale deed dated 16 January 1965 (registered as document No. 3138/1964-65)*); and
 - (ii) Munegowda, son of Venkataramanappa acquired title to a portion of Survey No. 36/4A measuring 29 Guntas under sale deed dated 9 July 1970.
- (ii) Thereafter, it appears that the said Bachegowda and Munegowda contributed their respective portions viz., (i) Survey No. 36/2, (ii) Survey No. 36/3, (iii) Survey No. 36/4A and (iv) Survey No. 36/4B to the joint family pool of their father, Venkataramanappa.
- (jj) The affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda as detailed below:

- (i) Bachegowda (*deceased*) and his wife, Doddamma (*deceased*) had 2 (two) children namely B. Venkataramanappa (*deceased*) and Muniyamma (*deceased*).
- (ii) The said Venkataramanappa was married to Chennamma (*deceased*), and they have 9 (nine) children namely Yashodamma (*deceased*), Munegowda, V. Vijayamma, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, V. Nagarathna, V. Narayan and V. Sumitra.

Observations:

We have been informed by the Representatives that the death certificates of Bachegowda, Doddamma, Muniyamma and Yashodamma; and family tree recording the names of members of Muniyamma's family is not available. Accordingly, we have for the purpose of this Report proceeded on the basis that the persons identified as surviving above are the only legal heirs of late Bachegowda or any of his deceased legal heirs.

- (kk) Thereafter, vide the partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at pages 19 to 25 in the office of the sub-registrar, Hoskote) the said B. Venkataramanappa along with his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan (then being minor represented by his father and natural guardian, B. Venkataramanappa) partitioned certain family properties including Survey No. 36/2 (*i.e.*, measuring 1 Acre 14 Guntas), Survey No. 36/3 measuring (*i.e.*, measuring 1 Acre 17 Guntas), Survey No. 36/4A (*i.e.*, measuring 29 ½ Guntas) and Survey No. 36/4B (*i.e.*, measuring 27 ½ Guntas) all totally measuring 4 Acres 8 Guntas. On review of the said partition deed, we *inter-alia* note the following:

Sl. No.	Name	Survey Nos. and extent	Schedule as per the registered Partition Deed dated 8 May 1972
(a)	Munegowda	Survey No. 36/2 – 1 Acre 14 Guntas	Schedule 'B'
(b)	V. Bachegowda	36/3 – 1 Acre 17 Guntas 36/4A- 29 ½ Guntas 36/4B – 27 ½ Guntas Total: 2 Acres 34 Guntas	Schedule 'C'

Observations:

We note that Doddamma and Muniyamma i.e., wife and daughter of Bachegowda were not made parties to the registered partition deed dated 8 May 1972. We have been informed by the Representatives that no release / settlement deed were executed by them in favour of B. Venkataramanappa, releasing their right, title and interest in Survey No. 36. Considering that a registered partition was already effected and

no claims appear to have been raised by Muniyamma seeking any share and all the surviving legal heirs of Bachegowda will be joining in the execution of the transaction documents, and Dodamma and Muniyamma do not appear to have any other legal heirs, this does not appear to be a material issue.

- (ll) The (i) death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths records that B. Venkataramanappa expired on 4 September 1995 and (ii) death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, records that Chennamma, wife of Late B. Venkataramanappa expired on 16 February 2010.
- (mm) As there were certain inconsistencies in the registered partition deed dated 8 May 1972 (discussed in paragraph 8.2(kk) of this Report), the said partition deed was cancelled *vide* cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765/1997-98 of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) which was executed between the B. Venkataramanappa and his sons namely, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.

Observations:

The said registered cancellation to the partition deed dated 12 December 1997 does not record the details of the survey numbers and the schedule of the properties. However, considering that the cancellation deed records that it is relation to the registered partition deed dated 8 May 1972, we have proceeded on the basis that it relates only to the properties recorded in the partition deed

- (nn) Thereafter *vide* the partition deed dated 12 December 1997 (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at pages 164 to 182 in the office of the Sub-Registrar, Hoskote) the children of Late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathnamma, (viii) V. Narayan and (ix) Sumithra. V (**Children of Venkataramanappa**) partitioned certain joint family properties including Survey No. 36/2 (*i.e.*, measuring 1 Acre 14 Guntas), Survey No. 36/3 measuring (*i.e.*, measuring 1 Acre 17 Guntas), Survey No. 36/4A (*i.e.*, measuring 29 ½ Guntas) and Survey No. 36/4B (*i.e.*, measuring 27 ½ Guntas) all totally measuring 4 Acres 8 Guntas. On review of the said partition deed, we *inter-alia* note the following:

Sl.No.	Name	Survey Nos. and extent	Schedule as per the Partition Deed dated 12 December 1997
(i)	Bachegowda	36/3 (p) – 1 Acre 5 Guntas 36/4A (p) – 18.5 Guntas 36/4B (p)- 15.5 Guntas Total: 1 Acre 39 Guntas	Schedule 'B'

		(Bachegowda's Portion)	
(ii)	V. Hanumanthagowda	36/2 (p) – 26 ¼ Total: 26 ¼ Guntas (Hanumanthagowda's Portion)	Schedule 'C'
(iii)	Ramegowda	36/2(p)- 27 ¼ Guntas 36/3 (p) – 12 Guntas 36/4A (p)- 11 Guntas 36/4B (p) – 12 Guntas Total: 1 Acre 22 ¼ Guntas (Ramegowda's Portion)	Schedule 'D'

Observations:

The said partition deed records that the partition happened in the presence of Chennamma, wife of Late B. Venkataramanappa and she has affixed her signature as one of the 'panchaythidar'. Further, we are provided with the death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, which records that Chennamma demised on 16 February 2010.

- (oo) We note that the mutation register extract bearing MR No. 2/1997-98 was issued in furtherance to the registered partition deed dated 12 December 1997 *inter alia* recording Bachegowda, Hanumanthagowda and Ramegowda as the owners/ holders of their respective portions in Survey No. 36/2, 36/3 and 36/4 (*more fully discussed above*).

Observation:

On review of MR No. 2/1997-98, we note that Hanumanthagowda is recorded to be the owner of Survey No. 36/1 measuring 26 ½ Guntas instead of Survey No. 36/2 measuring 26 ¼ Guntas (having been allotted the same under the partition deed dated 12 December 1997). We have been informed by the Representatives that the said discrepancy in the MR No. 2/1997-98 is an error and have proceed on the same basis for the purpose of this Report. Considering that the entire land in Survey No. 36 forms part of the Proposed Transaction, this discrepancy is not material.

Bachegowda's Portion

- (pp) Thereafter, V. Bachegowda *vide* a gift deed dated 7 July 2001 (registered as document No. 1006/2001-02 of Book I, Volume No. 2345, at pages 224 to 226, in the office of

the Sub-Registrar, Hoskote) gifted *inter alia* V. Bachegowda's Portion to his wife Rukmini.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey Nos. 36/3, 36/4A and 36/4B totally measuring 1 Acre 39 Guntas viz., Bachegowda's portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since V. Bachegowda, was allotted portion of Survey Nos. 36/3, 36/4A and 36/4B totally measuring 1 Acre 39 Guntas, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, V. Bachegowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in V. Bachegowda's and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of V. Bachegowda including his children will be joining in the execution of the transaction documents.*

- (qq) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Rukmini with respect to Bachegowda's Portion *vide* the mutation register extract bearing MR No. 11/2001-02.
- (rr) We have been provided with the family tree dated 15 December 2023 bearing certificate No. RD0038569282747 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Bachegowda. The said Bachegowda is married to Rukmini and they have 3 (three) children namely (i) Rupashree, (ii) Rohith (married to Ranjitha and they have two children namely Bhargav and Charvi, *both minors*) and (iii) Preethi.

Observations:

We have been provided with (a) unregistered partition deed dated 18 September 2003 executed between Rukmini and her daughter, Preethi and (b) unregistered partition deed dated 18 September 2003 executed between Rukmini and her son, Rohit, whereby both Preethi and Rohit were allotted portions of Survey No. 36/3 measuring 23 Guntas and 22 Guntas respectively. However, it appears that the said unregistered partition deed was not acted upon considering the fact the revenue records continue to reflect Rukmini as the owner of Survey No. 36/3 measuring 1 Acre 5 Guntas (later assigned with Survey No. 36/9 post phodi).

Hanumanthagowda's Portion

- (ss) Hanumanthagowda *vide* a gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote) gifted *inter alia* Hanumanthagowda's Portion to his wife Radha.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey No. 36/2 measuring 26 ¼ Guntas as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since Hanumanthagowda, was allotted portion of Survey No. 36/2 measuring 26 ¼ Guntas, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Hanumanthagowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Hanumanthagowda's and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Hanumanthagowda including his children will be joining in the execution of the transaction documents.*

- (tt) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha with respect to Hanumanthagowda's Portion *vide* the mutation register extract bearing MR No. 10/2001-02.
- (uu) We have been provided with the family tree dated 1 October 2024 bearing certificate No. RD5019267665021 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Hanumanthagowda. The said Humanthagowda is married to Radha and they have 2 (two) children namely Keerthana Hanumanthagowda and Mithun Siddartha. G.

Ramegowda's Portion

- (vv) Thereafter, Ramegowda *vide* a gift deed dated 7 July 2001 (registered as document No. 1003/2001-02 of Book I, Volume No. 2345, at pages 215 to 217, in the office of the Sub-Registrar, Hoskote) gifted *inter alia* portions of Survey No. 36/2 measuring 27 ¼ Guntas, Survey No. 36/3 measuring 12 Guntas, Survey No. 36/4A measuring 11 Guntas and Survey No. 36/4B measuring 12 Guntas, totally admeasuring 1 Acre 22 ¼ Guntas *viz.*, Ramegowda's Portion to his wife Radha Ramegowda.

Observations:

- *We cannot ascertain the boundaries with respect to such portions of Survey Nos. 36/2, 36/3, 36/4A and 36/4B admeasuring 1 Acre 22 ¼ Guntas as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, since Ramegowda, was allotted portions of Survey Nos. 36/2, 36/3, 36/4A and 36/4B totally admeasuring 1 Acre 22 ¼ Guntas, under partition deed dated 12 December 1997, such share may be considered to form coparcenary property of his family branch. If that is the case, Ramegowda's children, at the time of the execution of gift deed dated 7 July 2001 would also have been entitled to a share / right in Ramegowda's and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Ramegowda including his children will be joining in the execution of the transaction documents.*

- (ww) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha Ramegowda with respect to portions of Survey Nos. 36/2, 36/3, 36/4A and 36/4B vide the mutation register extract bearing MR No. 8/2001-02.
- (xx) We have been provided with the family tree dated 12 September 2024 bearing certificate No. RD0038569285823 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Ramegowda. The said V. Ramegowda is married to Radha and they have 2 (two) children namely Vatsala and R. Rakshith. The said Rakshith is married to Rajashree.
- (yy) In the aforesaid manner (a) Rukmini became the owner / holder of portions of Survey No. 36/3 measuring 1 Acre 5 Guntas, Survey No. 36/4A measuring 18 ½ Guntas and Survey No. 36/4B measuring 15 ½ Guntas (**Rukmini's Portion**); (b) Radha Hanumanthagowda became the owner/holder of portion of Survey No. 36/2 measuring 26 ¼ Guntas (**Radha Hanumanthagowda's Portion**); and (c) Radha Ramegowda became the owner / holder of portion of Survey No. 36/2 measuring 27 ¾ Guntas, 36/3 measuring 12 Guntas, Survey No. 36/4A measuring 11 Guntas and Survey No. 36/4B measuring 12 Guntas (**Radha Ramegowda's Portion**).
- (zz) As gathered from the RR pakka book extract (*more fully discussed below*) we note that:
- (i) Survey No. 36/2 measuring 1 Acre 14 Guntas was bifurcated into (A) Survey No. 36/2 measuring 26 ¼ Guntas recording Radha Hanumanthagowda as the holder and (B) Survey No. 36/8 measuring 27 ¾ Guntas recording Radha Ramegowda as the holder;
- (ii) Survey No. 36/3 measuring 1 Acre 17 Guntas was bifurcated into (A) Survey No. 36/3 measuring 12 Guntas recording Radha Ramegowda as the holder and (B) Survey No. 36/9 measuring 1 Acre 5 Guntas recording Rukmini as the holder;
- (iii) Survey No. 36/4A measuring 29 ½ Guntas was bifurcated into (A) Survey No. 36/4A1 measuring 11 Guntas recording Radha Ramegowda as the owner / holder and (B) Survey No. 36/4A2 measuring 18 ½ Guntas recording Rukmini as the holder; and
- (iv) Survey No. 36/4B measuring 27 ½ Guntas was bifurcated into (A) Survey No. 36/4B1 measuring 12 Guntas recording Radha Ramegowda as the owner / holder and (B) Survey No. 36/4B2 measuring 15 ½ Guntas recording Rukmini as the holder.
- (aaa) By way of discharge deed dated 22 August 2024 (registered as document No. 10245/2024-25), Hoskote Town Sericulturist's Cum Farmer's Service Co-operative Society Limited discharged the mortgage created by Rukmini Bachegowda under mortgage deed dated 29 April 2015 (registered as document No. HSK-1-00967-2015-14 stored in CD No. HSKD 505 before the Sub-Registrar., Hoskote) with respect to (i) Survey No. 36/4A2 measuring 18 ½ Guntas; (ii) Survey No. 36/4B2 measuring 15 ½ Guntas; and (iii) Survey No. 36/9 measuring 1 Acre 5 Guntas.

Observation:

We have not been provided with the aforesaid mortgage deed dated 29 April 2015 (registered as document No. HSK-1-00967-2015-14 stored in CD No. HSKD 505 before the Sub-registrar, Hoskote) but we have been provided with MR No. T12/2014-15 which records the mortgage created with respect to (i) Survey No. 36/4A2 measuring 18 ½ Guntas; (ii) Survey No. 36/4B2 measuring 15 ½ Guntas; and (iii) Survey No. 36/9 measuring 1 Acre 5 Guntas under mortgage deed dated 29 April 2015.

- (bbb) On applications made by (i) Radha Ramegowda; (ii) Radha Hanumanthagowda; and (iii) Rukmini for conversion for their respective portions, the Deputy Commissioner, Bangalore Rural District against payment of requisite conversion fines, permitted conversion of the following land parcels from agricultural to non-agricultural residential purpose in the following manner:

Sl. No.	Survey No.	Extent (in Guntas)	Document
Radha Ramegowda's Portion			
1.	Survey No. 36/4A1	11	Official memorandum dated 27 November 2018 bearing No. LNDC10001222
	Survey No. 36/3	12	
	Survey No. 36/4B1	12	Official memorandum dated 27 November 2018 bearing No. LNDC10001234
	Survey No. 36/8	27 ¾	Official memorandum dated 31 October 2018 bearing No. LNDC10001225
Radha Hanumanthagowda's Portion			
2.	Survey No. 36/2	26 ¼	Official memorandum dated 27 November 2018 bearing No. LNDC10001159
Rukmini's Portion			
3.	Survey No. 36/9	45	Official memorandum dated 23 July 2024 bearing No. LAND10013728
	Survey No. 36/4B2	15 ½	
	Survey No. 36/4A2	18 ½	Official memorandum dated 6 July 2024 bearing No. LNDC10001673

8.3 RTC Extracts

- (a) We have been provided with the following RTC extracts and endorsements with respect to the below survey numbers:
- (i) Survey No. 36/1 measuring 1 Acre 16 Guntas including 1 Gunta Kharab:

- (A) RTC extracts issued for the period 1979-80 to 1993-94 record the name of M. Chikkamuniyappa, son of Munivenkatappa as the holder in column No. 9.
- (B) RTC extracts issued for the period 1997-98 to 2000-01 record the name of C. M. Prasanna Kumar as the holder in Column No. 9 in terms of MR No. 4/1996-97.

Observation:

- We have not been provided with RTC extracts issued for the period 1994-95 to 1996-97 in relation to Survey No. 36/1. However, considering that names recorded in RTC issued for the preceding years and the subsequent years correspond with recorded in the said RTC extracts correspond with title flow for Survey No. 36/1 mentioned above, it does not appear to be the case that any adverse entries were made in the RTC extracts for the period 1994-95 to 1996-97. However, it is recommended that suitable representations be obtained in the transaction documents to the effect that there are no noting or recordings in any revenue or survey records which are adverse to the title of Landowners or its predecessors-in title.*
- We note from the RTC extracts issued for the period 1997-98 to 2000-01 in relation to Survey No. 36/1 that the names of (a) Chikkamuniyappa, (b) Vijay Kumar, (c) Sharadhamma, (d) G. S. Mohan and (e) S. Venkatesh as owners came to be deleted and the name of C. M. Prasanna Kumar came to be updated as the holder. Given that (a) Vijay Kumar, (b) Sharadhamma, (c) G. S. Mohan and (d) S. Venkatesh along with C. M. Prasanna Kumar were allotted shares under partition deed dated 9 October 1996 registered as document No. 1829/1996, we have proceeded on the basis that the deletion of names of (a) Vijay Kumar, (b) Sharadhamma, (c) G. S. Mohan and (d) S. Venkatesh in Column No. 9 is on account of an error.*

- (C) RTC extracts issued for the period 2002-03 records the names of the following individuals as the holder:

Sl. No.	Owner/holder (Column No. 9)	Extent (in Guntas)	Column No. 10
1.	N. Vijay Kumar	9 ½	MR No. 4/1996-97
2.	Sharadamma	½	
3.	G. S. Mohan	10	
4.	C. M. Prasanna Kumar	9	
5.	S. Venkatesh	26 ½	

6.	V. Munegowda	9	MR No. 8/2002-03
	V. Hanumanthegowda		
Total		64 ½	

Observation:

We have not been provided with RTC extract issued for the period 2001-02 in relation to Survey No. 36/1. However, considering that names recorded in RTC issued for the preceding years and the subsequent years correspond with recorded in the said RTC extracts correspond with title flow for Survey No. 36/1 mentioned above, it does not appear to be the case that any adverse entries were made in the RTC extracts for the period 2001-02.

- (D) RTC extracts for the period 2003-04 to 2014-15 records the name of the following individuals as the holder:

Sl. No.	Owner/holder (Column No. 9)	Extent (in Guntas)	Column No. 10
1.	Sharadamma	½	MR No. 4/1996-97
2.	G. S. Mohan	10	
3.	C. M. Prasanna Kumar	9	
4.	S. Venkatesh	26 ½	
5.	V. Ramegowda	9 ½	MR No. 15/2002-03
6.	V. Munegowda	9	MR No. 8/2002-03
	V. Hanumanthegowda		
Total		64 ½	

Observation:

Whereas Survey No. 36/1 admeasures 1 Acre 16 Guntas (including 1 Gunta Kharab) in total, the RTC extracts for the period 2003-04 to 2014-15 record the total extent of land in Survey No. 36/1 to admeasure 1 Acre 24 ½ Guntas in Column No. 9. Given that (a) have been informed by the Representatives that the noting of additional 8 ½ Guntas of land in Survey No. 36/1 in Column No. 9 is due to an error and (b) Column No. 3 of the above RTC extracts records the total extent of the land in Survey No. 36/1 as 1 Acre 15 Guntas (excluding 1 Gunta Kharab), we have for the purpose of this Report, proceeded on the basis that the discrepancy reflected in Column No. 3 is an error.

(ii) Survey No. 36/1 measuring 9 Guntas with no Kharab (post phodi bifurcation of Survey No. 36/1):

RTC extracts issued for the period 2015-16 to 2024-25 record the name of V. Hanumanthagowda as the holder in Column No. 9 in terms of MR No. H10/2015-16 as noted in Column No. 10.

(iii) Survey No. 36/7 measuring 10 Guntas excluding ½ Guntas of Kharab (post phodi bifurcation of Survey No. 36/1):

(A) RTC extracts issued for the period *year not mentioned* record the names of Sharadamma and G. S. Mohan as the holders in Column No. 9 in terms of MR No. 4/1996-97 as noted in Column No. 10.

(B) RTC extracts issued for the period 2002-03 to 2024-25 records the name of Munegowda as the holder in Column No. 9 in terms of MR No. 8/2002-03 as noted in Column No. 10.

(iv) Survey No. 36/5 measuring 9 ½ Guntas excluding ½ Guntas of Kharab (post phodi bifurcation of Survey No. 36/1):

(A) RTC extracts issued for the period 2001-02 to 2003-04, 2005-06 to 2015-16 record the name of N. Vijay Kumar as the holder in Column No. 9 in terms of MR No. 4/1996-97. We also note reference to a durasti order bearing No. CR. 498/1999-2000 as noted in Column No. 10.

Observation:

- *We have been provided with endorsement dated 28 February 2025 bearing No. R. K. C.R/230/2024-25 issued by the Tahsildar, Hoskote Taluk, which inter-alia records that documents in relation proceedings bearing No. CR. 498/1999-2000 are unavailable with the office of Tahsildar.*
- *We have not been provided with RTC extracts for the period 2004-05 with respect to Survey No. 36/5, however, considering the RTC issued for the preceding years and the subsequent years have the same noting, it does not appear to be the case that any adverse entries were made in the RTC extracts for the period 2004-05.*

(B) RTC extracts issued for the period 2015-16 to 2024-25 record the name of V. Ramegowda as the holder in Column No. 9 in terms of MR No. H11/2015-16 as noted in Column No. 10.

(v) Survey No. 36/6 measuring 27 ½ Guntas excluding with no Kharab (post phodi bifurcation of Survey No. 36/1):

(A) RTC extracts issued for the period 2001-02 record the name of S. Venkatesh as the holder in Column No. 9 in terms of MR No. 4/1996-

97 and we also note reference to durasti order bearing No. CR. 495/1999-2000 as noted in Column No. 10.

Observation:

We have been provided with endorsement dated 27 February 2025 bearing No. R. K. C.R/230/2024-25 issued by the Tahsildar, Hoskote Taluk which inter-alia records that documents in relation proceedings bearing No. CR. 495/1999-2000 are unavailable with the office of Tahsildar.

- (B) RTC extracts issued for the period 2002-03 to 2024-25 record the names of V. Bachegowda, V. Ramegowda and V. Narayan as the joint holders in Column No. 9 in terms of MR No. 17/2001-02 as noted in Column No. 10.
- (b) We have been provided with the following RTC extracts and endorsements with respect to the below survey numbers:

(i) Survey No. 36/2 measuring 1 Acre 14 Guntas with no Kharab:

- (A) RTC extracts for the period 1989-90 to 1996-97 record the name of record the name of Munepa *alias* Dundalappa as the holder in Column No. 9.

Observation:

- We have been provided with the endorsement dated 24 July 2024 bearing No. R.K.CR/_/2024-25 issued by the Tahsildar, Hosakote Taluk, recording that the RTC extracts for the period 1968 to 1989 with respect to inter-alia Survey No. 36/2 are mutilated and hence unavailable with the Tahsildar office.*
- We have not received any documents establishing right/ interest of Munepa alias Dundalappa to Survey No. 36/2 and his name does not otherwise appear in the title flow for Survey No. 36/2. Considering that Munepa's name does not appear in the subsequent RTC extracts and the names recorded in RTC extracts thereafter tally with title flow in relation to Survey No. 36/2 mentioned above, we have proceeded on the basis that the said discrepancy in the RTC extract is not material.*

- (B) RTC extracts issued for the period 1997-98 to 2000-01 record the name of (A) Radha, wife of Ramegowda as the holder of portion of Survey No. 36/2 measuring 27 $\frac{3}{4}$ Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10, and (B) Radha, wife of Hanumanthagowda as the holder of portion of Survey No. 36/2

measuring 26 ¼ Guntas in Column No. 9 in terms of MR No. 10/2001-02 as noted in Column No. 10.

- (C) RTC extracts issued for the period 2001-02 to 2011-12 record the name of (A) Radha, wife of Ramegowda as the holder of portion of Survey No. 36/2 measuring 27 ¾ Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10, and (B) Radha, wife of Hanumantegowda as the holder of portion of Survey No. 36/2 measuring 26 ¼ Guntas in Column No. 9 in terms of MR No. 10/2001-02 as noted in Column No. 10.

- (ii) Survey No. 36/2 measuring 26 ¼ Guntas with no Kharab:

RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha, wife of Hanumantegowda as the holder in Column No. 9 in terms of MR No. 10/2001-02 as noted in Column No. 10.

- (iii) Survey No. 36/8 measuring 27 ¾ Guntas with no Kharab (post phodi / bifurcation of Survey No. 36/2):

RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha Ramegowda as the holder in Column No. 9. Further, Column No. 10 records reference to partition and MR No. 8/2001-02.

- (c) We have been provided with the following RTC extracts and endorsements with respect to the below survey numbers:

- (i) Survey No. 36/3 measuring 1 Acre 17 Guntas with no Kharab:

(A) RTC extracts issued for the period 1969-70 to 1972-73 record the name of V. Bachegowda, son of Venkataramanappa as the holder in Column No. 9.

(B) RTC extracts for the period 1973-74 to 1993-94 record the name of (a) V. Bachegowda, son of Venkataramanappa and (b) Venkataramanappa, son of Bachegowda as the holders in Column No. 9 having acquired title to land in Survey No. 36/3 in terms of a partition as noted in Column No. 10. Further, Column No. 11 in RTC extracts issued for the period 1984-89 to 1993-94 records reference to a mortgage in favour of SCFSC and mutation register bearing MT No. 5/1987-88.

Observation:

We have not been provided with a copy of the (a) mutation register extract bearing MT No. 5/1987-88 and (b) aforesaid mortgage document or corresponding documents evidencing discharge of such mortgage in favour of SCFSC. We have been informed by the Representatives that SCFSC is defunct.

- (C) RTC extracts issued for the period 1997-98 to 2000-01 record the name of (A) Radha, wife of Ramegowda as the holder of portion of

Survey No. 36/3 measuring 12 Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10, and (B) Rukmini, wife of V. Bachegowda as the holder of portion of Survey No. 36/3 measuring 1 Acre 5 Guntas in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10. Further, Column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MT No. 5/1987-88.

Observation:

We have been provided with the endorsement dated 28 February 2025 bearing No. R.K.CR/230/2024-25 issued by the Tahsildar, Hoskote Taluk, recording that the RTC extracts for the period 1994 to 1996 with respect to inter-alia Survey No. 36/3 are unavailable with the Tahsildar office.

We have not been provided with a copy of the (a) mutation register extract bearing MT No. 5/1987-88 and (b) aforesaid mortgage document or corresponding documents evidencing discharge of such mortgage in favour of SCFSC. We have been informed by the Representatives that SCFSC is now defunct.

- (D) RTC extracts issued for the period 2001-02 to 2011-12 record the name of (A) Radha, wife of Ramegowda as the holder of portion of Survey No. 36/3 measuring 12 Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10, and (B) Rukmini, wife of V. Bachegowda as the holder of portion of Survey No. 36/3 measuring 1 Acre 5 Guntas in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10.
- (ii) Survey No. 36/3 measuring 12 Guntas with no Kharab (post phodi /bifurcation of Survey No. 36/3):
RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha Ramegowda as the holder in Column No. 9. Further, Column No. 10 records reference to partition and MR No. 8/2001-02.
- (iii) Survey No. 36/9 measuring 1 Acre 5 Guntas with no Kharab (post phodi / bifurcation of Survey No. 36/3):
- (A) RTC extracts issued for the period 2012-13 to 2013-14 record the name of Rukmini Bachegowda as the holder in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10.
- (B) RTC extracts issued for the period 2014-15 to 2024-25 record the name of Rukmini Bachegowda as the holder in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10. Further, Column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MR No. T12/2014-15.

(d) We have been provided with the following RTC extracts and endorsements with respect to the below survey numbers:

(i) Survey No. 36/4A measuring 29 ½ Guntas with no Kharab:

(A) RTC extracts issued for the period 1979-80 to 1983-84 record the name of (A) Gangappa, son of Muniyappa; and (B) V. Bachegowda as the holder in Column No. 9.

(B) RTC extracts issued for the period 1984-85 to 1993-94 record the name of V. Bachegowda as the holder in Column No. 9, having acquired title to land in Survey No. 36/4A in terms of a partition as noted in Column No. 10. Further, Column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MT No. 5/1987-88.

Observation:

We have not been provided with a copy of the (a) mutation register extract bearing MT No. 5/1987-88 and (b) aforesaid mortgage document or corresponding documents evidencing discharge of such mortgage in favour of SCFSC. We have been informed by the Representatives that SCFSC is defunct.

(C) RTC extracts issued for the period 1994-95 to 2001-02 record the name of (A) Radha, wife of Ramegowda as the holder of portion of Survey No. 36/4A measuring 11 Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10, and (B) Rukmini, wife of V. Bachegowda as the holder of portion of Survey No. 36/4A measuring 18 ½ Guntas in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10. Further, Column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MT No. 5/1987-88.

(D) RTC extracts issued for the period 2001-02 to 2011-12 record the name of (A) Radha, wife of Ramegowda as the holder of portion of Survey No. 36/4A measuring 11 Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 11, and (B) Rukmini, wife of V. Bachegowda as the holder of portion of Survey No. 36/4A measuring 18 ½ Guntas in Column No. 9 in terms of MR No. 10/2001-02 as noted in Column No. 11.

(ii) Survey No. 36/4A1 measuring 11 Guntas with no Kharab (post phodi /bifurcation of Survey No. 36/4A):

RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha Ramegowda as the holder in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 11.

(iii) Survey No. 36/4A2 measuring 18 ½ Guntas with no Kharab:

- (A) RTC extracts issued for the period 2012-13 to 2014-15 record the name of Rukmini as the holder in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10.
- (B) RTC extracts issued for the period 2015-16 to 2023-24 record the name of Rukmini as the holder in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10. Further, Column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MR No. T12/2014-15.
- (e) We have been provided with the following RTC extracts and endorsements with respect to the below survey numbers:

(i) Survey No. 36/4B measuring 27 ½ Guntas with no Kharab:

- (A) RTC extracts issued for the period 1969-70 to 1978-79 record the name of Dadappa *alias* Muneppa, son of Avalappa as the holder in Column No. 9.
- (B) RTC extracts issued for the period 1979-80 to 1983-84 record the names of (A) Dadappa *alias* Muneppa, son of Avalappa and (B) V. Bachegowda as the holder in Column No. 9.
- (C) RTC extracts issued for the period 1984-85 (*illegible*) to 1996-97 record the name of V. Bachegowda in Column No. 9 as the holder. Further, column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MT No. 5/1987-88.

Observation:

We have not been provided with a copy of the (a) mutation register extract bearing MT No. 5/1987-88 and (b) aforesaid mortgage document or corresponding documents evidencing discharge of such mortgage in favour of SCFSC. We have been informed by the Representatives that SCFSC is defunct.

- (D) RTC extracts issued for the period 1997-98 to 2000-01 record the name of (A) Radha, wife of V. Ramegowda as the holder of portion of Survey No. 36/4B measuring 12 Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10 and (B) Rukmini, wife of V. Bachegowda as the holder of portion of Survey No. 36/4B measuring 15 ½ Guntas in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10. Further, column No. 11 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MT No. 5/1987-88.
- (E) RTC extracts issued for the period 2001-02 to 2011-12 record the name of (A) Radha, wife of V. Ramegowda as the holder of portion of Survey No. 36/4B measuring 12 Guntas in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10 and (B) Rukmini, wife of V. Bachegowda as the holder of portion of Survey No. 36/4B

measuring 15 ½ Guntas in Column No. 9 in terms of MR No. 9/2001-02 as noted in Column No. 10.

(ii) Survey No. 36/4B1 measuring 12 Guntas with no Kharab:

RTC extracts issued for the period 2012-13 to 2024-25 record the name of Radha, wife of V. Ramegowda as the holder in Column No. 9 in terms of MR No. 8/2001-02 as noted in Column No. 10.

(iii) Survey No. 36/4B2 measuring 15 ½ Guntas with no Kharab:

(A) RTC extracts issued for the period 2012-13 to 2013-14 record the name of Rukmini, wife of Bachegowda as the holder in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10.

(B) RTC extracts issued for the period 2014-15 to 2024-25 record the name of Rukmini, wife of Bachegowda as the holder in Column No. 9 in terms of MR No. 11/2001-02 as noted in Column No. 10. Further, Column No. 10 records reference to a mortgage in favour of SCFSC in terms of mutation register bearing MR No. T12/2014-15.

8.4 Survey Records

(a) On review of the village map of Sarkar Guttahalli village, we note that Survey No. 36 is bounded as follows:

East by	:	Survey No. 68;
West by	:	Halla;
North by	:	Survey Nos. 66 and 67; and
South by	:	Road.

(b) The Moola Tippani extract bears out the shape of Survey No. 36 (prior to bifurcation) and records the name of (*name not clear and legible*) as the 'kardadar'.

(c) On review of the Hissa Survey Tippani dated 25 May 1942, we note that Survey No. 36 measuring 5 Acres 24 Guntas was bifurcated / phoddied into 4 (four) portions as noted below:

- (i) Muniya, son of Koganga, as the holder of Survey No. 36/1 measuring 1 Acre 16 Guntas;
- (ii) Pundalunu as the holder of Survey No. 36/2 measuring 1 Acre 14 Guntas ;
- (iii) Bachegowda, son of Venkataramanappa as the holder of Survey No. 36/3 measuring 1 Acre 17 Guntas; and
- (iv) Muniya, son of Koganga, as the holder of Survey No. 36/4 measuring 1 Acre 17 Guntas.

The aforementioned bifurcated survey numbers bounded on as follows:

Survey No.	East	West	North	South
36/1	Survey No. 36/2	Halla	Survey No. 66	Survey No. 36/3
36/2	Survey No. 68	Survey No. 36/1	Survey No. 67	Survey No. 36/4
36/3	Survey No. 36/4	Halla	Survey No. 36/1	Road
36/4	Survey No. 68	Survey No. 36/3	Survey No. 36/2	Road

- (d) On combined review of Hissa Survey Tippani dated 23 November 1998 and RR pakka book extract, we note that Survey No. 36/1 measuring 1 Acre 16 Guntas excluding 1 Gunta of Kharab was further bifurcated / phodied into 4 (four) portions *i.e.*,
- (i) Prasanna Kumar is recorded as the holder of Survey No. 36/1 measuring 9 Guntas with no Kharab comprised thereunder;
 - (ii) N. Vijay Kumar is recorded as the holder of Survey No. 36/5 measuring 9 ½ Guntas excluding ½ Gunta of Kharab;
 - (iii) S. Venkatesh is recorded as the holder of Survey No. 36/6 measuring 27 ½ Guntas with no Kharab comprised thereunder; and
 - (iv) Sharadamma and G. S. Mohan as the holder of Survey No. 36/7 measuring 10 Guntas and ½ Gunta of Kharab.
- (e) Further on review of RR Pakka Book extract, we note that Survey No. 36/2, 36/3 and 36/4A and 4B were bifurcated / phodied as follows:
- Survey No. 36/2 measuring 1 Acre 14 Guntas was bifurcated into 2 (two) portions *i.e.*, Survey No. 36/2 and Survey No. 36/8:
- (i) Radha Hanumathagowda is recorded as the holder of Survey No. 36/2 measuring 26 ½ Guntas with no Kharab comprised thereunder;
 - (ii) Radha Ramegowda is recorded as the holder of Survey No. 36/8 measuring 27 ¾ Guntas with no Kharab comprised thereunder;
- Survey No. 36/3 measuring 1 Acre 17 Guntas was bifurcated into 2 (two) portions *i.e.*, Survey No. 36/3 and Survey No. 36/9:
- (i) Radha Ramegowda is recorded as the holder of Survey No. 36/3 measuring 12 Guntas with no Kharab comprised thereunder;
 - (ii) Rukmini, wife of Bachegowda is recorded as the holder of Survey No. 36/9 measuring 1 Acre 5 Guntas with no Kharab comprised thereunder;

Survey No. 36/4A measuring 29 ½ Guntas was bifurcated into 2 (two) portions *i.e.*, Survey No. 36/4A1 and Survey No. 36/4A2:

- (i) Radha Ramegowda is recorded as the holder of Survey No. 36/4A1 measuring 11 Guntas with no Kharab comprised thereunder;
- (ii) Rukmini is recorded as the holder of Survey No. 36/4A2 measuring 18 ½ Guntas with no Kharab comprised thereunder.

Survey No. 36/4B measuring 27 ½ Guntas was bifurcated into 2 (two) portions *i.e.*, Survey No. 36/4B1 and Survey No. 36/4B2:

- (i) Radha Ramegowda is recorded as the holder of Survey No. 36/4B1 measuring 12 Guntas with no Kharab comprised thereunder;
- (ii) Rukmini is recorded as the holder of Survey No. 36/4B2 measuring 15 ½ Guntas with no Kharab comprised thereunder.

(f) On review of the Hissa Survey Tippani dated 18 January 2003, we note that Survey No. 36/4A measuring 29 ½ Guntas was bifurcated into (a) Survey No. 36/4A1 and Radha Ramegowda is recorded as the owner / holder and Survey No. 36/4A2 Guntas and Rukmini Bachegowda is recorded as owner / holder.

(g) On review of the Hissa Survey Tippani dated 20 July 2003, we note that Survey No. 36/4B measuring 27 ½ Guntas was bifurcated into (a) Survey No. 36/4B1 and Radha Ramegowda is recorded as the owner / holder and Survey No. 36/4B2 Guntas and Rukmini Bachegowda is recorded as owner / holder.

(h) On review of the Karnataka Revision Settlement Akarband extract (**Akarband**) we note the following:

- (i) Survey No. 36/1 admeasures 9 Guntas, there being no Kharab;
- (ii) Survey No. 36/2 admeasures 26 ¼ Guntas, there being no Kharab;
- (iii) Survey No. 36/3 admeasures 12 Guntas, there being no Kharab;
- (iv) Survey No. 36/4A1 admeasures 11 Guntas there being no Kharab;
- (v) Survey No. 36/4A2 admeasures 18 ½ Guntas there being no Kharab;
- (vi) Survey No. 36/4B1 admeasures 12 Guntas there being no Kharab; and
- (vii) Survey No. 36/4B2 admeasures 15 ½ Guntas there being no Kharab.
- (viii) Survey No. 36/6 admeasures 27 ½ Guntas, there being no Kharab;
- (ix) Survey No. 36/5 admeasures 10 Guntas, there being an additional ½ Gunta 'A' Kharab;
- (x) Survey No. 36/7 admeasures 10 ½ Guntas, there being an additional ½ Gunta 'A' Kharab;

- (xi) Survey No. 36/8 is measuring 27 ½ Guntas, there being no Kharab; and
- (xii) Survey No. 36/9 is measuring 1 Acre 5 Guntas, there being no Kharab.

8.5 Encumbrance Certificates

We have been provided with following Encumbrance Certificates issued by the Sub-Registrar at Hoskote:

Survey No. 36 measuring 5 Acres 24 Guntas:

(handwritten as 36) 'Nil' Encumbrance Certificate for the period 1 April 1920 to 25 May 1942.

Survey No. 36/1 (post phodi of Survey No. 36):

- (a) *(handwritten as 36/1)* Encumbrance Certificate issued with respect to Survey No. 36/1 measuring 1 Acre 15 Guntas for the period 25 May 1942 to 31 March 2004 reflects:
 - (i) Sale deed dated 8 August 1944, registered as document No. 288 executed by Muniya in favour of Ganga and Abbaiah in relation to Survey No. 36/1 measuring 1 Acre 6 Guntas.
 - (ii) Sale deed dated 17 March 1945, registered as document No. 1476 executed by Abbaiah in favour of Chikkamuniyappa in relation to Survey No. 36/1 measuring 1 Acre 6 Guntas.
 - (iii) Sale deed dated 21 August 1945, registered as document No. 329 executed by Gangamma in favour of Chikkamuniyappa in relation to Survey No. 36/1 measuring 1 Acre 6 Guntas.
 - (iv) Mortgage deed dated 23 May 1959, registered as document No. 576 executed by Chikkamuniyappa, M. C. Narayanaswamy and M. C. Srinivas in favour of MPCS with respect to Survey No. 36/1 measuring 1 Acre 6 Guntas;
 - (v) Partition deed dated 30 May 1998, registered as document No. registration details not mentioned executed between N. Vijay Kumar, Sharadamma, G. S. Mohan, Prasanna Kumar and Venkatesh.
 - (vi) Sale deed dated 11 March 2002, registered as document No. 3665 executed by S. Venkatesh in favour of V. Bachegowda, Ramegowda and V. Narayan in relation to Survey No. 36/1 measuring 27 ½ Guntas.
 - (vii) Sale deed dated 3 June 2002, registered as document No. 526 executed by Sharadamma, G.S. Mohan, C. M. Prasanna Kumar in favour of Munegowda and Hanumanthagowda in relation to Survey No. 36/1 measuring 9 ½ Guntas.
 - (viii) Sale deed dated 14 March 2003, registered as document No. 2537 executed by Vijaykumar in favour of V. Ramegowda in relation to Survey No. 36/1 measuring 9 ½ Guntas.

Observation:

We note that details of the partition deed dated 9 October 1996 registered as document No. 1829 executed between. Vijay Kumar, Sharadamma, G. S. Mohan, Prasanna Kumar and Venkatesh has been recorded as partition deed dated 30 May 1998 on account of typographical error.

- (b) (handwritten as 36/1) Encumbrance Certificate issued with respect to Survey No. 36/1 measuring 1 Acre 15 Guntas for the period 1 April 1970 to 31 March 2004 reflects:
- (i) Partition deed dated 9 October 1996, registered as document No. 1829 executed between N. Vijay Kumar, Sharadamma, G. S. Mohan, Prasanna Kumar and Venkatesh.
 - (ii) Sale deed dated 11 March 2002, registered as document No. 3665 executed by S. Venkatesh in favour of V. Bachegowda, Ramegowda and V. Narayan in relation to Survey No. 36/1 measuring 27 ½ Guntas.
 - (iii) Sale deed dated 3 June 2002, registered as document No. 526 executed by Sharadamma, G.S. Mohan, C. M. Prasanna Kumar in favour of Munegowda and Hanumanthagowda in relation to Survey No. 36/1 measuring 9 ½ Guntas.
 - (iv) Sale deed dated 14 February 2003, registered as document No. 2537 executed between N. Vijay Kumar in favour of V. Ramegowda.

Survey No. 36/5 (post phodi of Survey No. 36/1):

- (a) (handwritten as 36/5) 'Nil' Encumbrance Certificate issued with respect to Survey No. 36/5 measuring 9 ½ Guntas for the period 1 April 1970 to 31 March 2004.
- (b) 'Nil' Encumbrance Certificate issued for the period 1 April 2004 to 29 October 2024 with respect to Survey No. 36/5 measuring 9 Guntas.

Survey No. 36/6 (post phodi of Survey No. 36/1):

- (a) (handwritten as 36/6) Encumbrance Certificate issued with respect to Survey No. 36/6 measuring 27 ½ Guntas for the period 23 November 1998 to 31 March 2004 reflects the sale deed dated 11 March 2002 registered as document No. 3665 executed by S. Venkatesh in favour of V. Bachegowda, Ramegowda and V. Narayan; and
- (b) 'Nil' Encumbrance Certificate issued for the period 1 April 2004 to 20 February 2025 with respect to Survey No. 36/6 measuring 27 Guntas.

Survey No. 36/7 (post phodi of Survey No. 36/1):

- (a) Encumbrance Certificate issued with respect to Survey No. 36/7 measuring 10 Guntas for the period 23 November 1998 to 31 March 2004 reflects the sale deed dated 3 June 2002 registered as document No. 526 executed by Sharadamma, G. S. Mohan and C. M. Prasanna Kumar in favour of Munegowda and Hanumanthagowda.
- (b) 'Nil' Encumbrance Certificate issued for the period 1 April 2004 to 20 February 2025 with respect to Survey No. 36/7 measuring 10 Guntas.

Survey No. 36/2 (post of phodied / bifurcation of Survey No. 36):

- (a) *(handwritten as 36/2)* Encumbrance Certificate issued with respect to Survey No. 36/2 measuring 1 Acre 14 Guntas for the period 1 April 1942 to 31 March 2004 reflects:
- (i) Loan bond dated 30 October 1956, registered as document No. 2239 and 121 executed between Muniyappa *alias* Pundalunu in favour of Government Amaldhar, Hoskote;
 - (ii) Sale deed dated 20 January 1970, registered as document No. 3368 executed by Venkataramanappa, Chinnappa, Doddasonnappa and Chikkasonnappa in favour of V. Bachegowda;
 - (iii) Partition deed dated 8 May 1972, registered as document No. 588 executed between the family members of B. Venkataramanappa;
 - (iv) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
 - (v) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha with respect to Survey No. 36/2 measuring 27 $\frac{1}{4}$ Guntas; and
 - (vi) Gift deed dated 11 July 2001 registered as document No. 1005, executed by Hanumanthagowda in favour of Radha with respect to Survey No. 36/2 measuring 26 $\frac{1}{4}$ Guntas.
- (b) *(handwritten as 36/2)* Encumbrance Certificate issued with respect to Survey No. 36/2 measuring 1 Acre 14 Guntas for the period 1 April 1970 to 31 March 2004 reflects:
- (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
 - (iii) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha with respect to Survey No. 36/2 measuring 27 $\frac{1}{4}$ Guntas;
 - (iv) Gift deed dated 11 July 2001 registered as document No. 1005, executed by Hanumanthagowda in favour of Radha with respect to Survey No. 36/2 measuring 26 $\frac{1}{4}$ Guntas.

Survey No. 36/2 measuring 26 $\frac{1}{4}$ Guntas (post phodi / bifurcation of Survey No. 36/2 measuring 1 Acre 14 Guntas):

'Nil' Encumbrance Certificate for the period 1 April 2004 to 20 February 2025 in relation to Survey No. 36/2 measuring 26 $\frac{1}{4}$ Guntas.

Survey No. 36/8 measuring 27 ¼ Guntas (post phodi / bifurcation of Survey No. 36/2 measuring 1 Acre 14 Guntas):

- (a) 'Nil' Encumbrance Certificate for the period 1 January 2003 to 29 October 2024 in relation to Survey No. 36/8 measuring 27 Guntas; and
- (b) 'Nil' Encumbrance Certificate for the period 1 April 2004 to 20 February 2025 in relation to Survey No. 36/8 measuring 27 ¼ Guntas.

Survey No. 36/3:

- (a) (*handwritten as 36/3*) Encumbrance Certificate issued with respect to Survey No. 36/3 measuring 1 Acre 17 Guntas for the period 1 April 1942 to 31 March 2004 reflects:
 - (i) Gift deed dated 27 February 1953, registered as document No. 3324 executed by Dadappa *alias* Muniyappa in favour of Peddakamma and Nagappa;
 - (ii) Mortgage deed dated 16 January 1968, registered as document No. 3949 and 397 executed by Venkataramanappa in favour of Government of Mysore, represented by BDO Hoskote;
 - (iii) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (iv) Clearance certificate dated 7 September 1972 registered as document No. 3148 executed by Tahsildar Hosakote in favour of Venkataramanappa.
 - (v) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
 - (vi) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha; and
 - (vii) Gift deed dated 11 July 2001 registered as document No. 1006, executed by Bachegowda in favour of Rukmini.
- (b) (*handwritten as 36/3*) Encumbrance Certificate issued with respect to Survey No. 36/3 measuring 1 Acre 17 Guntas for the period 1 April 1942 to 31 March 2004 reflects:
 - (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Clearance certificate dated 7 September 1972 registered as document No. 3148 executed by Tahsildar Hosakote in favour of Venkataramanappa.
 - (iii) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
 - (iv) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha; and

- (v) Gift deed dated 11 July 2001 registered as document No. 1006, executed by Bachegowda in favour of Rukmini.

Survey No. 36/4 measuring 1 Acre 17 Guntas;

(*handwritten as 36/4*) 'Nil' Encumbrance Certificate issued for the period 1 April 1920 to 25 May 1942 with respect to Survey No. 36/4 measuring 1 Acre 17 Guntas.

Survey No. 36/4A measuring 29 ½ (post phodi / bifurcation of Survey No. 36/4):

- (a) (*handwritten as 36/4A*) Encumbrance Certificate issued for the period 25 May 1942 to 31 March 2004 with respect to Survey No. 36/4A measuring 29 ½ Guntas.
- (i) Sale deed dated 8 August 1944, registered as document No. 288 executed by Muniya in favour of Ganga and Abbaiah in relation to Survey No. 36/4 measuring 1 Acre 17 Guntas.
- (ii) Sale deed dated 6 November 1945 registered as document No. 870 executed by Abbaiah in favour of Ganga in relation to Survey No. 36/4 measuring 1 Acre 17 Guntas.
- (iii) Sale deed dated 19 March 1946 registered as document No. 1874 executed by Abbaiah and Muniyappa in favour of Chikka Abbaiah in relation to Survey No. 36/4 measuring 1 Acre 27 Guntas;
- (iv) Sale deed dated 17 April 1946 registered as document No. 2066 executed by Gangamma in favour of Dadappa alias Muniyappa with respect to Survey No. 36/4 measuring 1 Acre 17 Guntas;
- (v) Sale deed dated 9 July 1970 registered as document No. not mentioned executed by Poojamma in favour of Munegowda with respect to Survey No. 36/4A measuring 29 Guntas;
- (vi) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
- (vii) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
- (viii) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha with respect to Survey No. 36/4B measuring 12 Guntas; and
- (ix) Gift deed dated 11 July 2001 registered as document No. 1006, executed by V. Bachegowda in favour of Rukmini with respect to Survey No. 36/4B measuring 15 ½ Guntas.
- (b) (*handwritten as 36/4A*) Encumbrance Certificate issued for the period 1 April 1970 to 31 March 2004 with respect to Survey No. 36/4A measuring 29 ½ Guntas reflects:
- (i) Sale deed dated 9 July 1970 registered as document No. *details not mentioned* executed by Gangappa in favour of Munegowda;

- (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa; and
- (iii) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha with respect to Survey No. 36/4A measuring 11 Guntas.
- (c) (*handwritten as 36/4A1*) 'Nil' Encumbrance Certificate issued for the period 18 January 2003 to 31 March 2004 with respect to Survey No. 36/4A1 measuring 11 Guntas.
- (d) 'Nil' Encumbrance Certificate issued for the period 31 December 2011 to 25 August 2015 with respect to Survey No. 36/4A1 measuring 11 Guntas.
- (e) (*handwritten as 36/4A2*) 'Nil' Encumbrance Certificate issued for the period 18 January 2003 to 31 March 2004 with respect to Survey No. 36/4A2 measuring 18 ½ Guntas.
- (f) Encumbrance Certificate issued for the period 31 December 2011 to 29 October 2024 with respect to Survey No. 36/4A2 measuring 18 Guntas, reflects:
 - (i) Mortgage deed dated 29 April 2015 registered as document No. 967/2015-16 executed by Rukmini in favour of Hosakote Reshme Belegara Seva Sangha; and
 - (ii) Discharge deed dated 10 September 2024 registered as document No. 10245/2024-25 executed by Hosakote Reshme Belegarara Seva Sangha in favour of Rukmini;

Survey No. 36/4B:

- (a) Encumbrance Certificate issued for the period 25 May 1942 to 31 March 2004 with respect to Survey No. 36/4B measuring 27 ½ Guntas reflects:
 - (i) Partition deed dated 8 May 1972, registered as document No. 588 executed between Venkataramanappa and his children;
 - (ii) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;
 - (iii) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha with respect to Survey No. 36/4B measuring 12 Guntas;
 - (iv) Gift deed dated 11 July 2001 registered as document No. 1006, executed by Bachegowda in favour of Rukmini;
- (b) Encumbrance Certificate issued for the period 1 March 1970 to 31 March 2004 with respect to Survey No. 36/4B measuring 27 ½ Guntas reflects:
 - (i) Partition deed dated 12 December 1997 registered as document No. 1766 executed children of Late Venkataramanappa;

- (ii) Gift deed dated 7 July 2001 registered as document No. 1003, executed by Ramegowda in favour of Radha with respect to Survey No. 36/4B measuring 12 Guntas;
- (iii) Gift deed dated 11 July 2001 registered as document No. 1006, executed by Bachegowda in favour of Rukmini;

Survey No. 36/4B1 measuring 12 Guntas (post phodi / bifurcation of Survey No. 36/4B):

'Nil' Encumbrance Certificate issued for the period 31 December 2011 to 29 October 2024 with respect to Survey No. 36/4B1 measuring 12 Guntas.

Survey No. 36/4B2 measuring 15 Guntas (post phodi / bifurcation of Survey No. 36/4B):

Encumbrance Certificate issued for the period 31 December 2011 to 29 October 2024 with respect to Survey No. 36/4B2 measuring 15 Guntas records the discharge deed dated 10 September 2024 registered as document No. 10245/2024-25 executed by Hosakote Reshme Belegarara Seva Sangha in favour of Rukmini Bachegowda.

8.6 In the said manner the following individuals came to own and hold **Land 4**.

Sl. No.	Survey No.	Extent (in Guntas)	A Kharab (in Guntas)	Document
1.	Survey No. 36/1	9	0	Hanumanthagowda
2.	Survey No. 36/5	9 ½	0.5	V. Ramegowda
3.	Survey No. 36/6	27 ½		V. Bachegowda V. Ramegowda V. Narayan
4.	Survey No. 36/7	10	0.5	Munegowda
5.	Survey No. 36/4A1	11	0	Radha Ramegowda
6.	Survey No. 36/3	12	0	
7.	Survey No. 36/4B1	12	0	
8.	Survey No. 36/8	27 ¾	0	
9.	Survey No. 36/2	26 ¼	0	Radha Hanumanthagowda
10.	Survey No. 36/9	45	0	Rukmini

11.	Survey No. 36/4B2	15 ½	0	
12.	Survey No. 36/4A2	18 ½	0	

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9. LAND 5

9.1 Property Description

Survey Number	Extent as per title documents			Extent as per 2024-25 RTC extract			Name of the present owner
	Acres	Guntas	Kharab	Acres	Guntas	Kharab	
68/1	0	21 ¾	0	0	21 ¾	0	Radha Hanumanthagowda
68/2	0	19	0	0	19	0	Radha Ramegowda
68/4	0	15 ¼	0	0	15 ¼	0	
68/3	0	19	0	0	19	0	Rukmini Bachegowda
68/5	0	1	0	0	1	0	
Total	1	36	0	1	36	0	

9.2 Title Flow

- (a) Based on the review of the documents provided to us, we note that the land in Survey No. 68 measuring 1 Acres 36 Guntas and no Kharab hereinafter referred to as ‘Survey No. 68’ is coming within the limits of Sarkari Guttahalli Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.
- (b) The earliest title document shared with us is the sale deed dated 15 October 1927 (registered as document No. 596/1927-28, Volume No. 341 at pages 344-349), wherein Kallu Muniga, son of Chinnappa and Neeraganti Munishami, son of Kuriga sold the entire Survey No. 68 measuring 1 Acre 36 Guntas to one Munivenkatappa, son of Yerachagwerappa.

Observation:

The Moola Tippani [date not mentioned] (discussed more fully at paragraph 9.4(b) below) records the name of one Chavadiga, son of Reddiga as the holder of Survey No. 68. We have been informed by the Representatives that the documents in terms of which Chavadiga acquired right, title and interest with respect to Survey No. 68, the manner in which it devolved onto Kallu Muniga and Neeraganti Munishami, Index of Land Register or Record of Rights Register extract with respect to Survey No. 68 are not available. Given the antiquity of the documents for the purposes of this Report, we have considered good root of title with respect to Survey No. 68 to be the sale deed dated 15 October 1927 noted above.

Survey No. 68/1

- (c) By way of sale deed dated 21 October 1940 (registered as document No. 745/1940-41, Book I, Volume No. 519 at pages 172-173 at the office of Sub-Registrar, Hoskote), Kadu Muniga, son of Chinnappa sold land in Survey No. 68 measuring 38 Guntas to Baiyanna, son of Chinnappa. The record of rights extract bearing RR No. 96 records

the name of Kallanna, son of Chinnappa as the owner of land in Survey No. 68/1 and that the said land formed his ancestral property.

Observation:

- *We have proceeded on the basis that (a) Kallu Muniga, son of Chinnappa (as referred to in paragraph 9.2(b) above); (b) Kadu Muniga, son of Chinnappa (as referred to in paragraph 9.2(c) above); and (c) Kallanna, son of Chinnappa, refer to the same individual.*
- *We have not been provided with family tree of Chinnappa/Chinnappa to confirm that Kallu Muniga/Kallanna was the only family member who had right, title and interest to 38 Guntas in Survey No. 68.*
- *We do not have clarity on the manner in which title to 38 Guntas in Survey No. 68 devolved from Munivenkatappa, son of Yerachagwerappa (as referred to in paragraph 9.2(b) above) back to Kallu Muniga. That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority by Munivenkatappa, for the purposes of this Report, we have proceeded on the basis that Kallu Muniga was vested with the ownership, right, title and interest to 38 Guntas in Survey No. 68 without claims from any other person.*

- (d) Thereafter, by way of sale deed dated 27 March 1950 (registered as document No. 2281/1949-50, Book I, Volume No. 701 at pages 238-289 at the office of Sub-Registrar, Hoskote), Muniyamma, wife of Baiyanna sold land in Survey No. 68 measuring 38 Guntas to Poojamma, wife of Poojappa.

Observation:

We have been informed by the Representatives, that upon the demise of Baiyanna, son of Chinnappa (as referred to in the paragraph 9.2(c) above) the title to 38 Guntas in Survey No. 68 devolved upon his wife, Muniyamma. We have not been provided with death certificate and family tree of Baiyanna to conclude that Muniyamma was his only legal heirs. Therefore, claims if any from the legal heirs of Baiyanna cannot be ruled out. That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority, Muniyamma does appear to have solely succeeded to the ownership, right, title and interest of 38 Guntas in Survey No. 68 without claims from any other person.

- (e) By way of sale deed dated 23 March 1964 (registered as document No. 1031/1964-65), whereby one, Dodda Muniyamma, wife of Baiyanna sold land in Survey No. 68/1 measuring 38 Guntas to Venkataramanappa, son of Bachegowda.

Observation:

- *We do not have any clarity on the manner in which title to 38 Guntas in Survey No. 68 devolved from Poojamma (as referred to in paragraph 9.2(d) to Dodda Muniyamma, wife of Baiyanna (as referred to in paragraph 9.2(e) above). That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority by Poojamma, for the purpose of this Report we have proceeded on the basis that Dodda Muniyamma was vested with the ownership, right, title and interest to 38 Guntas in Survey No. 68 without claims from any other person.*
- *We note that the total extent of land in Survey No. 68/1 admeasures 37 Guntas. However, land in Survey No. 68/1 measuring 38 Guntas i.e., 1 Gunta excess, was sold by Dodda Muniyamma to Venkataramanappa. In this regard, please see our observation at paragraph 9.2(q) below.*

- (f) By way of mortgage deed dated 16 January 1968 (registered as document No. 3949/of 1968-69) B. Venkataramanappa mortgaged *inter-alia* Survey No. 68/1 in favour of Government of Mysore represented by B.D.O. Hoskote.

Observation:

We have not been provided with documents evidencing discharge of the above mortgage deed dated 16 January 1968. On review of the Encumbrance Certificate issued for the period 20 May 1942 to 31 March 2004 in relation to Survey No. 68/1, we note reference to clearance certificate dated 7 September 1972 (registered as document No. 3148/1972) executed by Tahsildar, Hoskote in favour of Venkataramanappa. However, we have not been provided with a copy of the clearance certificate dated 7 September 1972. In the absence of any documents, we have proceeded on the basis that such mortgage no longer subsists considering the antiquity of the mortgage.

Survey No. 68/2

- (g) We have been provided with sale deed dated 8 November 1940 (registered as document No. 846/1940-41, Book I, Volume No. 520 at pages 207-208 at the office of the sub-registrar, Hoskote), whereby one, Neeraganti Soga *alias* Chinappanna, son of Neerganti Venkataramana sold land in Survey No. 68 measuring 19 Guntas to Baiyanna, son of Chinnappanna. The record of rights extract bearing RR No. 97 records the name of Songa, son of Venkataramana as the owner of land in Survey No. 68/2 and that the said land formed his ancestral property.

Observation:

- *We have proceeded on the basis that (a) Neeraganti Soga *alias* Chinnappa, son of Neerganti Venkataramana and (b) Songa, son of Venkataramana (as recorded in RR No. 97 issued in relation to Survey No. 68/2) refer to the same individual.*

- *We do not have clarity on the manner in which title to 19 Guntas in Survey No. 68 devolved from Munivenkatappa, son of Yerachagwerappa (as referred to in paragraph 9.2(b) above) to Neeraganti Soga alias Chinnappa. Further, the record of rights register extract bearing RR No. 97 records that the said land formed ancestral property of Neeraganti Soga. Further, we have not been provided with family tree of Neeraganti Venkataramana to confirm that Neeraganati Soga was the only family member who had right, title and interest to 19 Guntas in Survey No. 68. That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority, for the purpose of this Report, we have proceeded on the basis that Neeraganti Soga was vested with the ownership, right, title and interest to 19 Guntas in Survey No. 68 without claims from any other person.*

- (h) By way of sale deed dated 5 May 1952 (registered as document No. 644/1952-53, Book-I, Volume No. 753 at pages 16-17 at the office of sub-registrar, Hoskote), Narayanappa, son of Mariyappa sold land in Survey No. 68 measuring 19 Guntas to Chikkamuniyappa, son of Munivenkatappa.

Observation:

We do not have clarity on the manner in which title to 19 Guntas in Survey No. 68 devolved from Baiyanna, son of Chinappanna (as referred to in paragraph 9.2(g) to Narayanappa, son of Mariyappa (as referred to in paragraph 9.2(h) above). That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority by Baiyanna, for the purpose of this Report, we have proceeded on the basis that Narayanappa was vested with the ownership, right, title and interest to 19 Guntas in Survey No. 68 without claims from any other person.

- (i) By way of sale deed dated 15 March 1962 (registered as document No. 3656/1961-62, Book I, Volume No. 1018 at pages 170-172 at the office of the sub-registrar, Hoskote) M. C. Narayanswamy, son of Late Chikkamuniyappa sold land in Survey No. 68 measuring 19 Guntas to Neeranganti Soga alias Chinnappanna.

Observation:

- *On review of the aforesaid sale deed dated 15 March 1962, we note that upon the demise of Chikkamuniyappa, his son M. C. Narayanswamy acquired title to the land in Survey No. 68 measuring 19 Guntas as his legal heir.*
- *We have not been provided with the death certificate and family tree of Chikkamuniyappa. Further, we have been informed by the Representatives that the death certificate and family tree of Chikkamuniyappa is not available.*
- *On review of the partition deed dated 9 October 1996 (as more fully described in paragraph 8.2(j) above), we note that Chikkamuniyappa had 3 (three) sons namely, M. C. Narayanaswamy, M. C. Srinivas and M. C. Venkatappa. Therefore, claims if any by M.C. Srinivas and M. C. Venkatappa or their legal heirs making claims on the title to Survey Nos.*

68/2 and 68/5 respectively cannot be ruled out. However, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, and multiple registered transactions having taken place, we have proceeded on the basis that M. C. Srinivas and M. C. Venkatappa may have orally released/relinquished any/all claims to lands including 19 Guntas in Survey No. 68 whereby M. C. Narayanaswamy also was entitled to succeed to the said land following the demise of their father Chikkamuniyappa.

- (j) By way of sale deed dated 15 March 1962 (registered as document No. 3657/1961-62, Book I, Volume No. 1017 at pages 189-191 at the office of the sub-registrar, Hoskote), (a) Neeraganti Soga *alias* Chinnappa along with his sons (b) Muniyappa, minor represented by his father, Neeraganti Soga *alias* Chinnappa and (c) Chikkavenkataramanappa sold land in Survey No. 68 measuring 19 Guntas to M. Venkatavanappa, son of Mutthappa.

Observation

- *On review of the aforesaid sale deed dated 15 March 1962 registered as document No. 3657/1961-62, we note the following:*

(a) *Land in Survey No. 68 measuring 19 Guntas formed the ancestral property of Neeraganti Soga who had thereafter sold the said land to Baiyanna under sale deed dated 8 November 1940 (more fully described in paragraph 9.2(g) above);*

(b) *Further, the said Baiyanna had sold the land in Survey No.68 measuring 19 Guntas to Chikkamuniyappa under sale deed dated 26 May 1952; and*

(c) *Chikkamuniyappa's son Narayanaswamy thereafter sold back the said land to Neeraganti Soga under sale deed dated 15 March 1962 (as more fully described in paragraph 9.2(j) above).*

However, from the sale deed referred in paragraph 9.2(h), we note that it was Narayanappa, son of Mariyappa and not Baiyanna who sold the said land to Chikkamuniyappa.

- *Further, we have not been provided with family tree of Neerangti Venkataravanappa, father of Neeraganti Soga *alias* Chinnappa to ascertain the family members having right, title and interest in the land measuring 19 Guntas in Survey No. 68. Therefore, claims if any from the family members of Neeraganti Venkatarvanappa in relation to Survey Nos. 68/2 and 68/5 cannot be ruled out. However, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, and multiple registered transactions having taken place, the likelihood of claims now being raised at this point of time from the family members of Neeraganti Venkataravanappa appear to be low.*

- (k) Thereafter, by way of sale deed dated 15 July 1963 (registered as document No. 1641/1963-64, Book-I, Volume No. 1064 at pages 116-118 at the office of Sub-

Registrar, Hoskote), M. Venkataravanappa, son of Mutthappa sold land in Survey No. 68 measuring 19 Guntas to S. Rudrappa, son of Sangappa.

- (l) By way of sale deed dated 16 September 1965 (registered as document No. 2203/1965-66, Book-I, Volume No. 1132 at pages 91-93 at the office of Sub-Registrar, Hoskote), R. Siddappa, son of S. Rudrappa, sold land in Survey No. 68 measuring 19 Guntas to Venkataramanappa, son of Soga *alias* Chinnappanna.

Observation:

On review of the sale deed dated 16 September 1965, we note that R. Siddappa's father S. Rudrappa had acquired land in Survey No. 68 measuring 19 Guntas under sale deed dated 15 July 1963 registered as document No. 1641/1963-64 (as more fully described in paragraph 9.2(k) above). Upon the demise of S. Rudrappa, his son namely R. Siddappa had acquired right, title and interest to land in Survey No. 68 measuring 19 Guntas. We have not been provided with death certificate and family tree of S. Rudrappa to ascertain the family members having right, title and interest in the land measuring 19 Guntas in Survey No. 68. Therefore, claims if any from the family members of S. Rudrappa in relation to Survey Nos. 68/2 and 68/5 cannot be ruled out. However, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, and multiple registered transactions having taken place, the likelihood of claims now being raised at his point of time from the family members of S. Rudrappa appear to be low.

- (m) By way of sale deed dated 30 August 1968 (registered as document No. 2252/1968-69, Book-I, Volume No. 1227 at pages 20-21 at the office of Sub-Registrar, Hoskote), Venkataramanappa, son of Soga *alias* Chinnappanna sold land in Survey No. 68 measuring 19 Guntas to Poojamma, wife of Chikka Mariappa.
- (n) By way of sale deed dated 9 July 1970 (registered as document No. 1248/1970-71, Book-I, Volume No. 1278 at pages 62-63 at the office of Sub-Registrar, Hoskote), Poojamma, sold land in Survey No. 68 measuring 19 Guntas to Munegowda, son of Venkataramanappa.

Survey No. 68/3

- (o) The earliest title document shared with us is the sale deed dated 20 January 1970 (registered as document No. 3369/1969-70, Book I, Volume No. 1264 at pages 194-195 at the office of Sub-Registrar, Hoskote), whereby one, Narasimhaiah, son of Sonappa sold land in Survey No. 68/3 measuring 19 Guntas to Bachegowda, son of Venkataramanappa.

Observation:

We do not have any information on the manner in which title to 19 Guntas in Survey No. 68 devolved from Munivenkatappa, son of Yerachagwerappa (as referred to in paragraph 9.2(b) above) to Narasimhaiah. That said, considering the long passage of time from the date of aforementioned sale, continuous and peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority by Munivenkatappa, for the purpose of

this Report we have proceeded on the basis that Narasaiah was vested with the ownership, right, title and interest to 38 Guntas in Survey No. 68 without claims from any other person.

- (p) We have been provided with record of rights extract bearing RR No. 98 which records the name of Chikka Muniya, son of Chinnappa as the owner of land in Survey No. 68/3 and that the said land formed his ancestral property.

Observation:

We have not received any information establishing right/ interest of Chikka Muniya to Survey No. 68 and his name does not otherwise appear in the title flow for Survey No. 68/3. Therefore, considering long passage of time, peaceful possession and enjoyment of the land by the successors in title, there being no proceedings initiated before any court of law/authority by Chika Muniya, we have proceeded on the basis that reference to Chikka Muniya appearing in the record of rights extract to be an error.

Acquisition by Venkataramanappa and his family:

- (q) As gathered from paragraphs 9.2(e), 9.2(n) and 9.2(o), we note the following:
- (i) Venkataramanappa acquired land in Survey No. 68/1 measuring 38 Guntas (*vide sale deed dated 23 March 1964 registered as document No. 1031/1964*);
 - (ii) Munegowda acquired land in Survey No. 68 measuring 19 Guntas (*vide sale deed dated 9 July 1970 registered as document No. 1248/1970-71*); and
 - (iii) V. Bachegowda acquired land in Survey No. 68/3 (*vide sale deed dated 20 January 1970 registered as document No. 3369/1970*).

Observation:

We note that land in Survey No. 68 measuring 1 Acre 36 Guntas was phoddied into 3 (three) portions as (a) Survey No. 68/1 measuring 37 Guntas; (b) Survey No. 68/2 measuring 20 Guntas and (c) Survey No. 68/3 measuring 19 Guntas.

However, we note that family members of B. Venkataramanappa acquired title to (a) Survey No. 68 measuring 38 Guntas (i.e., in excess of 1 Gunta), (b) Survey No. 68 measuring 19 Guntas (i.e., 1 Gunta less) and (c) Survey No. 68/3 measuring 19 Guntas. as set out above, the B. However, given that the Venkataramanappa's family acquired title to entire extent in Survey No. 68 admeasuring 1 Acre 36 Guntas and have thereafter been in continuous possession, this discrepancy in extent does not appear to be a concern.

- (r) The affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda as detailed below:

- (i) Bachegowda (*deceased*) and his wife, Doddamma (*deceased*) had 2 (two) children namely B. Venkataramanappa (*deceased*) and Muniyamma (*deceased*).
- (ii) The said Venkataramanappa was married to Chennamma (*deceased*), and they have 9 (nine) children namely Yashodamma (*deceased*), Munegowda, V. Vijayamma, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, V. Nagarathna, V. Narayan and V. Sumitra.

Observations:

We have been informed by the Representatives that the death certificates of Bachegowda, Doddamma, Muniyamma and Yashodamma; and family tree recording the names of members of Muniyamma's family is not available. Accordingly, we have for the purpose of this Report proceeded on the basis that the persons identified as surviving above are the only legal heirs of late Bachegowda or any of his deceased legal heirs.

- (s) Thereafter, under the partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at pages 19 to 25 in the office of the sub-registrar, Hoskote) the said B. Venkataramanappa along with his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan (then being minor represented by his father and natural guardian, B. Venkataramanappa) partitioned certain family properties including (i) Survey No. 68/1; (ii) Survey No. 68/2 and (iii) Survey No. 68/3 in the following manner:

Sl. No.	Name	Survey Nos. and extent	Schedule as per the registered Partition Deed dated 8 May 1972
(i)	Munegowda	Survey No. 68/1 – 37Guntas Survey No. 68/2 – 20 Guntas	Schedule 'B'
(ii)	V. Bachegowda	Survey No. 68/3 – 19 Guntas	Schedule 'C'

Observations:

We note that Doddamma and Muniyamma i.e., wife and daughter of Bachegowda were not made parties to the registered partition deed dated 8 May 1972. We have been informed by the Representatives that no release / settlement deed were executed by them in favour of B. Venkataramanappa, releasing their right, title and interest in Survey No. 68. Considering that a registered partition deed was already effected and no claims appear to have been raised by Muniyamma seeking any share, and that all the surviving legal heirs of Bachegowda will be joining in the

execution of the transaction documents, and Dodamma and Muniyamma do not appear to have any other legal heirs, this does not appear to be a material issue.

- (t) The (i) death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths records that B. Venkataramanappa expired on 4 September 1995 and (ii) death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, records that Chennamma, wife of Late B. Venkataramanappa expired on 16 February 2010.
- (u) As there were certain inconsistencies in the registered partition deed dated 8 May 1972 (*discussed in paragraph 9.2(s) of this Report*), the said partition deed was cancelled *vide* cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765/1997-98 of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) which was executed between the B. Venkataramanappa and his sons namely, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.
- (v) Thereafter, on the same day as that of the registered cancellation to the partition deed dated 12 December 1997 (*discussed above*) *vide* the partition deed dated 12 December 1997 (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at pages 164 to 182 in the office of the Sub-Registrar, Hoskote) the children of late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V (Children of Venkataramanappa) partitioned certain joint family properties including (i) Survey No. 68/1; (ii) Survey No. 68/2 and (iii) Survey No. 68/3 in the following manner:

Sl.No.	Name	Survey Nos. and extent	Schedule as per the Partition Deed dated 12 December 1997
(i)	Bachegowda	68/2 (p) – 1 Guntas 68/3 (p) – 19 Guntas Total: 20 Guntas (Bachegowda's Portion)	Schedule 'B'
(ii)	V. Hanumanthagowda	Survey No. 68/1(p) – 21 ¼ (Hanumanthagowda's Portion)	Schedule 'C'
(iii)	Ramegowda	Survey No. 68/1(p)- 15 ¼ Guntas Survey No. 68/2 (p) – 19 Guntas	Schedule 'D'

		Total: 34 ¼ Guntas (Ramegowda's Portion)	
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Observations:

The said partition deed records that the partition happened in the presence of Chennamma, wife of Late B. Venkataramanappa and she has affixed her signature as one of the 'panchaythidar'. Further, we are provided with the death certificate dated 27 March 2010 issued by the Chief Registrar of Births and Deaths, which records that Chennamma expired on 16 February 2010.

- (w) We note that the mutation register extract bearing MR No. 2/1997-98 was issued in furtherance to the registered partition deed dated 12 December 1997 *inter alia* recording Munegowda, Hanumanthagowda and V. Narayana as the owners/ holders of their respective portions (*as discussed above*).

Hanumanthagowda's Portion

- (x) By way of gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote), the said Hanumanthagowda gifted *inter-alia* anumanthagowda's Portion to his wife, Radha.

Observations:

- *We cannot ascertain the boundaries with respect to such portion of Survey No. 68/1 measuring 21 ¾ Guntas viz., Hanumanthagowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, given that Hanumanthagowda was allotted portion of Survey No. 68, under partition deed dated 12 December 1997, such share would form coparcenary property of his family branch. Therefore, Hanumanthagowda's children, at the time of the execution of gift deed dated 7 July 2001 had right in Survey No. 68 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that the all the legal heirs of Hanumanthagowda including his children will be joining in the execution of the transaction documents.*

- (y) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha with respect to Hanumanthagowda's Portion *vide* the mutation register extract bearing MR No. 10/2001-02.
- (z) By way of mortgage deed dated 12 March 2009 (registered as document no. HSK1-05645-2008-09 stored in CD No. HSKD122) Radha Hanumanthagowda mortgaged *inter-alia* Survey No. 68/1 measuring 21 Guntas in favour of State Bank of Mysore.

Observation:

We have not been provided with any instrument of release of the above mortgage deed executed by State Bank of Mysore. However, we have been provided with a closure letter dated 17 February 2025 bearing no. HSK/Closure Letter, whereby State Bank of India (earlier State Bank of Mysore) certified that the amount of Rs. 5,00,000 (Rupees Fifty Lakhs) in relation with mortgage registered as document no. HSK-1-05645-2008-09 had been closed on 12 February 2013.

- (aa) We have been provided with the family tree dated 1 October 2024 bearing certificate No. RD5019267665021 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Hanumanthagowda. The said Humanthagowda is married to Radha and they have 2 (two) children namely Keerthana Hanumanthagowda and Mithun Siddartha. G.

Ramegowda's Portion

- (bb) Thereafter, Ramegowda *vide* a gift deed dated 7 July 2001 (registered as document No. 1003/2001-02 of Book I, Volume No. 2345, at pages 215 to 217, in the office of the Sub-Registrar, Hoskote) gifted *inter alia* portions of (i) Survey No. 68/1 measuring 15 ¼ Guntas and (ii) Survey No. 68/2 measuring 19 Guntas *viz.*, Ramegowda's Portion in favour of his wife, Radha Ramegowda.

Observations:

- *We cannot ascertain the boundaries with respect to such (a) portion of Survey No. 68/1 measuring 15 ¼ Guntas and (b) portion of Survey No. 68/2 measuring 19 Guntas viz., Ramegowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, given that Ramegowda was allotted portion of Survey No. 68, under partition deed dated 12 December 1997, such share would form coparcenary property of his family branch. Therefore, Ramegowda's children, at the time of the execution of gift deed dated 7 July 2001 had right in Survey No. 68 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Ramegowda including his children will be joining in the execution of the transaction documents.*

- (cc) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Radha Ramegowda with respect to portions of Survey Nos. 68/1 and 68/2 *vide* the mutation register extract bearing MR No. 8/2001-02.
- (dd) We have been provided with the family tree dated 12 September 2024 bearing certificate No. RD0038569285823 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Ramegowda. The said V. Ramegowda is married to Radha and they have 2 (two) children namely Vatsala and R. Rakshith. The said Rakshith is married to Rajashree and they have no children.

Bachegowda's Portion

- (ee) Thereafter, V. Bachegowda *vide* a gift deed dated 7 July 2001 (registered as document No. 1006/2001-02 of Book I, Volume No. 2345, at pages 224 to 226, in the office of the Sub-Registrar, Hoskote) gifted *inter alia* portion of (i) Survey No. 68/2 measuring 1 Gunta and (ii) Survey No. 68/3 measuring 19 Guntas *viz.*, Bachegowda's Portion in favour of his wife, Rukmini Bachegowda.

Observations:

- *We cannot ascertain the boundaries with respect to such (a) portion of Survey No. 68/2 measuring 1 Gunta and (b) Survey No. 68/3 measuring 19 Guntas viz., Bachegowda's Portion as only the consolidated boundary has been recorded in the said gift deed dated 7 July 2001.*
- *Further, given that Bachegowda was allotted portion of Survey No. 68, under partition deed dated 12 December 1997, such share would form coparcenary property of his family branch. Therefore, Bachegowda's children, at the time of the execution of gift deed dated 7 July 2001 had right in Survey No. 68 and that he could not have gifted the said lands to the exclusion of his children. In this regard, we are informed that all the legal heirs of Bachegowda including his children will be joining in the execution of the transaction documents.*

- (ff) Based on the aforesaid registered gift deed dated 7 July 2001, the khatha was transferred in the name of Rukmini with respect to Bachegowda's Portion *vide* the mutation register extract bearing MR No. 11/2001-02.
- (gg) We have been provided with the family tree dated 15 December 2023 bearing certificate No. RD0038569282747 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording details of the family members of Bachegowda. The said Bachegowda is married to Rukmini and they have 3 (three) children namely (i) Rupashree, (ii) Rohith (married to Ranjitha and they have two children namely Bhargav and Charvi, *both minors*) and (iii) Preethi.

Common flow for Land 5

- (hh) In the aforesaid manner (a) Radha Hanumanthagowda became the owner / holder of portion of Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas, (**Radha Hanumanthagowda's Portion**) (b) Radha Ramegowda became the owner / holder of portion of (i) Survey No. 68/1 measuring 15 $\frac{1}{4}$ Guntas and (ii) Survey No. 68/2 measuring 19 Guntas (**Radha Ramegowda's Portion**) (c) Rukmini Bachegowda became the owner / holder of (i) portion of Survey No. 68/2 measuring 1 Gunta and (ii) Survey No. 68/3 measuring 19 Guntas (**Rukmini's portion**).
- (ii) As gathered from the RR pakka book extract (*more fully discussed in paragraph 9.4 of this Report*), we note that Land 5 was further bifurcated in the manner mentioned below:
- (i) Survey No. 68/1 measuring 37 Guntas was bifurcated into (A) Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas recording Radha Hanumanthagowda as the owner /

holder and (B) Survey No. 68/4 measuring 15 ¼ Guntas recording Radha Ramegowda as the owner / holder;

- (ii) Survey No. 68/2 measuring 20 Guntas was bifurcated into (A) Survey No. 68/2 measuring 19 Guntas recording Radha Ramegowda as the owner / holder and (B) Survey No. 68/5 measuring 1 Gunta recording Rukmini Bachegowda as the owner / holder; and
- (iii) Survey No. 68/3 measuring 19 Guntas recording Rukmini Bachegowda as the owner / holder.

(jj) On applications made by (i) Radha Ramegowda; (ii) Radha Hanumanthagowda; and (iii) Rukmini Bachegowda for conversion for their respective portions, the Deputy Commissioner, Bangalore Rural District against payment of requisite conversion fines, permitted conversion of Land 5 from agricultural to non-agricultural residential purpose in the following manner:

Sl. No.	Survey No.	Extent (in Guntas)	Landowner	Document
1.	68/1	21 ¾	Radha Hanumanthagowda	Official memorandum dated 27 November 2018 bearing No. LNDC10001159.
2.	68/2	19	Radha Ramegowda	Official memorandum dated 27 November 2018 bearing No. LNDC10001222
3.	68/4	15 ¼		
4.	68/3	19	Rukmini Bachegowda	Official memorandum dated 23 July 2024 bearing No. LNDC100013728
5.	68/5	1		

9.3 RTC Extracts

We have been provided with the following RTC extracts and endorsements with respect to the below Survey Nos.

- (a) Survey No. 68/1 measuring 37 Guntas with no Kharab:
 - (i) RTC extracts issued for the period 1969-70 to 1971-72 records the name of Venkataramanappa, son of Bachegowda as the holder in Column No. 9;
 - (ii) RTC extracts issued for the period 1984-85 to 1993-94 records the name of Munegowda, son of Venkataramanappa as the holder in Column No. 9 vide partition as noted in Column No. 10;

Observation:

We have not been provided with RTC extracts for the period 1972-73 to 1983-84, however, considering the RTC issued for the subsequent year i.e., 1984-85 records the name of Munegowda and previously (1971-72)

recorded the name of B. Venkataramanappa, it does not appear to be the case that names of any third parties were recorded in the RTC extracts for the period 1972-73 to 1983-84.

- (iii) RTC extracts issued for the period 1997-98 to 2000-01 records the following:
- (A) Munegowda and V. Hanumanthagowda as the erstwhile holders and thereafter, the name of Radha Hanumanthagowda as the current holder of a portion of Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas in Column No. 9 *vide* MR No. 10/2001-02 as noted in Column No. 10; and
- (B) V. Ramegowda as the erstwhile owner and thereafter, the name of Radha Ramegowda as the holder of a portion of Survey No. 68/1 measuring 15 $\frac{1}{4}$ Guntas in Column No. 9 *vide* MR No. 8/2001-02 as noted in Column No. 10.

Observation:

We have not been provided with RTC extracts for the period 1994-95 to 1996-97, however, considering the RTC issued for the subsequent year i.e., 1997-98 records the name of Munegowda and V. Ramegowda, it does not appear to be the case that names of any third parties were recorded in the RTC extracts for the period 1994-95 to 1996-97.

- (iv) RTC extracts issued for the period 2001-02 to 2011-12 record the names of the following:
- (A) Radha Hanumanthagowda as the holder of a portion of Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas in Column No. 9 *vide* MR No. 10/2001-02 as noted in Column No. 10; and
- (B) Radha Ramegowda as the holder of a portion of Survey No. 68/1 measuring 15 $\frac{1}{4}$ Guntas in Column No. 9 *vide* MR No. 8/2001-02 as noted in Column No. 10.
- (b) Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas with no Kharab:

RTC extracts issued for the period 2012-13 to 2024-25 records the name of Radha Hanumanthagowda as the holder in Column No. 9 *vide* MR No. 10/2001-02 as noted in Column No. 10.

- (c) Survey No. 68/2 measuring 20 Guntas with no Kharab:

- (i) RTC extracts issued for the period 1969-70 to 1972-73 records the name of Baiyanna, son of Chinappa as the holder in Column No. 9. The RTC extracts do not record any detail in Column No. 10

Observation:

We have been provided with the endorsement dated 24 July 2024 bearing No. RK/CR/left blank/2024-25 issued by the Tahsildar, Hoskote Taluk which

records that RTC extract issued for the period inter-alia 1973 to 1984 with respect to inter alia Survey No. 68/2 are not available as the said records are mutilated.

- (i) RTC extracts issued for the period 1989-90 to 1996-97 records the name of Munegowda as the holder in Column No. 9. The RTC extracts do not record any detail in Column No. 10;

Observation:

We have not been provided with RTC extracts for the period 1984-85 to 1988-89, however, considering the RTC issued for the subsequent year i.e., 1989-90 records the name of Munegowda and previously i.e., RTC extracts for the period 1969-70 to 1972-73 recorded the name of predecessor-in-title namely Baiyanna, it does not appear to be the case that names of any third parties were recorded in the RTC extracts for the period 1984-85 to 1988-89.

- (ii) RTC extracts issued for the period 1997-98 to 2000-01 records the name of following:

- (A) Munegowda and V. Bachegowda as the erstwhile holders and thereafter, the name of Rukmini Bachegowda as the current holder of a portion of Survey No. 68/2 measuring 1 Guntas in Column No. 9 vide MR No. 11/2001-02 as noted in Column No. 10; and
- (B) V. Ramegowda as the erstwhile owner and thereafter, the name of Radha Ramegowda as the holder of a portion of Survey No. 68/2 measuring 19 Guntas in Column No. 9 vide MR No. 8/2001-02 as noted in Column No. 10.

- (v) RTC extracts issued for the period 2001-02 to 2011-12 record the names of the following:

- (A) Radha Ramegowda as the holder of a portion of Survey No. 68/1 measuring 19 Guntas in Column No. 9 vide MR No. 8/2001-02 as noted in Column No. 10; and
- (B) Rukmini Bachegowda as the holder of a portion of Survey No. 68/1 measuring 1 Gunta in Column No. 9 vide MR No. 11/2001-02 as noted in Column No. 10.

- (d) Survey No. 68/2 measuring 19 Guntas with no Kharab:

RTC extracts issued for the period 2012-13 to 2024-25 records the name of Radha Ramegowda as the holder of a portion of Survey No. 68/1 measuring 19 Guntas in Column No. 9 vide MR No. 8/2001-02 as noted in Column No. 10.

(e) Survey No. 68/3 measuring 19 Guntas with no Kharab:

- (i) RTC extracts issued for the period 1989-90 to 1996-97 records the name of Munegowda as the holder in Column No. 9 *vide* a partition as noted in Column No. 10;

Observation:

We have been provided with the endorsement dated 24 July 2024 bearing No. RK/CR/left blank/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period inter-alia 1969 to 1980 with respect to inter alia Survey No. 68/3 are not available as the said records are mutilated.

- (ii) RTC extracts issued for the period 1997-98 to 2024-25 records the name of Rukmini Bachegowda as the holder in Column No. 9 *vide* MR No. 11/2001-02 as noted in Column No. 10; and

(f) Survey No. 68/4 measuring 15 ¼ Guntas with no Kharab:

RTC extracts issued for the period 2012-13 to 2024-25 records the name of Radha Ramegowda as the holder of Survey No. 68/4 measuring 15 ¼ Guntas in Column No. 9 *vide* MR No. 8/2001-02 as noted in Column No. 10.

Observations:

We note that the RTC extracts issued for the period 2003-04 to 2011-12 do not record the phodied survey numbers in Survey No. 68/1 (i.e., Survey Nos. 68/1 and 68/4). On seeking clarification, we have been informed by the Representatives that the records were not updated by the authorities to reflect the phodied portions in Survey No. 68/1.

(g) Survey No. 68/5 measuring 1 Gunta with no Kharab:

- (i) RTC extracts issued for the period 2015-16 to 2022-23 records the name of Rukmini Bachegowda as the holder in Column No. 9 *vide* MR No. 11/2001-02 as noted in Column No. 10;

Observation:

We have not been provided with RTC extracts for the period 2012-13 to 2014-15, however, considering the RTC issued for the subsequent period i.e., 2015-16 onwards has the same noting as that of the RTC extract issued for the previous year 2011-12 viz., RTC extract issued in relation to Survey No. 68/2 measuring 20 Guntas (out of which Survey No. 68/5 was carved out), it does not appear to be the case that any adverse entries were be made in the RTC extracts for the period 2012-13 to 2014-15.

- (ii) RTC extracts issued for the period 2022-23 to 2024-25 records the name of Rukmini Bachegowda as the holder in Column No. 9 *vide* MR No. 11/2001-02 as noted in Column No. 10.

Observations:

We note that the RTC extracts issued for the period 2003-04 to 2011-12 do not record the phodied survey numbers in Survey No. 68/2 (i.e., Survey Nos. 68/2 and 68/5). On seeking clarification, we have been informed by the Representatives that the records were not updated by the authorities to reflect the phodied portions in Survey No. 68/2.

9.4 Survey Records

- (a) On review of the village map of Sarkar Guttahalli village, we note that Survey No. 68 is bounded as follows:

East by	:	Road;
West by	:	Survey No. 36;
North by	:	Survey No. 67; and
South by	:	Halla.

- (b) The Moola Tippani extract bears out the shape and measurement of Survey No. 68 (prior to bifurcation) and records the name of Chavadiga, son of Reddiga as the 'kardadar' of the said land parcel.
- (c) On review of the Hissa Survey Tippani dated 20 May 1942, we note that Survey No. 68 measuring 1 Acre 13 Guntas was bifurcated into the following 3 (three) portions:
- (i) Kallanna, son of Chinnappanna is recorded as the holder of Survey No. 68/1;
 - (ii) Songa, son of Venkatramana is recorded as the holder of Survey No. 68/2; and
 - (iii) Chikkamuniga, son of Chinnappanna is recorded as the holder of Survey No. 68/3.
- (d) Further, on a combined review of 2 (two) Hissa Survey Tippani, both dated 22 January 2003 and RR Pakka Book extract in relation to Survey Nos. 68/1 and 68/2, we note the following:
- (i) Survey No. 68/1 measuring 37 Guntas was bifurcated into 2 (two) portions *i.e.*, Survey Nos. 68/1 and 68/4:
 - (A) Radha Hanumanthagowda is recorded as the holder of Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas; and
 - (B) Radha Ramegowda is recorded as the holder of Survey No. 68/4 measuring 15 $\frac{1}{4}$ Guntas.
 - (ii) Survey No. 68/2 measuring 20 Guntas was bifurcated into 2 (two) portions *i.e.*, Survey Nos. 68/2 and 68/5:
 - (A) Radha Ramegowda as the holder of Survey No. 68/2 measuring 19 Guntas; and

(B) Rukmini Bachegowda as the holder of Survey No. 68/5 measuring 1 Gunta.

- (e) On review of the Akarband extracts we note the following:
- (i) Survey No. 68/1 is measuring 21 $\frac{3}{4}$ Guntas and there being no Kharab;
 - (ii) Survey No. 68/2 is measuring 19 Guntas and there being no Kharab;
 - (iii) Survey No. 68/3 is measuring 19 Guntas and there being no Kharab; and
 - (iv) Survey No. 68/4 is measuring 15 $\frac{1}{4}$ Guntas and there being no Kharab.

Observation:

We have not been provided with Akarband extract in relation to Survey No. 68/5. It is recommended that Akarband extract for the said land be obtained.

9.5 Encumbrance Certificate:

We have been provided with following Encumbrance Certificates issued by the Sub-Registrar at Hoskote:

- (a) Encumbrance Certificate issued with respect to Survey No. 68/1 measuring 37 Guntas (*survey number handwritten as Survey No. 68*) for the period 20 May 1942 to 31 March 2003 records the below transactions:
- (i) Sale deed dated 23 March 1964 (registered as document No. 1031/1964-65), executed by Muniyamma in favour of Venkataramanappa, son of Bachegowda with respect to Survey No. 68/1 measuring 38 Guntas; and
 - (ii) Mortgage deed dated 16 January 1968 (registered as document No. 3949 and 397 of 1968-69) executed by Venkataramanappa in favour of Government of Mysore represented by B. D. O. Hoskote.
 - (iii) Partition deed dated 8 May 1972 (registered as document No. 588/1972-73, executed amongst the family members of B. Venkataramanappa;
 - (iv) Clearance certificate dated 7 September 1972 (registered as document No. 3148/1972) executed by Tahsildar, Hoskote in favour of Venkataramanappa;
 - (v) Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98) executed amongst the children of late B. Venkataramanappa;
 - (vi) Gift deed dated 7 July 2001 (registered as document No. 1005/2001-02) executed by Hanumanthagowda in favour of his wife Radha with respect to portion of Survey No. 68/1 measuring 21 $\frac{3}{4}$ Guntas; and
 - (vii) Gift deed dated 11 July 2001 (registered as document No. 1003/2001-02) executed by Ramegowda in favour of his wife Radha with respect to portion of Survey No. 68/1 measuring 15 $\frac{1}{4}$ Guntas.

Observation:

Given that the transactions referred above (i.e., 9.2(b), 9.2(d) to 9.2(e)) record Survey No. 68 and not the sub-divided portion i.e., Survey No. 68/1, it appears that the aforesaid Encumbrance Certificate does not record the said transactions.

- (b) Encumbrance Certificate issued with respect to Survey No. 68/2 (*extent not specified survey number handwritten as Survey No. 68*) for the period 20 May 1942 to 31 March 2003 records the below transactions:
- (i) Sale deed dated 9 July 1970 (registered as document No. 1248/1970-71), executed by Poojamma in favour of Munegowda with respect to portion of 68 measuring 19 Guntas;
 - (ii) Partition deed dated 8 May 1972 (registered as document No. 588/1972-73), executed amongst the family members of B. Venkataramanappa;
 - (iii) Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98) executed amongst the children of late B. Venkataramanappa;
 - (iv) Gift deed dated 7 July 2001 (registered as document No. 1006/2001-02) executed by V. Bachegowda in favour of his wife Rukmini with respect to portion of Survey No. 68/2 measuring 1 Guntas; and
 - (v) Gift deed dated 11 July 2001 (registered as document No. 1003/2001-02) executed by V. Ramegowda in favour of his wife Radha with respect to portion of Survey No. 68/2 measuring 19 Guntas.

Observation:

Given that the transactions referred above (i.e., 9.2(b), 9.2(h) to 9.2(h)) record Survey No. 68 and not the sub-divided portion i.e., Survey No. 68/2, it appears that the aforesaid Encumbrance Certificate does not record the said transactions.

- (c) Encumbrance Certificate for the period 20 May 1942 to 31 March 2004 in relation to Survey No. 68/3 measuring 19 Guntas, records the following transactions:
- (i) Sale deed dated 20 January 1970 (registered as document No. 3369/1970-71), executed by Narasimhaiah in favour of V. Bachegowda with respect to portion of 68 measuring 19 Guntas;
 - (ii) Partition deed dated 8 May 1972 (registered as document No. 588/1972-73), executed amongst the family members of B. Venkataramanappa;
 - (iii) Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98) executed amongst the children of late B. Venkataramanappa; and

- (iv) Gift deed dated 7 July 2001 (registered as document No. 1006/2001-02) executed by V. Bachegowda in favour of his wife Rukmini with respect to Survey No. 68/3 measuring 19 Guntas.
- (d) Encumbrance Certificate for the period 1 April 2004 to 3 October 2024 in relation to Survey No. 68/1 (extent not specified), records reference to mortgage deed dated 12 March 2009 registered as document No. HSK-1-05645-2008-09 executed by Radha Hanumanthgowda in favour of SBM Bank in relation to *inter-alia* Survey No. 68/1 measuring 21 Guntas.
- (e) Encumbrance Certificate for the period 22 January 2003 to 3 October 2024 in relation to Survey No. 68/2 measuring 19 Guntas does not record any transactions.
- (f) Encumbrance Certificate for the period 1 April 2004 to 4 October 2024 in relation to Survey No. 68/3 measuring 19 Guntas does not record any transactions; and
- (g) Encumbrance Certificate for the period 1 January 2003 to 3 October 2024 in relation to Survey No. 68/4 (*extent not specified*) does not record any transactions.

Observation:

We have not been provided with Encumbrance Certificate for the period 1 January 2003 till date in relation to Survey No. 68/5. It is recommended that the same be applied and obtained.

9.6 In the said manner the following individuals came to own and hold Land 5:

Survey Number	Extent			Name of the present owner
	Acres	Guntas	Kharab	
68/1	0	21 $\frac{3}{4}$	0	Radha Hanumanthagowda
68/2	0	19	0	Radha Ramegowda
68/4	0	15 $\frac{1}{4}$	0	
68/3	0	19	0	Rukmini Bachegowda
68/5	0	1	0	
Total	1	36	0	

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PART B

10. ENDORSEMENTS

We have been provided with the following endorsements:

- (a) The endorsement dated 4 January 2016 bearing No. RD0038569069451 issued by the Tahsildar, Hoskote Taluk, Bengaluru Rural District confirms that there are no tenancy claims filed under Section 48(A) in Form 7 and Section 77 (A) in Form 7A of KLR Act with respect to *inter-alia* the following lands:

Survey Number	Extent	
	Acres	Guntas
66	2	12
77	0	14
36/1	1	15
36/2		24 ¼
36/3	0	12
36/4A2	0	18 ½
36/4B1	0	12
36/4B2	0	15 ½
36/5	0	9 ½
36/6	0	27 ½
36/7	0	10
36/8	0	27 ½
36/9	1	5
67/1A1	0	12
67/1A2	0	23
67/1A3	0	11
67/1B1	0	15
67/1B2	0	20 ½
67/1B3	0	11 ½
67/2	0	20 ½
67/3	0	26 ½
67/4	0	11 ½
68/1	0	12 ¾
68/2	0	19
68/3	0	19

Survey Number	Extent	
	Acres	Guntas
68/4	0	15 ¼
68/5	0	1

Observation:

On review of the above endorsement dated 4 January 2016 we note the following extent discrepancies:

Survey No.	Extent as per endorsement (in Guntas)	Extent as per title documents (in Guntas)
36/1	55	9
36/2	24 ¼	26 ¼
36/8	27 ½	27 ¾
67/2	20 ½	26
67/3	26 ½	20 ½
68/1	12 ¾	21 ¾

Further, it appears that the above endorsement records Survey No. 36/2A1 measuring 11 Guntas instead of Survey No. 36/4A1 measuring 11 Guntas.

Given the above discrepancies in extent and noting of the land details, it is recommended that an updated endorsement be obtained recording the correct details and extent of the Project Land.

- (b) We have been provided with the following endorsements issued by the Assistant Commissioner, Doddaballapur confirming that there are no proceedings initiated under the provisions of the PTCL Act with respect to Survey No. 77 measuring 14 Guntas, Land 3, Land 4 and Land 5:

Sl. No.	Details	Lands
1.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)263/2018-19	Survey No. 77 measuring 14 Guntas
2.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)266/2018-19	Land 3
3.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)267/2018-19	Land 4
4.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)265/2018-19	Land 5

Observation:

- *We have not been provided with an endorsement from the Assistant Commissioner confirming that there are no proceedings initiated under PTCL Act with respect to Land 1. It is recommended that the said endorsement be obtained in relation to Land 1.*
- *The above endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)267/2018-19 in relation to Land 4 records the extent of land in Survey No. 36/2 as 24 ¼ Guntas instead of 26 ¼ Guntas. It is recommended that a rectified endorsement be obtained in relation to Survey No. 36/2 recording the correct extent.*
- *The endorsement 28 July 2019 bearing No. PTCL(Ho)CR(Him)266/2018-19 in relation to Land 3 records Survey No. 67/1A1 measuring 12 Guntas as Survey No. 67/1A measuring 12 Guntas. It is recommended that a rectified endorsement be obtained in relation to Survey No. 67/1A1 recording the correct details.*

- (c) The endorsement dated 6 March 2025 bearing No. LAQ/NH-75(Old No. 4)/RTI/CR/150/2024-25 issued by the Special Land Acquisition Officer, National Highways Authority of India, Hebbala, Bengaluru confirming that (a) Land 1, (b) Land 2, (c) Land 3 (except Survey No. 36/4B1) and (d) Land 4 have not been acquired for development and formation of road in respect of NH-75 (Old No. 4) project under the National Highways Act, 1956.

Observation:

- *We have not been provided with an endorsement from the National Highways Authority of India confirming land in Survey No. 36/4B1 measuring 12 Guntas has not been acquired for the development of and formation of road in respect of NH-75. It is recommended that the said endorsement be obtained in relation to Survey No. 36/4B1.*
- *The above endorsement records the extent of land in (a) Survey No. 67/1B2 as 26 Guntas instead of 20 ½ Guntas (i.e., 5 ½ Guntas excess) and (b) Survey No. 36/2 as 26 ½ Guntas instead of 26 ¼ Guntas (i.e., ¼ Gunta excess). Given that the entire land in Survey Nos. 36 and 67 forms part of the Project Land, the discrepancy in noting of excess extent in the above endorsement is not material.*
- *We have not been provided with the following endorsements in relation to Project Land:*
 - (i) *Endorsement issued by the Karnataka Industrial Industries Areas Board confirming that there are no acquisition proceedings initiated under Karnataka Industrial Areas Development Act, 1966; and*
 - (ii) *Endorsement issued by the Karnataka Housing Board confirming that there are no acquisition proceedings initiated by Karnataka Housing Board.*

At the time of obtaining development related approvals/plans, it is recommended that the aforesaid endorsements with respect to Project Land be obtained and verified.

11. **ZONING AND LAND USE**

We have been provided with the snapshot of the master plan records Survey No. 36, 66, 67 and 68 are in residential zone and Survey No. 77 as Nala / Halla. Further from the said sketch we also note that Survey Nos. 36, 66 and 67 is bounded as below:

East by	:	Road;
West by	:	Water tank;
North by	:	Water tank; and
South by	:	Water tank.

12. **PROPERTY TAX**

We had sought for up to date property tax receipts in relation to the Project Land, however we have not received documents evidencing payment of property tax. We recommend that upto date property tax paid receipts in relation to the Project Land be reviewed prior to the consummation of the Proposed Transaction.

13. **LITIGATION**

We have caused a limited online search to be undertaken by the Litigation Search Consultant (i.e., Perfios Software Solutions Private Limited), to identify if there are any litigation filed by or against the Landowners. In this regard, we have been provided with a search report (**Litigation Search Report**), attached hereto as **Annexure 2**. The Representatives have informed us that the litigations set out in the Litigation Search Report do not pertain to the Project Land, however we have not been provided any documents to evidence the same. In the absence of the documents, we recommend obtaining suitable representations backed by adequate indemnities in the transaction documents to ensure that there are no litigations impacting the Project Land.

14. **ORIGINAL INSPECTION**

The list of original documents inspected relating to the Project Land in the custody of the Landowners is set out in Part 'A' of **Annexure 1** of this Report. The Representatives have informed that all other documents relating to title have been either lost or misplaced. In this regard, it is recommended that a police complaint be filed and a public notice be issued for the original title documents that have been lost/misplaced.

15. **PUBLIC NOTICE**

We have, under the instructions of our client, issued notices on 25 January 2025 in 2 (two) newspapers, i.e., Times of India and Vijaya Karnataka, calling upon the general public to file objections/ claims against the title of the Landowners to the Project Land. As on date of issuance of this Report, we have not received any responses to the said notices published.

16. CONCLUSION

Based on the steps undertaken by us and subject to observations set out in this Report, we are of the view that all the surviving legal heirs of V. Bachegowda are (i) entitled to the Project Land (*save and except for Land 2*) as owners thereof having marketable title; and (ii) in peaceful possession of Land 2, subject to the subsisting mortgages identified in this Report.



Mridul Kumbalath
Partner
M/s Trilegal

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SCHEDULE A**DESCRIPTION OF THE PROJECT LAND**

All that piece and parcel of land comprised in Survey Nos 36/1, 36/2, 36/3, 36/4A1, 36/4A2, 36/4A3, 36/4B1, 36/4B2, 36/4B3, 36/5, 36/6, 36/7, 36/8, 36/9, 66/1, 66/2, 66/3, 67/1A1, 67/1A2, 67/1A3, 67/1B1, 67/1B2, 67/1B3, 67/2, 67/3, 67/4, 68/1, 68/2, 68/3, 68/4, 68/5, 77/1, 77/2 and 77/3 admeasuring 13 Acres 36 Guntas (excluding 2 Guntas 'A' Kharab), Sarkari Guttahalli Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District bounded as follows:

East by	:	Road
West by	:	Water tank / Halla
North by	:	Water tank / Halla
South by	:	Water tank / Halla

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ANNEXURE 1

LIST OF DOCUMENTS

A. List of Documents – Inspected.

Sl. No.	Document	Original/ Certified/ Photocopy
Survey Nos. 36/1, 36/5, 36/6 and 36/7		
1.	Sale deed dated 8 August 1944 (registered as document No.288/44-45, Book-I, Volume 579 at Pages 170 to 171 in the office of the Sub-registrar, Hoskote) executed by Muniyayi wife of Gangu to Gangamma, wife of Munishami and Abbaiah, son of Muniyayi in relation to conveyed Survey No. 36/1 and Survey No. 36/4.	Photocopy
2.	Sale deed dated 17 March 1945 (registered as document No. 1476/1944-45 Book-I, Volume 587 at Pages 167 to 168 in the office of the Sub-registrar, Hoskote) executed by Abbaiah in favour of Chikkamuniyappa in relation to Survey No. 36/1.	Certified
3.	Sale deed dated 17 August 1945 (registered as document No. 329/1945-46 Book-I, Volume 595 at Pages 175 to 177 in the office of the Sub-registrar, Hoskote) executed by Gangamma in favour of Chikkamuniyappa in relation to Survey No. 36/1.	Certified
4.	Mortgage deed dated 23 May 1959 (registered as document No. 576/1959-60, Book- I Volume 932 at Page 29 in the office of the Sub-registrar, Hoskote), executed by Chikkamuniyappa in favour of MPCs Bank, Chikkagatiganabbe in relation to Survey No. 36/1.	Photocopy
5.	Partition deed dated 9 October 1996 (registered as document No. 1829/1996-97, Book-I, Volume 2149 at Pages 65 to 75 in the office of the Sub-registrar, Hoskote), executed amongst the legal heirs of late Muni Venkatappa.	Certified
6.	Sale deed dated 30 May 2002 (registered as document No. 526/ 2002-03, Book-I, Volume 2402 at pages 185 to 189 in the office of the Sub-registrar, Hoskote), executed by Sharadamma and G. S. Mohan along with C. M. Prasanna Kumar in favour of Munegowda and V. Hanumantha Gowda with respect to Survey Nos. 36/1 and 36/7.	Original
7.	Sale deed dated 11 March 2002 (registered as document No. 3665/2001-02, Book-I, Volume 2389, at Pages 137 to 140 in the office of the Sub-registrar, Hoskote), executed by S. Venkatesh in favour of V. Bachegowda, V. Ramegowda and V. Narayan with respect to Survey No. 36/6.	Original

Sl. No.	Document	Original/ Certified/ Photocopy
8.	Sale deed dated 25 January 2003 and registered as document No. 2537/2002-03 executed by N. Vijay Kumar in favour of Ramegowda with respect to Survey No. 36/5.	Original
9.	Official memorandum dated 27 November 2018 bearing No. LNDC10001163 issued by Deputy Commissioner, Bangalore Rural District with respect to Survey No. 36/1.	Digital
10.	Official memorandum dated 12 September 2024 bearing No. 695854 issued by Deputy Commissioner, Bangalore Rural District with respect to Survey No. 36/5.	Digital
11.	Official memorandum dated 31 October 2018 bearing No. LNDC10001226 issued by Deputy Commissioner, Bangalore Rural District with respect to Survey No. 36/6.	Digital
12.	Official memorandum dated 12 September 2024 bearing No. 695852 issued by Deputy Commissioner, Bangalore Rural District with respect to Survey No. 36/7.	Digital
Survey Nos. 36/3		
13.	Mortgage deed dated 16 January 1968 and registered as document No. 3949/1967-68 executed by Venkataramanappa mortgaging lands in Survey Nos. 36/3, 67/1A and 68/1 in favour of Government of Mysore represented by B. D. O. Hoskote.	Photocopy
Survey Nos. 36/4		
14.	Sale deed dated 1 November 1945 (registered as document No. 870/1945-46, Book- I, Volume 598 at Pages 230 to 231 in the office of the Sub-registrar, Hoskote) executed by Abbaiah in favour of Gangamma.	Original
15.	Sale deed dated 19 March 1946 (registered as document No. 1874/ 1945-46, Book- I, Volume 607 at Pages 132 to 133 in the office of the Sub-registrar, Hoskote), executed by Abbaiah in favour of Chikka Abbaiah in relation to Survey No. 36/4.	Certified
16.	Sale deed dated 16 April 1946 (registered as document No. 2066/ 1946-47, Book- I, Volume 610 at Pages 19 to 23 in the office of the Sub-registrar, Hoskote), executed by Gangamma in favour of Dadappa <i>alias</i> Muniyappa in relation to Survey No. 36/4.	Certified
17.	Gift deed dated 27 February 1953 (registered as document No. 3324/1952-53, Book-I, Volume 770 at Pages 45 to 50 in the office of the Sub-registrar, Hoskote), executed by Dadappa <i>alias</i> Munimayappa, son of Adi Dravida Avalappa in favour of Peddakka, wife of Adi Dravida Muneappa and her foster son, Nagappa with respect to Survey No. 36/4.	Original

Sl. No.	Document	Original/ Certified/ Photocopy
18.	Sale deed dated 9 July 1970 registered as document No. 1249/1971 executed by Gangappa in favour of Munegowda with respect to Survey No. 36/4.	Original
19.	Sale deed dated 16 January 1965 (registered as document No. 3138/1964-65, Book-I, Volume 1106 at pages 241-243 in the office of the Sub-registrar, Hoskote), executed by Muniyappa in favour of B. Venkataramanappa with respect to Survey No. 36/4.	Original
Survey Nos. 66		
20.	Sale deed dated 19 September 1935, (registered as document No. 426/1935-36 of Book I, Volume 445, at Pages 84 to 86 in the office of the Sub-Registrar, Hoskote) executed by Doddavenkataramana and Chikkavenkataramana, both sons of Adi Dravida Kenchamuniga, in favour of Bachegowda, son of Vakkaligara Venkataramanappa, with respect to Survey No. 66.	Certified
Survey Nos. 67		
21.	Sale deed dated 26 February 1937 (registered as document No.1281/1936-37, Book-I in Volume No. 461 at pages 143 to 145 in the office of the Sub-registrar, Hoskote), executed by Doddamariga, son of Adi Dravida Neeraganti Munishami, in favour of his brother, Chikkamariga with respect to Survey No. 67.	Certified
22.	Sale deed dated 26 October 1940 (registered as document No.797/1940-41, Book-I in Volume No. 519 at pages 216 to 218, in the office of the Sub-registrar, Hoskote), executed by Doddamariga in favour of Munivenktappa and Thimappa with respect to Survey No. 67.	Original
23.	Mortgage deed dated 26 February 1938 and registered as document No. 1349 executed by Munishami, Chikkamariga in favour of Baiyanna with respect to Survey No. 67/1 measuring 1 acre 6 guntas.	Certified
24.	Sale deed dated 28 June 1951 (registered as document No.1824/1951-52, Book-I in Volume No.727 at pages 215 to 217 in the office of the Sub-registrar, Hoskote), executed by Chikkamariga in favour of Narayanappa son of Mareppa with respect to Survey No. 67/1.	Certified
25.	Sale deed dated 22 September 1951 (registered as document No.1981/1951-52, Book-I in Volume No.740 at pages 23 to 24 in the office of the Sub-registrar, Hoskote), executed by	Original

Sl. No.	Document	Original/ Certified/ Photocopy
	Thimmappa in favour of Doddamariga with respect to Survey No. 67/1.	
26.	Sale deed dated 26 September 1951 (registered as document No.1996/1951-52, Book-I in Volume No.740 at pages 30 to 31 in the office of the Sub-registrar, Hoskote) executed by Doddamariga and his sons Muniya and Mariga in favour of Chikkamuniyappa with respect to Survey No. 67.	Original
27.	Sale deed dated 11 September 1952 (registered as document No.1853/1952-53, Book-I in Volume No.760 at pages 62 to 63 in the office of the Sub-registrar, Hoskote), executed by M. Chikka Muniyappa in favour of B. Venkataramanappa with respect to Survey No. 67.	Incomplete certified copy ⁵
28.	Sale deed dated 18 January 1954 (registered as document No.3689/1954-55, Book-I in Volume No.796 at pages 111 to 112 in the office of the Sub-registrar, Hoskote) executed by Naranayappa in favour of Poojamma in relation to Survey No. 67/1.	Certified
29.	Sale deed dated 30 August 1968 (registered as document No.2251/1968-69 executed by Poojamma in favour of Munegowda with respect to Survey No. 67/1.	Original
30.	Sale deed dated 22 August 1952 (registered as document No. 1630/1952-53 Book-I in Volume No.756 at pages 235 to 236 in the office of the Sub-registrar, Hoskote), executed by Venkataramanappa, son of Munishami in favour of B. Venkataramanappa, son of Bachegowda.	Certified
Survey No. 68		
31.	Sale deed dated 21 October 1940 (registered as document No. 596/1927-28, Volume No. 344 at pages 344-349) executed by Kallu Muniga, son of Chinnappa and Neeraganti Munishami, son of Kuriga in favour of Munivenkatappa with respect to Survey No. 68.	Certified
32.	Sale deed dated 21 October 1940 (registered as document No. 745/1940-41, Book I, Volume No. 519 at pages 172-173 at the office of sub-registrar, Hoskote), executed by Kadu Muniga, son of Chinnappa in favour of Baiyanna, son of Chinappa with respect to Survey No. 68.	Original
33.	Sale deed dated 27 March 1950 (registered as document No. 2281/1949-50, Book I, Volume No. 701 at pages 238-289 at the office of sub-registrar, Hoskote), executed by Muniyamma, wife of Baiyanna in favour of Poojamma, wife of Poojappa with respect to Survey No. 68.	Original

⁵ We note that the 2nd page of the certified copy is missing.

Sl. No.	Document	Original/ Certified/ Photocopy
34.	Sale deed dated 23 March 1964 (registered as document No. 1031/1964-65), executed by Dodda Muniyamma, wife of Baiyanna in favour of to Venkataramanappa, son of Bachegowda with respect to Survey No. 68/1.	Original
35.	Sale deed dated 8 November 1940 (registered as document No. 846/1940-41, Book I, Volume No. 520 at pages 207-208 at the office of the sub-registrar, Hoskote), executed by, Neeraganti Soga <i>alias</i> Chinappanna, son of Neerganti Venkataramana in favour of Baiyanna, son of Chinnappanna with respect to Survey No. 68.	Certified
36.	Sale deed dated 5 May 1952 (registered as document No. 644/1952-53, Book-I, Volume No. 753 at pages 16-17 at the office of sub-registrar, Hoskote), executed by Narayanappa, son of Mariyappa in favour of Chikkamuniyappa.	Certified
37.	Sale deed dated 15 March 1962 (registered as document No. 3656/1961-62, Book I, Volume No. 1018 at pages 170-172 at the office of the sub-registrar, Hoskote) executed by M. C. Narayansway, son of Late Chikkamuniyappa in favour of Chikkamuniyappa with respect to Survey No. 68.	Certified
38.	Sale deed dated 15 March 1962 (registered as document No. 3657/1961-62, Book I, Volume No. 1017 at pages 189-191 at the office of the sub-registrar, Hoskote) executed by (a) Neeraganti Soga <i>alias</i> Chinnappanna along with his sons (b) Muniyappa, minor represented by his father, Neeraganti Soga <i>alias</i> Chinnappanna and (c) Chikkavenkataramanappa in favour of M. Venkataravanappa with respect to Survey No. 68.	Original
39.	Sale deed dated 15 July 1963 (registered as document No. 1641/1963-64, Book-I, Volume No. 1064 at pages 116-118 at the office of sub-registrar, Hoskote), executed by M. Venkataravanappa, son of Mutthappa in favour of S. Rudrappa with respect to Survey No. 68.	Photocopy
40.	Sale deed dated 16 September 1965 (registered as document No. 2203/1965-66, Book-I, Volume No. 1132 at pages 91-93 at the office of sub-registrar, Hoskote), executed by R. Siddappa, son of S. Rudrappa in favour of Venkaramanappa, son of Soga with respect to Survey No. 68.	Original
41.	Sale deed dated 30 August 1968 (registered as document No. 2252/1968-69, Book-I, Volume No. 1227 at pages 20-21 at the office of sub-registrar, Hoskote), executed bby Venkataramanappa, son of Soga <i>alias</i> Chinnappanna in favour of Poojamma with respect to Survey No. 68.	Original

Sl. No.	Document	Original/ Certified/ Photocopy
42.	Sale deed dated 9 July 1970 (registered as document No. 1248/1970-71, Book-I, Volume No. 1278 at pages 62-63 at the office of sub-registrar, Hoskote), executed by Poojamma in favour of Munegowda with respect to Survey No. 68.	Original
43.	Sale deed dated 20 January 1970 (registered as document No. 3369/1969-70, Book I, Volume No. 1264 at pages 194-195 at the office of sub-registrar, Hoskote), whereby one, Narasimhaiah, son of Sonappa in favour of Bachegowda, son of Venkataramanappa with respect to Survey No. 68.	Original
Common Documents		
44.	Partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at Pages 19 to 25 in the office of the sub-registrar, Hoskote) executed amongst B. Venkataramanappa and his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan.	Original
45.	Cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765/1997-98 of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) executed amongst B. Venkataramanappa and his sons namely, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.	Original
46.	Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at Pages 164 to 182 in the office of the Sub-Registrar, Hoskote) the children of late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra V.	Original
47.	Gift deed dated 7 July 2001 (registered as document No. 1002/2001-02 of Book I, Volume No. 2345, at pages 212 to 214, in the office of the Sub-registrar, Hoskote) executed by Munegowda in favour of his wife, Anjana Gowda.	Original
48.	Gift deed dated 7 July 2001 (registered as document No. 1003/2001-02 of Book I, Volume No. 2345, at pages 215 to 217, in the office of the Sub-registrar, Hoskote) executed by Ramegowda in favour of his wife, Radha.	Original
49.	Gift deed dated 7 July 2001 (registered as document No. 1004/2001-02 of Book I, Volume No. 2345, at pages 218 to 220, in the office of the Sub-registrar, Hoskote) executed by V. Narayan in favour of his wife, G. Vinutha.	Original

Sl. No.	Document	Original/ Certified/ Photocopy
50.	Gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote), executed by Hanumanthgowda in favour of his wife, Radha.	Original
51.	Gift deed dated 7 July 2001 (registered as document No. 1006/2001-02 of Book I, Volume No. 2345, at pages 224 to 226, in the office of the Sub-registrar, Hoskote) executed by Bachegowda in favour of his wife, Rukmini.	Original
52.	Discharge letter dated 22 August 2014 registered as document No. 10245/2024-25 of Book I, in the office of in the office of the Sub-registrar, Hoskote), executed by Hoskote Town Sericulturists Cum Farmer's Service Co-operative Society Limited in favour of Rukimini Bachegowda with respect to Survey Nos. 36/4A2, 36/4B2 and 36/9.	Original
53.	Unregistered partition deed dated 18 September 2003, executed between Anjana Gowda in favour her daughter Ganavi.	Original
54.	Unregistered partition deed dated 18 May 2003, executed between Hanumantha Gowda in favour his daughter Keerthana.	Original
55.	Unregistered partition deed dated 22 September 2003 executed by Radha, wife of Ramegowda in favour of her daughter Vatsala.	Original
56.	Unregistered partition deed dated 18 September 2003 executed by V. Bachegowda in favour of his daughter B. Preethi with respect to Survey Nos. 36/3 and 77.	Original
57.	Unregistered partition deed dated 18 September 2003 executed by V. Bachegowda in favour of his son, Rohith with respect to Survey Nos. 36/3 and 77.	Original
58.	Official memorandum dated 31 October 2018 bearing No. LNDC10001223 issued by Deputy Commissioner, Bangalore Rural District.	Digital
59.	Official memorandum dated 27 November 2018 bearing No. LNDC10001221 issued by Deputy Commissioner, Bangalore Rural District.	Digital
60.	Official memorandum dated 27 November 2018 bearing No. LNDC10001159 issued by Deputy Commissioner, Bangalore Rural District.	Digital
61.	Official memorandum dated 27 November 2018 bearing No. LNDC10001222 issued by Deputy Commissioner, Bangalore Rural District.	Digital

Sl. No.	Document	Original/ Certified/ Photocopy
62.	Official memorandum dated 31 October 2018 bearing No. LNDC10001225 issued by Deputy Commissioner, Bangalore Rural District.	Digital
63.	Official memorandum dated 27 November 2018 bearing No. LNDC10001234 issued by Deputy Commissioner, Bangalore Rural District.	Digital
64.	Official memorandum dated 27 November 2018 bearing No. LNDC10001159 issued by Deputy Commissioner, Bangalore Rural District.	Digital
65.	Official memorandum dated 23 July 2024 bearing No. LAND10013728 issued by Deputy Commissioner, Bangalore Rural District.	Digital
66.	Official memorandum dated 6 July 2024 bearing No. LNDC10001673 issued by Deputy Commissioner, Bangalore Rural District.	Digital
67.	Endorsement dated 24 July 2024 bearing No. RK/CR/___/2024-25 issued by the Tahsildar, Hoskote Taluk, which records that RTC extracts issued for the period 1968 to 1984 with respect to Survey No. 66 are mutilated.	Original
68.	Endorsement dated 24 July 2024 bearing No. RK/CR/___/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period 1969-70 to 1979-80 <i>inter alia</i> with respect to Survey Nos. 67/1A1, 67/1B1 and 67/2 are not available as the said records are mutilated.	Original
69.	Endorsement dated 24 July 2024 bearing No. RK/CR/___/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period 1969-70 to 1979-80 <i>inter alia</i> with respect to Survey No. 36/3 is not available as the said records are mutilated.	Photocopy
70.	Endorsement dated 24 July 2024 bearing No. RK/CR/___/2024-25 issued by the Tahsildar, Hoskote Taluk which records that RTC extract issued for the period 1969-70 to 1979-80 <i>inter alia</i> with respect to Survey No. 68/3 is not available as the said records are mutilated.	Photocopy
71.	Endorsement dated 4 January 2016 bearing No. RD003856904951 issued by Tahsildar, Hoskote Taluk record 'nil' tenancy under Section 48(A) in form 7 and Section 77(A) in Form 7A of the Karnataka Land Reforms Act, 1961.	Photocopy
72.	Endorsement dated 28 July 2018 bearing No. PTCL(Ho)CR(Him):263/2018-19 issued by the Deputy Commissioner, Doddaballapur.	Photocopy

Sl. No.	Document	Original/ Certified/ Photocopy
73.	Endorsement dated 28 July 2018 bearing No. PTCL(Ho)CR(Him):265/2018-19 issued by the Deputy Commissioner, Doddaballapur.	Photocopy
74.	Endorsement dated 28 July 2018 bearing No. PTCL(Ho)CR(Him):266/2018-19 issued by the Deputy Commissioner, Doddaballapur.	Photocopy
75.	Endorsement dated 28 July 2018 bearing No. PTCL(Ho)CR(Him):267/2018-19 issued by the Deputy Commissioner, Doddaballapur.	Photocopy
76.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665025 recording the details of the family members of Munegowda.	Digital
77.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665011 recording the details of the family members of Dr. Adarsh Gowda.	Digital
78.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665021 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Hanumantha Gowda.	Digital
79.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665023 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Narayan.	Digital
80.	Family tree dated 1 October 2024, bearing certificate No. RD5019267665017 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Brijesh Narayan.	Digital
81.	Family tree dated 19 December 2023 bearing certificate No. RD0038569282747 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Bachegowda.	Digital
82.	Family tree dated 12 September 2024 bearing certificate No. RD0038569285823 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Ramegowda.	Digital
83.	Affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before e Notary Public records the details of the family members of his grandfather, Late. Bachegowda.	Photocopy
84.	Affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public recording the	Photocopy

Sl. No.	Document	Original/ Certified/ Photocopy
	details of the family members of his father B. Venkataramanappa.	
85.	Death certificate dated 10 September 1995 evidencing the demise of B. Venkataramanappa, issued by Chief Registrar of Births and Deaths, records that demised on 4 September 1995.	Original
86.	Death certificate dated 27 March 2010, evidencing the demise of Chennamma, wife of B. Venkataramanappa issued by Chief Registrar of Births and Deaths.	Original

B. List of Documents - Reviewed

Sl. No	Particulars of Documents
Survey No. 66	
Title Documents	
1.	Sale deed dated 19 September 1935, (registered as document No. 426/1935-36 of Book I, Volume 445, at Pages 84 to 86 in the office of the Sub-Registrar, Hoskote) executed by Doddavenkataramana and Chikkavenkataramana in favour of Bachegowda.
2.	Partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at Pages 19 to 25 in the office of the sub-registrar, Hoskote) the said B. Venkataramanappa along with his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan (minor represented by his father and natural guardian, B. Venkataramanappa).
3.	Loan bond dated 22 September 1972 (registered as document No. 2773/1972-72 of Book-I, Volume No. 1167, at pages 177, in the office of the Sub-Registrar, Hoskote), executed by Munegowda in favour of Doddagattinabbe Co-opertave Society.
4.	Death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths which records that B. Venkataramanappa died on 4 September 1995.
5.	Registered cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765/1997-98 of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) executed between children of B. Venkataramanappa namely, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.
6.	Partition deed dated 12 December 1997, (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at Pages 164 to 182 in the office of the Sub-Registrar, Hoskote) executed between the children of Late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V.
7.	Extract of the entry made in the record of rights register bearing R.R. No. 93.

Sl. No	Particulars of Documents
8.	Extract of the entry made in the mutation register bearing MR. No. 2/1997-98.
9.	Gift deed dated 7 July 2001 (registered as document No. 1002/2001-02 of Book I, Volume No. 2345, at pages 212 to 214, in the office of the Sub-registrar, Hoskote) executed by Munegowda in favour of his wife, Anjana Gowda.
10.	Extract of the entry made in the mutation register bearing MR. No. 7/2001-02.
11.	Unregistered partition deed dated (<i>date not legible</i>), executed between Anjana Gowda and her daughter Ganavi
12.	Extract of the entry made in the mutation register bearing MR. No. 5/2003-04.
13.	Gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote), executed by Hanumanthagowda in favour of his wife, Radha.
14.	Extract of the entry made in the mutation register bearing MR. No. 10/2001-02.
15.	Unregistered partition deed dated (<i>date not clear</i>) September 2003, executed between Radha and her daughter Keerthana.
16.	Gift deed dated 7 July 2001 (registered as document No. 1004/2001-02 of Book I, Volume No. 2345, at pages 218 to 220, in the office of the Sub-registrar, Hoskote), executed between V. Narayan and his wife, G. Vinutha.
17.	Extract of the entry made in the mutation register bearing MR No. T5/2012-13.
18.	Affidavit dated dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public recording the details of the family members of his father B. Venkataramanappa.
19.	Extract of the entry made in the mutation register bearing MR No. T21/2024-25.
20.	Extract of the entry made in the mutation register bearing MR No. T22/2024-25.
21.	Extract of the entry made in the mutation register bearing MR No. T25/2024-25.
Conversion records	
22.	Application dated 3 September 2015 submitted by G. Vinutha, Keerthana and Ganavi to the District Commissioner, Bengaluru.
23.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./298/2017-18 issued by the District Commissioner, Bengaluru.
24.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/191/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority.
25.	Conversion sketch in relation to Survey No. 66 measuring 2 Acres 12 Guntas.
26.	Letter dated 7 January 2016 bearing No. ALN.CR.92/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District.
27.	Letter submitted by the Surveyor, Hoskote Taluk.
28.	Official memorandum dated 6 March 2025 bearing No. 749831 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 66/1.

Sl. No	Particulars of Documents
29.	Official memorandum dated 15 March 2025 bearing No. 750829 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 66/2.
30.	Official memorandum dated 6 March 2025 bearing No. 749836 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 66/3.
Revenue Records	
31.	RTC/Pahani for the period 1983-84 to 1993-94 with respect to Survey. No. 66.
32.	RTC/Pahani for the period 1997-98 to 2024-25 with respect to Survey. No. 66.
Encumbrance Certificate	
33.	Encumbrance Certificate for the period 1 April 1920 to 31 March 2004 with respect to Survey No. 66.
34.	Encumbrance Certificate for the period 1 April 1970 to 31 March 2004 with respect to Survey No. 66.
35.	'Nil' Encumbrance Certificate for the period 1 April 2004 to 3 October 2024 with respect to Survey No. 66.
36.	Nil' Encumbrance Certificate for the period 1 April 2004 to 10 February 2025 with respect to Survey Nos. 66/1, 66/2 and 66/3.
Endorsements	
37.	Endorsement dated 24 July 2024 bearing No. RK/CR/no. not mentioned/2024-25 issued by the Tahsildar, Hoskote Taluk
Survey Records	
38.	Village map of Sarkar Guttahalli.
39.	Moola Tippani for Survey No. 66.
40.	Re-survey tippani book dated 21 January 2003.
41.	Hissa Survey Tippani dated 21 January 2003.
42.	Karnataka Revision Settlement Akarband with respect to Survey Nos. 66/1, 66/2 and 66/3.
Survey No. 77	
Title documents	
43.	Partition deed dated 12 December 1997, (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at Pages 164 to 182 in the office of the Sub-Registrar, Hoskote) executed between the children of Late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthegowda (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sunithra. V.
44.	Extract of the entry made in the mutation register bearing M.R No. 2/1997-98.
45.	Death certificate dated 10 September 1995, issued by the Chief Registrar of Births and Deaths which records that B. Venkataramanappa died on 4 September 1995.

Sl. No	Particulars of Documents
46.	Extract of the entry made in mutation register bearing M.R No.11 /2001-02.
47.	Extract of the entry made in mutation register bearing M.R No. 5 /2003-04.
48.	Gift deed dated 7 July 2001 (registered as document No. 1006/2001-02 of Book I, Volume No. 2345, at pages 224 to 226, in the office of the Sub-registrar, Hoskote) executed by Bachegowda in favour of his wife Rukmini.
49.	Gift deed dated 7 July 2001 (registered as document No. 1003/2001-02 of Book I, Volume No. 2345, at pages 215 to 217, in the office of the Sub-registrar, Hoskote) executed by Ramegowda in favour of his wife Radha.
50.	Extract of the entry made in mutation register bearing M.R No. 8 /2001-02.
51.	Unregistered partition deed dated 22 September 2003 (year not clear) executed between Radha and her daughter Vatsala.
52.	Affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public recording the details of the family members of his father B. Venkataramanappa.
Conversion records	
53.	Application dated 5 September 2018 submitted by Vatsala R, Preethi B. and Rohit B to the District Commissioner, Bengaluru.
54.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./298/2017-18 issued by the District Commissioner, Bengaluru.
55.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/215/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority.
56.	Conversion sketch in relation to Survey No. 77 measuring 14 Guntas.
57.	Letter dated 7 January 2016 bearing No. ALN.CR.113/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District.
58.	Letter submitted by the Surveyor, Hoskote Taluk.
Revenue records	
59.	RTC/Pahani for the period 1979-80 to 1983-84, 1989-90 to 1993-94, 1997-98 to 2018-19 with respect to Survey. No. 77.
60.	RTC/Pahani for the period 2019-20 to 2024-25 with respect to Survey. No. 77/1.
61.	RTC/Pahani for the period 2019-20 to 2024-25 with respect to Survey. No. 77/2.
62.	RTC/Pahani for the period 2019-20 to 2024-25 with respect to Survey. No. 77/3.
Encumbrance Certificate	
63.	Encumbrance Certificate for the period 01 April 1970 to 31 March 2004 with respect to Survey No. 77/1
64.	Encumbrance Certificate for the period 20 September 1978 to 31 March 2004 with respect to Survey No. 77/1.

Sl. No	Particulars of Documents
65.	'Nil' Encumbrance Certificate for the period 1 April 2004 to 1 January 2012 with respect to Survey No. 77/1.
66.	'Nil' Encumbrance Certificate for the period 1 January 2012 to 3 October 2024 with respect to Survey No. 77/1.
67.	'Nil' Encumbrance Certificate for the period 1 January 2012 to 3 October 2024 with respect to Survey No. 77/2.
68.	'Nil' Encumbrance Certificate for the period 1 January 2012 to 3 October 2024 with respect to Survey No. 77/3.
Survey records	
69.	Re-survey pakka book in relation to Survey No. 77
70.	Hissa Survey Tippani in relation to Survey No. 77
71.	RR Pakka Book in relation to Survey No. 77
72.	Atlas copy in relation to Survey Nos. 77/1, 77/2 and 77/3.
73.	Karnataka Revision Settlement Akarband with respect to Survey Nos
Survey No. 36	
Title Documents	
74.	Extract of the entry made in index of land register extract for Survey No. 36/1.
75.	Sale deed dated 8 August 1944 (registered as document No.288/44-45, Book-I, Volume 579 at Pages 170 to 171 in the office of the Sub-registrar, Hoskote), executed by Muniyayi in favour of Gangamma and Abbaiah.
76.	Extract of the entry made in record of rights bearing RR No. 46.
77.	Extract of the entry made in record of rights bearing RR No. 47.
78.	Extract of the entry made in record of rights bearing RR No. 48.
79.	Extract of the entry made in record of rights bearing RR No. 49.
80.	Sale deed dated 17 March 1945 (registered as document No. 1476/1944-45 Book-I, Volume 587 at Pages 167 to 168 in the office of the Sub-registrar, Hoskote) executed by Abbaiah in favour of Chikkamuniyappa
81.	Sale deed dated 17 August 1945 (registered as document No. 329/1945-46 Book-I, Volume 595 at Pages 175 to 177 in the office of the Sub-registrar, Hoskote) executed by Gangamma in favour of Chikkamuniyappa.
82.	Mortgage deed dated 23 May 1959 (registered as document No. 576/1959-60, Book- I Volume 932 at Page 29 in the office of the Sub-registrar, Hoskote), executed between Chikkamuniyappa in favour of MPCS Bank, Chikkagatiganabbe.
83.	Order sheet in case No. LRF(K) SG400/1976-77 before the Land Tribunal, Hoskote.

Sl. No	Particulars of Documents
84.	Partition deed dated 9 October 1996 (registered as document No. 1829/1996-97, Book-I, Volume 2149 at Pages 65 to 75 in the office of the Sub-registrar, Hoskote), executed between the legal heirs of late Munivenkatappa.
85.	Extract of the entry made in mutation register bearing M.R No. 4/1996-97.
86.	Sale deed dated 30 May 2002 (registered as document No. 526/ 2002-03, Book-I, Volume 2402 at pages 185 to 189 in the office of the Sub-registrar, Hoskote), executed by Sharadamma, and G. S. Mohan and C. M. Prasanna Kumar in favour of Munegowda and V. Hanumantha Gowda.
87.	Extract of the entry made in mutation register bearing M.R No. 8/2002-03.
88.	Extract of the entry made in mutation register bearing M.R No. 15/2002-03.
89.	Sale deed dated 25 January 2003 (registered as document No. 2537/2002-03, Book I, Volume No. 2443, at pages 65-67 in the office of the Sub-registrar, Hoskote), executed by N. Vijay Kumar in favour of V. Ramegowda.
90.	Extract of the entry made in mutation register bearing MR No. H10/2015-16.
91.	Extract of the entry made in mutation register bearing MR No. H11/2015-16.
92.	Sale deed dated 11 March 2002 (registered as document No. 3665/2001-02, Book-I, Volume 2389, at Pages 137 to 140 in the office of the Sub-registrar, Hoskote), executed by S. Venkatesh in favour of V. Bachegowda, V. Ramegowda and V. Narayan, all sons of B. Venkataramanappa.
93.	Extract of the entry made in the mutation register bearing M.R No. 17/2001-02.
94.	Sale deed dated 20 January 1970 (registered as document No. 3368/1970-71, Book-I Volume 1263 at Pages 245 to 246 in the office of the Sub-registrar, Hoskote), executed by Venkataramanappa, Chinnappa, Doddasonnappa and Chikkasonnappa (all sons of Pundlappa) in favor of V. Bachegowda, son of B Venkataramanappa.
95.	Mortgage deed dated 16 January 1968 (registered as document No. 3949/1967-68, Book I, Volume No. 1208 at page 166) [incomplete copy], whereby, B. Venkataramanappa identifying himself as the owner mortgaged <i>inter-alia</i> Survey No. 36/3 in favour of B. D. O., Government of Mysore, Hoskote
96.	Sale deed dated 8 August 1944 (registered as document No. 288/44-45, Book-I, Volume 579 at Pages 170 to 171 in the office of the Sub-registrar, Hoskote), executed by Muniyayi, wife of Gangu in favour of Gangamma, wife of Munishami and Abbaiah, son of Muniyayi.
97.	Sale deed dated 6 November 1945 (registered as document No. 870/1945-46, Book-I, Volume No. 598 at pages 230 to 231 in the office of the Sub-registrar, Hoskote), executed by Abbaiah in favour of Ganga, son of Munimayi.
98.	Loan bond dated 30 October 1956, (registered as document No. 2239/1956-57, Book- I Volume 865 at Page 118 in the office of the Sub-registrar, Hoskote) executed between Muniyappa <i>alias</i> Pundalunu in favour of Government Amaldhar, Hoskote

Sl. No	Particulars of Documents
99.	Sale deed dated 9 July 1970 (registered as document No. 1249/1970-71 in the office of the Sub-Registrar, Hosakote), executed by Gangappa <i>alias</i> Ganga, son of Munimayi in favour of Munegowda, son of B. Venkataramanappa.
100.	Sale deed dated 17 April 1946 (registered as document No. 2066/ 1946-47, Book-I, Volume 610 at Pages 19 to 20 in the office of the Sub-registrar, Hoskote) executed by Gangamma, wife of Munishami in favour of Dadappa <i>alias</i> Muniyappa, son of Avaleppa.
101.	Sale deed dated 19 March 1946 (registered as document No. 1874/ 1945-46, Book-I, Volume 607 at Pages 132 to 133 in the office of the Sub-registrar, Hoskote), executed by Abbaiah along with Muniyappa in favour of Chikkabbaiah, son of Adi Dravida Munishamappa.
102.	Gift deed dated 27 February 1953 (registered as document No. 3324/1952-53, Book-I, Volume 770 at Pages 45 to 50 in the office of the Sub-registrar, Hoskote), executed by Dadappa <i>alias</i> Munimayappa, son of Adi Dravida Avalappa in favour of Peddakkamma, wife of Adi Dravida Muneappa and her foster son Nagappa.
103.	Sale deed dated 16 January 1965 (registered as document No. 3138/1964-65, Book I, Volume 1106 at Pages 241-243 before the Sub-registrar, Hosakote), executed by Muniyappa, son of Gangappa in favour of B. Venkataramanappa, son of Bachegowda.
104.	Affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda
105.	Partition deed dated 8 May 1972 (registered as document No. 588/1972-73, of Book I, Volume No. 1329 at Pages 19 to 25 in the office of the sub-registrar, Hoskote) executed amongst B. Venkataramanappa and his 5 (five) sons namely (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan (then being minor represented by his father and natural guardian, B. Venkataramanappa).
106.	Death certificate of B. Venkataramanappa dated 10 September 1995, issued by the Chief Registrar of Births and Deaths.
107.	Death certificate of Chenamma dated 27 March 2010 issued by the Chief Registrar of Births and Deaths.
108.	Cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765/1997-98 of Book I, Volume No. 2199, at pages 109 to 110 in the office of the Sub-Registrar, Hoskote) executed by B. Venkataramanappa and his sons namely, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda and V. Narayan.
109.	Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98 of Book I, Volume No. 2159, at Pages 164 to 182 in the office of the Sub-Registrar, Hoskote) executed between the children of Late B. Venkataramanappa, namely (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V.

Sl. No	Particulars of Documents
110.	Extract of the entry made in the mutation register bearing M.R No. 2/1997-98.
111.	Gift deed dated 7 July 2001 (registered as document No. 1006/2001-02 of Book I, Volume No. 2345, at pages 224 to 226, in the office of the Sub-registrar, Hoskote) executed by V. Bachegowda in favour of Rukmini.
112.	Extract of the entry made in the mutation register bearing M.R No. 11 /2001-02.
113.	Gift deed dated 7 July 2001 (registered as document No. 1003/2001-02 of Book I, Volume No. 2345, at pages 215 to 217, in the office of the Sub-registrar, Hoskote) executed by Ramegowda in favour of his wife Radha.
114.	Extract of the entry made in mutation register extract bearing MR No. 10/2001-02.
115.	Gift deed dated 7 July 2001 (registered as document No. 1005/2001-02 of Book I, Volume No. 2345, at pages 221 to 223, in the office of the Sub-registrar, Hoskote) executed by Hanumanthagowda in favour of his wife, Radha.
116.	Unregistered partition deed dated 18 September 2003, executed between Rukmini Bachegowda and her daughter, B. Preethi
117.	Unregistered partition deed dated 18 September 2003, executed between Rukmini Bachegowda and her son, Rohit.
118.	Discharge deed dated 22 August 2024 (registered as document No. 10245/2024-25, executed by Hoskote Town Sericulturist's Cum Farmer's Service Co-operative Society Limited in favour of Rukmini Bachegowda.
119.	Extract of the entry made in mutation register extract bearing MR No. T12/2014-15.
Conversion records	
120.	Application dated 5 September 2018 submitted by V. Hanumanthagowda to the District Commissioner, Bengaluru in relation to Survey No. 36/1.
121.	Affidavit dated 5 September 2018 by V. Hanumanthagowda in relation to Survey No. 36/1.
122.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./295/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/1.
123.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/216/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/1.
124.	Conversion sketch in relation to Survey No. 36/1 measuring 9 Guntas.
125.	Letter dated 7 January 2016 bearing No. ALN.CR.116/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/1.
126.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/1.
127.	Official memorandum dated 27 November 2018 bearing No. LNDC10001163 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/1.

Sl. No	Particulars of Documents
128.	Application dated 5 September 2018 submitted by Munegowda to the District Commissioner, Bengaluru in relation to Survey No. 36/7.
129.	Affidavit dated 5 September 2018 by Munegowda in relation to Survey No. 36/7.
130.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./294/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/7.
131.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/221/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/7.
132.	Conversion sketch in relation to Survey No. 36/7 measuring 10 ½ Guntas.
133.	Alienation sketch dated 28 November 2018 in relation to Survey No. 36/7.
134.	Letter dated 7 January 2016 bearing No. ALN.CR.111/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/7.
135.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/7.
136.	Official memorandum dated 12 September 2024 bearing No. 695852 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/7.
137.	Application (<i>date not mentioned</i>) submitted by Ramegowda to the District Commissioner, Bengaluru in relation to Survey No. 36/5.
138.	Affidavit dated 5 April 2019 by V. Hanumanthgowda in relation to Survey No. 36/5.
139.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./296/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/5.
140.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/220/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/5.
141.	Conversion sketch in relation to Survey No. 36/5.
142.	Alienation sketch dated 29 November 2018 in relation to Survey No. 36/5.
143.	Letter dated 7 January 2016 bearing No. ALN.CR.110/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/5.
144.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/5.
145.	Official memorandum dated 12 September 2024 bearing No. 695854 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/5.
146.	Application 5 September 2018 submitted by V. Bachegowda, Ramegowda and V. Narayan to the District Commissioner, Bengaluru in relation to Survey No. 36/6.
147.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./293/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/6.

Sl. No	Particulars of Documents
148.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/197/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/6.
149.	Conversion sketch in relation to Survey No. 36/6.
150.	Letter dated 7 January 2016 bearing No. ALN.CR.97/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/6.
151.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/6.
152.	Official memorandum dated 31 October 2018 bearing No. LNDC10001226 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/6.
153.	Application dated 5 September 2018 submitted by Radha Ramegowda to the District Commissioner, Bengaluru in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
154.	Affidavit dated 5 September 2018 by Radha Ramegowda in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
155.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./301/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
156.	Letter dated 67 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/196/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
157.	Conversion sketch in relation to Survey No. 36/4A1.
158.	Conversion sketch in relation to Survey No. 36/3.
159.	Alienation sketch in relation to Survey No. 36/3.
160.	Alienation sketch in relation to Survey No. 36/4A1.
161.	Letter dated 7 January 2016 bearing No. ALN.CR.96/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
162.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
163.	Official memorandum dated 27 November 2024 bearing No. LNDC10001222 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
164.	Application dated 5 September 2018 submitted by Radha Hanumanthagowda to the District Commissioner, Bengaluru in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
165.	Affidavit dated 5 September 2018 by Radha Hanumanthagowda in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.

Sl. No	Particulars of Documents
166.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./302/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
167.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/193/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
168.	Conversion sketch in relation to Survey No. 36/2.
169.	Alienation sketch in relation to Survey No. 36/2.
170.	Letter dated 7 January 2016 bearing No. ALN.CR.94/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
171.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
172.	Official memorandum dated 27 November 2024 bearing No. LNDC10001159 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
173.	Affidavit dated 3 September 2015 by Rukmini Bachegowda in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
174.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/194/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
175.	Conversion sketch in relation to Survey No. 36/9.
176.	Alienation sketch in relation to Survey No. 36/9.
177.	Conversion sketch in relation to Survey No. 36/4B2.
178.	Alienation sketch in relation to Survey No. 36/4B2.
179.	Letter dated 7 January 2016 bearing No. ALN.CR.95/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
180.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
181.	Official memorandum dated 27 November 2024 bearing No. LNDC10013728 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
182.	Application dated 5 September 2018 submitted by Radha Ramegowda to the District Commissioner, Bengaluru in relation to Survey No. 36/8.
183.	Affidavit dated 5 September 2018 by Radha Ramegowda in relation to Survey No. 36/8.
184.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./303/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/8.

Sl. No	Particulars of Documents
185.	Letter dated 16 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/214/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/8.
186.	Conversion sketch in relation to Survey No. 36/8.
187.	Alienation sketch in relation to Survey No. 36/8.
188.	Letter dated 7 January 2016 bearing No. ALN.CR.114/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/8.
189.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/8.
190.	Official memorandum dated 31 October 2018 bearing No. LNDC10001225 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/8.
191.	Application dated 5 September 2019 by Rukmini Bachegowda to District Commissioner, Bengaluru in relation to Survey No. 36/4A2.
192.	Affidavit dated 5 September 2018 by Rukmini Bachegowda in relation to Survey No. 36/4A2.
193.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./300/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/4A2.
194.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/217/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/4A2.
195.	Conversion sketch in relation to Survey No. 36/4A2.
196.	Alienation sketch in relation to Survey No. 36/4A2.
197.	Letter dated 7 January 2016 bearing No. ALN.CR.115/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/4A2.
198.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/4A2.
199.	Official memorandum dated 27 November 2024 bearing No. LNDC10013728 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/4A2.
200.	Application dated 5 September 2018 submitted by Radha Ramegowda to the District Commissioner, Bengaluru in relation to Survey No. 36/4B1.
201.	Affidavit dated 5 September 2018 by Radha Ramegowda in relation to Survey No. 36/4B1.
202.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./305/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey No. 36/4B1.
203.	Letter dated 16 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/218/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey No. 36/4B1.

Sl. No	Particulars of Documents
204.	Conversion sketch in relation to Survey No. 36/4B1.
205.	Alienation sketch in relation to Survey No. 36/4B1.
206.	Letter dated 7 January 2016 bearing No. ALN.CR.112/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey No. 36/4B1.
207.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey No. 36/4B1.
208.	Official memorandum dated 27 November 2018 bearing No. LNDC10001234 issued by the District Commissioner, Bengaluru Rural District in relation to Survey No. 36/4B1.
Revenue records	
209.	RTC/Pahani for the period 1979-80 to 1993-94, 1997-98 to 2000-01 and 2003-04 to 2014-15 with respect to Survey. No. 36/1.
210.	RTC/Pahani for the period 2015-16 to 2024-25 with respect to Survey. No. 36/1.
211.	RTC extracts issued for the period <i>year not mentioned</i> record the names of Sharadamma and G. S. Mohan.
212.	RTC/Pahani for the period 2002-03 to 2024-25 with respect to Survey. No. 36/7.
213.	RTC/Pahani for the period 2001-02 to 2003-04, 2005-06 to 2015-16 with respect to Survey. No. 36/5.
214.	RTC/Pahani for the period 2015-16 to 2024-25 with respect to Survey. No. 36/5
215.	RTC/Pahani for the period 2001-02, 2002-03 to 2024-25 with respect to Survey. No. 36/6.
216.	RTC/Pahani for the period 1989-90 to 2011-12 with respect to Survey. No. 36/2.
217.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/2.
218.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/8.
219.	RTC/Pahani for the period 1969-70 to 1993-94 and 1997-98 to 2011-12 with respect to Survey. No. 36/3.
220.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/3.
221.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/9.
222.	RTC/Pahani for the period 1979-80 to 2011-12 with respect to Survey No. 36/4A.
223.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/4A1.
224.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/4A2.
225.	RTC/Pahani for the period 1969-70 to 2011-12 with respect to Survey No. 36/4B.
226.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/4B1.
227.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey. No. 36/4B2.
Encumbrance Certificate	

Sl. No	Particulars of Documents
228.	Encumbrance Certificate issued with respect to Survey No. 36/1 measuring 1 Acre 15 Guntas for the period 25 May 1942 to 31 March 2004.
229.	Encumbrance Certificate issued with respect to Survey No. 36/1 measuring 1 Acre 15 Guntas for the period 1 April 1970 to 31 March 2004.
230.	'Nil' Encumbrance Certificate issued with respect to Survey No. 36/5 measuring 9 ½ Guntas for the period 1 April 1970 to 31 March 2004.
231.	'Nil' Encumbrance Certificate issued for the period 1 April 2004 to 29 October 2024 with respect to Survey No. 36/5 measuring 9 Guntas.
232.	Encumbrance Certificate issued with respect to Survey No. 36/6 measuring 27 ½ Guntas for the period 23 November 1998 to 31 March 2004.
233.	Encumbrance Certificate issued with respect to Survey No. 36/7 measuring 10 Guntas for the period 23 November 1998 to 31 March 2004.
234.	'Nil' Encumbrance Certificate issued for the period 1 April 2004 to 20 February 2025 with respect to Survey No. 36/7.
235.	Encumbrance Certificate issued with respect to Survey No. 36/2 measuring 1 Acre 14 Guntas for the period 1 April 1942 to 31 March 2004.
236.	Encumbrance Certificate issued with respect to Survey No. 36/2 measuring 1 Acre 14 Guntas for the period 1 April 1970 to 31 March 2004.
237.	'Nil' Encumbrance Certificate for the period 1 April 2004 to 20 February 2025 in relation to Survey No. 36/2 measuring 26 ¼ Guntas.
238.	'Nil' Encumbrance Certificate for the period 1 January 2003 to 29 October 2024 in relation to Survey No. 36/8 measuring 27 Guntas.
239.	'Nil' Encumbrance Certificate for the period 1 April 2004 to 20 February 2025 in relation to Survey No. 36/8 measuring 27 ¾ Guntas.
240.	Encumbrance Certificate issued with respect to Survey No. 36/3 measuring 1 Acre 17 Guntas for the period 1 April 1942 to 31 March 2004.
241.	Encumbrance Certificate issued with respect to Survey No. 36/3 measuring 1 Acre 17 Guntas for the period 1 April 1942 to 31 March 2004.
242.	'Nil' Encumbrance Certificate issued for the period 1 April 1920 to 25 May 1942 with respect to Survey No. 36/4 measuring 1 Acre 17 Guntas.
243.	Encumbrance Certificate issued for the period 25 May 1942 to 31 March 2004 with respect to Survey No. 36/4A measuring 29 ½ Guntas.
244.	Encumbrance Certificate issued for the period 1 April 1970 to 31 March 2004 with respect to Survey No. 36/4A measuring 29 ½ Guntas.
245.	'Nil' Encumbrance Certificate issued for the period 18 January 2003 to 31 March 2004 with respect to Survey No. 36/4A1 measuring 11 Guntas.
246.	'Nil' Encumbrance Certificate issued for the period 31 December 2011 to 25 August 2015 with respect to Survey No. 36/4A1 measuring 11 Guntas.

Sl. No	Particulars of Documents
247.	'Nil' Encumbrance Certificate issued for the period 18 January 2003 to 31 March 2004 with respect to Survey No. 36/4A2 measuring 18 ½ Guntas.
248.	Encumbrance Certificate issued for the period 31 December 2011 to 29 October 2024 with respect to Survey No. 36/4A2 measuring 18 Guntas.
249.	Encumbrance Certificate issued for the period 25 May 1942 to 31 March 2004 with respect to Survey No. 36/4B measuring 27 ½ Guntas.
250.	Encumbrance Certificate issued for the period 1 March 1970 to 31 March 2004 with respect to Survey No. 36/4B measuring 27 ½ Guntas.
251.	'Nil' Encumbrance Certificate issued for the period 31 December 2011 to 29 October 2024 with respect to Survey No. 36/4B1 measuring 12 Guntas.
252.	Encumbrance Certificate issued for the period 31 December 2011 to 29 October 2024 with respect to Survey No. 36/4B2 measuring 15 Guntas.
Survey records	
253.	Village Map
254.	Moola Tippani extract in relation to Survey No. 36.
255.	Hissa Survey Tippani dated 25 May 1942 in relation to Survey No. 36.
256.	Hissa Survey Tippani dated 23 November 19998 in relation to Survey No. 36/1.
257.	Hissa Survey Tippani dated 18 January 2003 in relation to Survey No. 36/4A.
258.	Hissa Survey Tippani dated 18 January 2003 in relation to Survey No. 36/4B.
259.	Re-Survey Pakka Book for Survey No. 36.
260.	RR Pakka Book Nakal for Survey No. 36.
261.	Karnataka Revision Settlement Akarband for (a) Survey No. 36/1, (b) Survey No. 36/2, (c) Survey No. 36/3, (d) Survey No. 36/4A1, (e) Survey No. 36/4A2, (f) Survey No. 36/4B1, (g) Survey No. 36/4B2, (h) Survey No. 36/5, (i) Survey No. 36/6, (j) Survey No. 36/7, (k) Survey No. 36/8 and (l) Survey No. 36/9.
Survey No. 67	
Title documents	
262.	Extract of the entry made in record of rights bearing RR No. 95.
263.	Mortgage deed dated dated 6 June 1930 (registered as document No.1812/1930-31, Book-I, Volume No. 384 at pages Nos. 254 to 257) executed by Munishami in favour of Baiyamma, wife of Yengantaiah.
264.	Sale deed dated 26 February 1937 (registered as document No. 1281/1936-37, Book-I, Volume No. 461 at pages 143-145 in the office of Sub-Registrar, Hoskote), executed by Doddamariga in favour of Chikkamariga.
265.	Sale deed dated 26 October 1940 (registered as document No. 797/1940-41, Book-I, Volume No. 519 at pages 216-218 in the office of Sub-Registrar, Hoskote), executed by Doddamariga along with his father Munishami in favour of Munivenkatappa and his son Thimmappa.

Sl. No	Particulars of Documents
266.	Sale deed dated 22 September 1951 (registered as document No. 1981/1951-52, Book-I, Volume No. 740 at pages 23-24 in the office of Sub-Registrar, Hoskote), executed by Thimmappa in favour of Doddamariga.
267.	Sale deed dated 26 September 1951 (registered as document No.1996/1951-52, Book-I, Volume No. 740 at pages 30-31 in the office of Sub-Registrar, Hoskote), executed by Doddamariga along with his children namely, Muniya <i>alias</i> Allaliga and Mariga <i>alias</i> Chowda in favour of M. Chikka Muniyappa.
268.	Sale deed dated 11 September 1952 (registered as document No. 1853/1952-53, Book-I, Volume No. 760 at pages 62-63 in the office of Sub-Registrar, Hoskote), executed by M. Chikka Muniyappa in favour of Venkataramanappa.
269.	Extract of the entry made in record of rights bearing RR No. 94.
270.	Sale deed dated 28 June 1951 (registered as document No. 1824/1951-52, Book-I, Volume No. 727 at pages 215-217 in the office of Sub-Registrar, Hoskote), executed by Chikkamariga in favour of Narayanappa.
271.	Sale deed dated 18 January 1954 (registered as document No. 3689/1954-55, Book-I, Volume No. 796 at pages 111-112 in the office of Sub-Registrar, Hoskote), executed by Narayanappa in favour of Poojamma, wife of Chikkamarappa.
272.	Sale deed dated 30 August 1968 (registered as document No. 2251/1968-69, Book-I, Volume No. (not legible) at pages nos. (not legible) in the office of Sub-Registrar, Hoskote), executed between Poojamma in favour of Munegowda.
273.	Sale deed dated 22 August 1952 (registered as document No. 1630/1952-53, Book-I, Volume No. 756 at pages 235-236 in the office of Sub-Registrar, Hoskote), executed by Venkataramanappa, son of Munishami in favour of Venkataramanappa, son of Bachegowda.
274.	Affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataramanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda.
275.	Partition deed dated 8 May 1972 (registered as document No. 588/1972-73, Book-I, Volume No. 1329 at pages 19-25 in the office of Sub-Registrar, Hoskote), executed amongst B. Venkataramanappa along with his 5 (five) sons namely, (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) V. Narayan (then minor being represented by his father B. Venkataramanappa).
276.	Death certificate of B. Venkataramanappa dated 10 September 1995 issued by the Chief Registrar of Births and Deaths.
277.	Death certificate of Chennamma dated 27 March 2010 issued by the Chief Registrar of Births and Deaths.
278.	Registered cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765, Book-I, Volume No. 2199 at pages 109-110 in the office of Sub-Registrar, Hoskote), executed between B. Venkataramanappa, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, and B. Narayan.

Sl. No	Particulars of Documents
279.	Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98, Book-I, Volume No. 2159 at pages 164-182 in the office of Sub-Registrar, Hoskote) executed amongst the children of late B. Venkataramanappa, namely, (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthegowda, (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V.
280.	Extract of the entry made in the mutation register bearing M.R. No. 2/1997-98.
281.	Gift deed dated 7 July 2001 (registered as document No. 1002/2001-02, Book-I, Volume No. 2345 at pages 212-214 in the office of Sub-Registrar, Hoskote), executed by Munegowda in favour of Anjana Gowda.
282.	Extract of the entry made in the mutation register bearing M.R. No. 7/2001-02.
283.	Gift deed dated 7 July 2001 (registered as document No. 1005/2001-02, Book-I, Volume No. 2345, at pages 221-223 in the office of Sub-Registrar, Hoskote), executed by Hanumanthagowda in favour of Radha, wife of Hanumanthagowda.
284.	Extract of the entry made in the mutation register bearing M.R. No. 10/2001-02.
285.	Gift deed dated 7 July 2001 (registered as document No. 1004/2001-02, Book-I, Volume No. 2345 at pages 218-220 in the office of Sub-Registrar, Hoskote), executed by Narayan in favour of G. Vinutha.
286.	Extract of the entry made in the mutation register-bearing M.R. No. 9/2001-02.
Conversion records	
287.	Application dated 5 September 2018 submitted by Radha Hanumanthagowda to the District Commissioner, Bengaluru in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
288.	Affidavit dated 5 September 2018 by Radha Hanumanthagowda in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
289.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./302/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
290.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/193/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
291.	Conversion sketch in relation to Survey No. 67/1A3.
292.	Alienation sketch in relation to Survey No. 67/1A3.
293.	Conversion sketch in relation to Survey No. 67/1B3.
294.	Alienation sketch in relation to Survey No. 67/1B3.
295.	Conversion sketch in relation to Survey No. 67/4.
296.	Alienation sketch in relation to Survey No. 67/4.

Sl. No	Particulars of Documents
297.	Letter dated 7 January 2016 bearing No. ALN.CR.94/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
298.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
299.	Official memorandum dated 27 November 2024 bearing No. LNDC10001159 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
300.	Application dated 5 September 2018 submitted by Anjana Gowda to the District Commissioner, Bengaluru in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
301.	Affidavit dated 5 September 2018 by Anjana Gowda in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
302.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R.292/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
303.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/195/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
304.	Conversion sketch in relation to Survey No. 67/1A1.
305.	Alienation sketch in relation to Survey No. 67/1A1.
306.	Conversion sketch in relation to Survey No. 67/1B1.
307.	Alienation sketch in relation to Survey No. 67/1B1.
308.	Conversion sketch in relation to Survey No. 67/2.
309.	Alienation sketch in relation to Survey No. 67/2.
310.	Letter dated 7 January 2016 bearing No. ALN.CR.98/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
311.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
312.	Official memorandum dated 31 October 2024 bearing No. LNDC10001223 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 67/1A1, 67/1B1 and 67/2.
313.	Application dated 5 September 2018 submitted by G. Vinutha to the District Commissioner, Bengaluru in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.
314.	Affidavit dated 5 September 2018 by G. Vinutha in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.
315.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R.304/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.

Sl. No	Particulars of Documents
316.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/192/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.
317.	Conversion sketch in relation to Survey No. 67/1A2.
318.	Alienation sketch in relation to Survey No. 67/1A2.
319.	Conversion sketch in relation to Survey No. 67/1B2.
320.	Alienation sketch in relation to Survey No. 67/1B2.
321.	Conversion sketch in relation to Survey No. 67/3.
322.	Alienation sketch in relation to Survey No. 67/3.
323.	Letter dated 7 January 2016 bearing No. ALN.CR.93/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.
324.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.
325.	Official memorandum dated 31 October 2024 bearing No. LNDC10001221 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 67/1A2, 67/1B2 and 67/3.
Revenue records	
326.	RTC/Pahani for the period 1969-70 to 1972-73, 1989-90 to 1997-98, 1997-98 to 2011-12 with respect to Survey No. 67/1A.
327.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/1A1.
328.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/1A2.
329.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/1A3.
330.	RTC/Pahani for the period 1969-70 to 1972-73, 1989-90 to 1993-94, 1997-98 to 2011-12 with respect to Survey No. 67/1B.
331.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/1B1.
332.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/1B2.
333.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/1B3.
334.	RTC/Pahani for the period 1969-70 to 1972-73, 1989-90 to 1994-95, 2001-02 to 2011-12 with respect to Survey No. 67/2.
335.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/2.
336.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/3.
337.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 67/4.
Encumbrance Certificate	
338.	Encumbrance Certificate for the period 1 April 1920 to 22 May 1942 with respect to Survey No. 67.

Sl. No	Particulars of Documents
339.	Encumbrance Certificate for the period 1 April 1920 to 5 April 1956 with respect to Survey No. 67/1.
340.	Encumbrance Certificate for the period 1 April 1920 to 5 April 1956 with respect to Survey No. 67/1A.
341.	Encumbrance Certificate for the period 5 April 1956 to 31 March 2004 with respect to Survey No. 67/1A.
342.	Encumbrance Certificate for the period 1 April 1970 to 31 March 2004 with respect to Survey No. 67/1A.
343.	Encumbrance Certificate for the period 1 April 1920 to 5 April 1956 with respect to Survey No. 67/1B.
344.	Encumbrance Certificate for the period 1 April 1970 to 31 March 2004 with respect to Survey No. 67/1B.
345.	Encumbrance Certificate for the period 22 May 1942 to 31 March 2004 with respect to Survey No. 67/2.
346.	Encumbrance Certificate for the period 1 April 1970 to 30 March 2004 with respect to Survey No. 67/2.
347.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1A1.
348.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1A2.
349.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1A3.
350.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1B1.
351.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1B2.
352.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 19 October 2024 with respect to Survey No. 67/1B3.
353.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 24 October 2024 with respect to Survey No. 67/2.
354.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 20 October 2024 with respect to Survey No. 67/3.
355.	'Nil' Encumbrance Certificate for the period 31 March 2003 to 20 October 2024 with respect to Survey No. 67/4.
356.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/1A1.
357.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/1A2.

Sl. No	Particulars of Documents
358.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/1A3.
359.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/1B1.
360.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/1B2.
361.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/1B3.
362.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/2.
363.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No. 67/3.
364.	'Nil' Encumbrance Certificate for the period 20 October 2024 to 20 February 2025 with respect to Survey No.67/4.
Endorsements	
365.	Endorsement dated 24 July 2024 bearing No. RK/CR/ <i>left blank</i> /2024-25 issued by the Tahsildar, Hoskote Taluk.
Survey records	
366.	Village map of Sarkar Guttahalli Village.
367.	Moola Tippy extract with respect to Survey No. 67.
368.	Hissa Survey Tippani extract dated 22 May 1942 with respect to Survey No. 67.
369.	Hissa Survey Tippani dated 5 April 1956 with respect to Survey No. 67/1.
370.	RR Pakka Book extract with respect to Survey No. 67/1.
371.	Hissa Survey Tippani dated 31 January 2003 with respect to Survey Nos. 67/1A, 67/1B and 67/2.
372.	RR Pakka Book extract with respect to Survey Nos. 67/1A, 67/1B and 67/2.
373.	Karnataka Revision Settlement Akarband for Survey Nos. 67/1A1, 67/1A2, 67/1A3, 67/1B1, 67/1B2, 67/1B3, 67/2, 67/3 and 67/4.
Survey No. 68	
Title documents	
374.	Sale deed dated 15 October 1927 (registered as document No. 596/1927-28, Volume No. 341 at pages 344-349), executed by Kallu Muniga in favour of Munivenkatappa with respect - Survey. No. 68.
375.	Extract of the entry made in record of rights bearing RR No. 96.
376.	Sale deed dated 21 October 1940 (registered as document No. 745/1940-41, Book-I, Volume No. 519 at pages 172-173 in the office of Sub-Registrar, Hoskote), executed by Kadu Muniga in favour of Baiyanna.

Sl. No	Particulars of Documents
377.	Sale deed dated 27 March 1950 (registered as document No. 2281/1949-50, Book-I, Volume No. 701 at pages 238-289 in the office of Sub-Registrar, Hoskote), executed by Muniyamma in favour of Poojamma.
378.	Sale deed dated 23 March, 1964 (registered as document No. 1031/1964-65), executed by Dodda Muniyamma in favour of Venkataramanappa.
379.	Mortgage deed dated 16 January 1968 (registered as document No. 3949/1968-69), whereby, B. Venkataramanappa mortgaged Survey No. 68/1 in favour of Government of Mysore represented by B.D.O. Hoskote.
380.	Extract of entry made in record of rights bearing RR No. 97.
381.	Sale deed dated 8 November 1940 (registered as document No. 846/1940-41, Book-I, Volume No. 520 at pages 207-208 in the office of Sub-Registrar, Hoskote), executed by Neeraganti Soga <i>alias</i> Chinappanna in favour of Baiyanna.
382.	Sale deed dated 5 May 1952 (registered as document No. 644/1952-53, Book-I, Volume No. 753 at pages 16-17 in the office of Sub-Registrar, Hoskote), executed by Narayanappa in favour of Chikkamuniyappa.
383.	Sale deed dated 15 March 1962 (registered as document No. 3656/1961-62, Book-I, Volume No. 1081 at pages 170-172 in the office of Sub-Registrar, Hoskote), executed by M.C. Narayanswamy in favour of Neeraganti Soga <i>alias</i> Chinnappanna.
384.	Sale deed dated 15 March, 1962 (registered as document No. 3657/1961-62, Book-I, Volume No. 1017 at pages 189-191 in the office of Sub-Registrar, Hoskote), executed by (a) Neeraganti Soga <i>alias</i> Chinappanna along with his sons (b) Muniyappa, minor represented by his father, Neeraganti Soga <i>alias</i> Chinappanna and (c) Chikkavenkataramanappa in favour of M. Venkatavanappa.
385.	Sale deed dated 15 July 1963 (registered as document No. 1641/1963-64, Book-I, Volume No. 1064 at pages 116-118 in the office of Sub-Registrar, Hoskote), executed by M. Venkataravanappa, son of Mutthappa in favour of S. Rudrappa.
386.	Sale deed dated 16 September 1965 (registered as document No. 2203/1965-66, Book-I, Volume No. 1132 at pages 91-93 in the office of Sub-Registrar, Hoskote), executed by R. Siddappa in favour of Venkataramanappa, son of Soga <i>alias</i> Chinnappanna.
387.	Sale deed dated 30 August 1968 (registered as document No. 2252/1968-69, Book-I, Volume No. 1227 at pages 20-21 in the office of Sub-Registrar, Hoskote), executed by Venkataramanappa, son of Soga <i>alias</i> Chinnappanna in favour of Poojamma, wife of Chikka Mariappa.
388.	Sale deed dated 9 July 1970 (registered as document No. 1248/1970-71, Book-I, Volume No. 1278 at pages 62-63 in the office of Sub-Registrar, Hoskote), executed by Poojamma in favour of Munegowda.
389.	Extract of entry made in record of rights bearing RR No. 98.
390.	Sale deed dated 20 January 1970 (registered as document No. 3369/1969-70, Book-I, Volume No. 1264 at pages 194-195 in the office of Sub-Registrar, Hoskote), executed by Narasimhaiah in favour of Bachegowda.

Sl. No	Particulars of Documents
391.	Affidavit dated 3 October 2024 sworn by V. Bachegowda, son of Venkataravanappa, before the Notary Public records the details of the family members of his grandfather, Late. Bachegowda.
392.	Partition deed dated 8 May 1972 (registered as document No. 588/1972-73, Book-I, Volume No. 1329 at pages 19-25 in the office of Sub-Registrar, Hoskote), executed amongst B. Venkataravanappa along with his 5 (five) sons namely, (i) Munegowda, (ii) V. Bachegowda, (iii) V. Hanumanthagowda, (iv) V. Ramegowda, and (v) B. Narayan (minor represented by his father B. Venkataramanappa).
393.	Death certificate of B. Venkataramanappa dated 10 September 1995 issued by the Chief Registrar of Births and Deaths.
394.	Death certificate of Chennamma dated 27 March 2010 issued by the Chief Registrar of Births and Deaths.
395.	Registered cancellation to the partition deed dated 12 December 1997 (registered as document No. 1765, Book-I, Volume No. 2199 at pages 109-110 in the office of Sub-Registrar, Hoskote), executed between B. Venkataravanappa, Munegowda, V. Bachegowda, V. Hanumanthagowda, V. Ramegowda, and B. Narayan.
396.	Partition deed dated 12 December 1997 (registered as document No. 1766/1997-98, Book-I, Volume No. 2159 at pages 164-182 in the office of Sub-Registrar, Hoskote) executed amongst the children of late B. Venkataramanappa, namely, (i) Yashodamma, (ii) Munegowda, (iii) Vijayamma, (iv) V. Bachegowda, (v) V. Hanumanthagowda, (vi) V. Ramegowda, (vii) V. Nagarathamma, (viii) V. Narayan and (ix) Sumithra. V.
397.	Extract of the entry made in the mutation register bearing M.R. No. 2/1997-98.
398.	Gift deed dated 7 July 2001 (registered as document No. 1005/2001-02, Book-I, Volume No. 2345 at pages 221-223 in the office of Sub-Registrar, Hoskote), executed by Hanumanthagowda in favour of Radha, wife of Hanumanthagowda.
399.	Extract of the entry made in the mutation register bearing M.R. No. 10/2001-02.
400.	Mortgage deed dated 12 March 2009 (registered as document No. HSK1-05645-2008-09 stored in CD No. HSKD122), whereby, Radha Hanumanthagowda mortgaged Survey No. 68/1 in favour of State Bank of Mysore.
401.	Closure letter dated 17 February 2025 bearing No. HSK/Closure Letter, issued by the State Bank of India.
402.	Gift deed dated 7 July 2001 (registered as document No. 1003/2001-02, Book-I, Volume No. 2345 at pages 215-217, in the office of Sub-Registrar, Hoskote), executed by Ramegowda in favour of Radha, wife of Ramegowda.
403.	Extract of the entry made in the mutation register bearing M.R. No. 8/2001-02.
404.	Gift deed dated 7 July 2001 (registered as document No. 1006/2001-02, Book-I, Volume No. 2345 at pages 224-226, in the office of Sub-Registrar, Hoskote), executed by V. Bachegowda in favour of Rukmini Bachegowda.
405.	Extract of the entry made in the mutation register bearing M.R. No. 11/2001-02.
Conversion records	

Sl. No	Particulars of Documents
406.	Application dated 5 September 2018 submitted by Radha Ramegowda to the District Commissioner, Bengaluru in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
407.	Affidavit dated 5 September 2018 by Radha Ramegowda in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
408.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./301/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
409.	Letter dated 67 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/196/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
410.	Conversion sketch in relation to Survey No. 68/2.
411.	Conversion sketch in relation to Survey No. 68/2.
412.	Alienation sketch in relation to Survey No. 68/4.
413.	Alienation sketch in relation to Survey No. 68/4.
414.	Letter dated 7 January 2016 bearing No. ALN.CR.96/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
415.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
416.	Official memorandum dated 27 November 2024 bearing No. LNDC10001222 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/3, 36/4A1, 68/2 and 68/4.
417.	Application dated 5 September 2018 submitted by Radha Hanumanthagowda to the District Commissioner, Bengaluru in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
418.	Affidavit dated 5 September 2018 by Radha Hanumanthagowda in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
419.	Demand notice dated 30 July 2018 bearing No. ALN(Ho.Ka)S.R./302/2017-18 issued by the District Commissioner, Bengaluru in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
420.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/193/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
421.	Conversion sketch in relation to Survey No. 68/1.
422.	Alienation sketch in relation to Survey No. 68/1.
423.	Letter dated 7 January 2016 bearing No. ALN.CR.94/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.

Sl. No	Particulars of Documents
424.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
425.	Official memorandum dated 27 November 2018 bearing No. LNDC10001159 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/2, 67/1A3, 67/1B3, 67/4 and 68/1.
426.	Affidavit dated 3 September 2015 by Rukmini Bachegowda in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
427.	Letter dated 17 April 2018 bearing No. HoYaPra/Bhu.Pa.Aa/194/2015-16 issued by the Joint Director and Secretary, Urban and Rural Planning, Hoskote Planning Authority in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
428.	Conversion sketch in relation to Survey No. 68/3.
429.	Alienation sketch in relation to Survey No. 68/3.
430.	Conversion sketch in relation to Survey No. 68/5.
431.	Alienation sketch in relation to Survey No. 68/5.
432.	Letter dated 7 January 2016 bearing No. ALN.CR.95/2015-16 by the Tahsildar, Hoskote to District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
433.	Letter submitted by the Surveyor, Hoskote Taluk in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
434.	Official memorandum dated 23 July 2024 bearing No. LNDC10013728 issued by the District Commissioner, Bengaluru Rural District in relation to Survey Nos. 36/9, 68/5, 36/4B2, and 68/3.
Revenue records	
435.	RTC/Pahani for the period 1969-70 to 1971-72, 1984-85 to 1993-94, 1997-98 to 2024-25 with respect to Survey No. 68/1.
436.	RTC/Pahani for the period 1969-70 to 1972-73, 1989-90 to 2024-25 with respect to Survey No. 68/2.
437.	RTC/Pahani for the period 1989-90 to 2024-25 with respect to Survey No. 68/3.
438.	RTC/Pahani for the period 2012-13 to 2024-25 with respect to Survey No. 68/4.
439.	RTC/Pahani for the period 2015-16 to 2024-25 with respect to Survey No. 68/5.
Encumbrance Certificate	
440.	Encumbrance Certificate for the period 20 May 1942 to 31 March 2003 with respect to Survey No. 68/1.
441.	Encumbrance Certificate for the period 20 May 1942 to 31 March 2003 with respect to Survey No. 68/2.
442.	Encumbrance Certificate for the period 20 May 1942 to 31 March 2004 with respect to Survey No. 68/3.

Sl. No	Particulars of Documents
443.	Encumbrance Certificate for the period 1 April 2004 to 3 October 2024 with respect to Survey No. 68/1.
444.	Encumbrance Certificate for the period 22 January 2003 to 3 October 2024 with respect to Survey No. 68/2.
445.	Encumbrance Certificate for the period 1 April 2004 to 4 October 2024 with respect to Survey No. 68/3.
446.	Encumbrance Certificate for the period 1 January 2003 to 3 October 2024 with respect to Survey No. 68/4.
Endorsements	
447.	Endorsement dated 24 July 2024 bearing No. RK/CR/ <i>left blank</i> /2024-25 issued by the Tahsildar, Hoskote Taluk recording the non-availability of RTC extracts.
Survey records	
448.	Village map of Sarkar Guttahalli Village.
449.	Moola Tippy extract with respect to Survey No. 68.
450.	Hissa Survey Tippiani dated 20 May 1942.
451.	Hissa Survey Tippiani dated 22 January 2003 with respect to Survey No. 68/1 and 68/2.
452.	RR Pakka Book extract with respect to Survey No. 68/1 and 68/2.
453.	Karnataka Revision Settlement Akarband for Survey Nos. 68/1, 68/2, 68/3 and 68/4.
Common documents	
454.	Endorsement dated 4 January 2016 bearing No. RD0038569069451 issued by the Tahsildar, Hoskote Taluk, Bengaluru Rural District.
455.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)263/2018-19 issued by the Assistant Commissioner, Doddaballapur.
456.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)266/2018-19 issued by the Assistant Commissioner, Doddaballapur.
457.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)267/2018-19 issued by the Assistant Commissioner, Doddaballapur.
458.	Endorsement dated 28 July 2019 bearing No. PTCL(Ho)CR(Him)265/2018-19 issued by the Assistant Commissioner, Doddaballapur.
459.	Endorsement dated 6 March 2025 bearing No. LAQ/NH-75(Old No. 4)/RTI/CR/150/2024-25 issued by the Special Land Acquisition Officer, National Highways Authority of India, Hebbala, Bengaluru.
460.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665025 recording the details of the family members of Munegowda.
461.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665011 recording the details of the family members of Dr. Adarsh Gowda.

Sl. No	Particulars of Documents
462.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665021 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Hanumanthagowda.
463.	Family tree dated 1 October 2024 bearing certificate No. RD5019267665023 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Narayan.
464.	Family tree dated 1 October 2024, bearing certificate No. RD5019267665017 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of Brijesh Narayan.
465.	Family tree dated 19 December 2023 bearing certificate No. RD0038569282747 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Bachegowda.
466.	Family tree dated 12 September 2024 bearing certificate No. RD0038569285823 issued by the Deputy Tahsildar, Bangalore North Taluk, Bangalore, recording the details of the family members of V. Ramegowda.
467.	Family tree dated 30 January 2025 bearing certificate No. RD5019267671327 issued by the Deputy Tahsildar, recording the details of the family members of M. Srinivas.