

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

Ref:DMLA:PVT:IN:LSR:IN:07.12.2024

05.02.2025

To,

**M/s ARATT CITY TOWERS LLP,
Bangalore.**

Sub: Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of agricultural land bearing (1).New Sy.No.20/2 (Old Sy.No.20) measuring to an extent of 2 acres 36 guntas, (2).New Sy.No.20/1 (Old Sy.No.20) measuring 38 guntas, (3).New Sy.No.20/3 (Old Sy.No.20) measuring 1 acre 15 guntas, (4).New Sy.No.20/4 (Old Sy.No.20) measuring 4 acres 12 guntas and 4 gunta karab land, (5).New Sy.No.21 measuring 3 acres 35 guntas and 5 guntas kharab land, situated at Mallanahalli Village, Jangamkote Hobli, Shidlaghatta Taluk, Chikkaballapura District. Presently belonging to 1.Smt.Savithamma and others, 2.Sri.Lokesh.M and others AND Sri.B.M.Krishnappa.

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of land bearing (1).New Sy.No.20/2 (Old Sy.No.20) measuring to an extent of 2 acres 36 guntas, (2).New Sy.No.20/1 (Old Sy.No.20) measuring 38 guntas, (3).New Sy.No.20/3 (Old Sy.No.20) measuring 1 acre 15 guntas, (4).New Sy.No.20/4 (Old Sy.No.20) measuring 4 acres 12 guntas and 4 gunta karab land, (5).New Sy.No.21 measuring 3 acres 36 guntas and 5 guntas kharab land, situated at Mallanahalli Village, Jangamkote Hobli, Shidlaghatta Taluk, Chikkaballapura District and bounded on:

(1).New Sy.No.20/2 (Old Sy.No.20) measuring to an extent of 2 acres 36 guntas

East by : Land in Sy.No.23, 20/4, 20/3 of Mallenahalli Village;
West by : Land in Sy.No.19, 20/1, 11/1, 11/2 Mallenahalli Village;
North by : Channel
South by : Chikkaballapura - Kolar Road.

(2).New Sy.No.20/1 (Old Sy.No.20) measuring 38 guntas.

East by : Land in Sy.No.20/2 of Mallenahalli Village;
West by : Land in Sy.No.11;
North by : Land in Sy.No.11/2
South by : Land in Sy.No.20/4.

(3).New Sy.No.20/3 (Old Sy.No.20) measuring 1 acre 15 guntas

East by : Land in Sy.No.20/4;
West by : Land in Sy.No.20/2;
North by : Halla;
South by : Land in Sy.No.20/4;

(4).New Sy.No.20/4 (Old Sy.No.20) measuring 4 acres 12 guntas

East by : Land in Sy.No.21;
West by : Land in Sy.No.20/3 and 20/2;
North by : Halla;
South by : Land in Sy.No.20/2 and Sy.No.23;

(5).New Sy.No.21 measuring 3 acres 36 guntas

East by : Kaluve;
West by : Land in Sy.No.20/4;
North by : Sy.No.46 and Kaluve;
South by : Land in Sy.No.44;

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

Sl. No.	Date	Description of documents	Original/ Photo Copy
1.	Nil	Order passed in Misc No.68/1950-51 in petition filed by Thyappa and others against S.B.Rama Rao	Photocopy
2.	----	RTC's for the period from 1965-66 to 1970-71 stands in the name of S.B.Ramarao S/o Bhaskarappa for Sy.No.20 measuring 9 acres 21 guntas (as per civil court order)	Photocopy
3.	---	Preliminary Record in the name of S.B.Ramarao for Sy.No.20 measuring 9 acres 26 guntas.	Photocopy
4.	---	Record of rights bearing No.160 reflects in the name of S.B.Ramarao for Sy.No.20 measuring 9 acres 23 guntas as per Munsif Court order.	Photocopy
5.	22.11.1961	Registered Sale Deed bearing Doc.No.1972/1961-62 executed by S.B.Rama Rao and his legal heirs 1.S.R.Bhaskareshwar, 2.Diwakarashwar, 3.Vijay, 4.Prabhakar, 5.Krishna and 6.Suryanarayana (Sl.No.1 to 6 since minor represented by their father and natural guardian S.B.Ramarao) in favour of Muniyappa @ Abbaiah	Photocopy

		for Sy.No.20 measuring 2 Acres 15 guntas (Out of 9 acres 23 guntas).	
6.	22.11.1961	Registered Sale Deed bearing Doc.No.1973/1961-62 executed by S.B.Rama Rao and his legal heirs 1.S.R.Bhaskareshwar, 2.Diwakarashwar, 3.Vijay, 4.Prabhakar, 5.Krishna and 6.Suryanarayana (Sl.No.1 to 6 since minor represented by their father and natural guardian S.B.Ramarao) in favour of J.T.Narayanaswamy S/o Thayappa for Sy.No.20 measuring 2 Acres 16 guntas (Out of 9 acres 23 guntas).	Photocopy
7.	16.11.1968	Registered Sale Deed bearing Doc.No.2308/1968-69 executed by Muniyappa @ Abbaiah in favour of Chikkaramaiah for Sy.No.20 measuring 1 Acre 20 guntas (Out of 9 acres 23 guntas).	Photocopy
8.		Family Tree Affidavit sworn by S.R.Diwakar Eshwar confirming the family tree of Late Late.S.B Rama Rao and his wife Savithramma and their legal heirs 1.Late S.R.Bhaskareshwar Rao and his wife Parimala (issueless). 2.S.R.Diwakarashwar and his wife Geetha.S and their legal heirs 2a.S.D.Shankar Narayana and his wife Nandini and their legal heirs Manswi and Diya, 2b.S.D.Sandhya. 3.S.R.Chayadevi, 4.Late Vijayeshwar Rao and his wife Uma (issueless). 5.Late S.R.Prabhakar and his first wife Prabhamani and their son Santosh. Second wife Sharada and their son S.P.Pattabirama. 6.Late S.R.Krishnamurthy and his wife Kaveri.K.S and their legal heirs 6a.S.K.Karthik and his wife Nayana H.V and their legal heirs Aagna Karthik and Arya Karthik. 6b.S.K.Kavyachandrika. 7.S.R.Sampath Girish and his wife Geetha and their legal heirs Bhavani.B.S and Bhargav B.S.	Photocopy
9.	29.10.1982	Decree in O.S.No.453/1973, suit filed by S.R.Bhaskareshwara Rao against S.B.Rama Rao and his brothers and also J.T.Narayanaswamy and Muniyappa @ Abbaiah for declaration of his 1/6 th share in Sy no.20.	Photocopy
10.	13.03.1980	Order passed in RA.No.34, 35 and 38/1979 in appeal filed by J.T.Narayanaswamy and Muniyappa @ Abbaiah against S.R.Bhaskareshwara Rao, S.B.Rama Rao and his brothers Appeal was dismissed.	Photocopy
11.	10.11.1981	Order passed in RSA No.684/1980 filed by S.R.Divakarashwar Rao and others (sons of S.B.Ramarao) seeking direction to the trial court to declare their respective 1/6 th share in the property. The appeal was allowed and direction was issued to the trial court to amend the decree in O.S.No.453/73.	Photocopy

12.	Nil	Phodi Order for Sy No.20, as Sy No.20/1 measuring 38 guntas, Sy No.20/2 measuring 2 acres 36 guntas, Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy No.20/4 measuring 4 acres 16 guntas including 4 guntas kharab.	Photocopy
13.	---	Hissa Survey Tippani bifurcation of Sy.No.20 into 20/1, 20/2, 20/3 and 20/4.	Photocopy
14.	----	Karnataka Revision Settlement Akarband reflects the Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas.	Photocopy
15.	05.02.1987	FDP No.2/1983 in O.S.No.453/73, wherein J.T.Narayanaswamy, Muniyappa @ Abbaiah and Chikkaramaiah were jointly allotted 1/6 th share and the value of their share was quantified for Rs.4928.35 and since the said amount was deposited in court, and it was ordered and decreed that the purchaser i.e.defendant No.7 to 9 shall be entitled to draw the deposit amount	Photocopy
16.	Nil	Order passed in Ex Petition No.3/1987 in pursuance of FDP No.2/1983 in O.S.No.453/1973, wherein possession of Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy.No.20/1 measuring 38 guntas	Photocopy
17.	----	Mutation Extract bearing No.197-1/1988-89 stands in the name of S.R.Divakareshwar Rao for Sy.No.20/1 measuring 38 guntas and Sy.No.20/3 measuring 1 acre 15 guntas as per order in Ex Petition No.3/1987 and RRT.CR 26/1988-89.	Certified copy
18.	----	Village Account Form II (Patta Book) for the year 2023-24 stands in the name of S.R.Divakareshwar Rao S/o Late S.B.Ramarao for Sy.No.20/4 measuring 4 acres 12 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/1 measuring 38 guntas totally measuring 6 acres 25 guntas.	Photocopy
19.	----	Mutation Extract bearing No.197-2/1996-97 stands in the name of Divakara Eswara S.R S/o Late S.B.Ramarao for Sy.No.20/4 measuring 4 acres 12 gunats (Death of S.B.Ramarao)	Photocopy
Sy.No.20/1			
20.	----	RTC's for the period from 1971-72 to 1985-86 to 1985-86 stands in the name of Muniyappa @ Abbaiah for Sy.No.20/1 measuring 38 guntas.	Photocopy
21.	----	RTC's for the period from 1987-88 to 2023-24 stands in the name of S.R.Divakareshwar Rao S/o S.B Ramarao for Sy.No.20/1 measuring 38 guntas (MR No.197-1/1988-89)	Certified copy & Online
Sy.No.20/3			
22.	----	RTC's for the period from 1972-73 to 1985-86 stands in the name of Muniyappa @ Abbaiah for Sy.No.20/3 measuring 1 acre 15 guntas.	Certified copy
23.	---	RTC's for the period from 1987-88 to 2023-2024 stands in the name of Divakara Eswara S.R for Sy.No.20/3 measuring 1 acre 15 guntas (MR.197-1/1988-89)	Certified copy & Online
Sy.No.20/4			

24.	---	RTC's for the period from 1975-76 to 1991-92 stands in the name of S.B.Ramarao S/o Bhaskarappa for Sy.No.20/4 measuring 4 acres 12 guntas.	Photocopy
25.	---	RTC's for the period from 1992-93 to 2023-24 stands in the name of Divakara Eswara S.R for Sy.No.20/4 measuring 4 acres 12 guntas (MR No.197-2/1996-97)	Certified copy & Online
Common Documents			
26.	02.11.2007	Registered Release Deed bearing Doc.No.419/2007-08 executed by Parimala W/o Late Bhaskareshwarao in favour of 1.Savithramma W/o S.B.Rama Rao, 2.S.R.Divakareswar Rao S/o Late S.B.Ramarao, 3.S.Chayadevi D/o Late S.B.Ramarao, 4.S.R.Prabhakar S/o Late S.B.Ramarao, 5.S.R.Krishnamurthy Rao S/o Late S.B.Rama Rao, 6.S.R.Vijayeshwarrao S/o Late B.S.Rama Rao and 7.S.R.Sampath Girish S/o Late S.B.Ramarao (SL.No.6 and 7 represented by their SPA holder Savithramma) to relinquishing the right, title and interest over the movable and immovable properties.	Photocopy
27.	02.12.2024	Registered General Power of Attorney bearing Doc.No.473/2024-25 executed by Savithramma W/o.Late.S.B.Ramarao in favour of Divakara Eswara.S.R S/o.Late.S.B.Ramarao to sell/convey or dispose property bearing Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 16 guntas and Sy.No.20/4 measuring 4 acres 16 guntas along with other properties.	Photocopy
28.	02.12.2024	Registered Release Deed bearing Doc.No.8084/2024-25 executed by B.L.Uma W/o Late S.R.Vijeshwar Rao in favour of Savithramma W/o Late Ramarao.S. B and Divakara Eswara S.R to relinquish their right, title and interest over the property bearing Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas along with other properties.	Photocopy
29.	20.12.2024	Registered release Deed bearing Doc.No.8541/2024-25 executed by Prabhamani W/o Late S.R.Prabhakar and Santhosh S/o Late S.R.Prabhakar in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao and Savithramma W/o Late S.B.Ramarao represented by her GPA holder Divakara Eswara S.R @ S.R.Divakareswa Rao to relinquish their right title and interest over the property bearing Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas along with other properties	Photocopy
30.	10.01.2025	Registered Release Deed bearing Doc.No.8854/2024-25 executed by 1.Kaveri.K.S W/o Late Krishnamurthy S.R, 2.Karthik.S.K S/o Late Krishnamurthy Rao S.R and 3.Kavya Chandrika S.K. D/o Late Krishnamurthy Rao S.R	Photocopy

		in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao and Savithramma W/o Late S.B.Ramarao to relinquish their right title and interest over Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas along with other properties.	
31.	20.02.2024	Nil Tenancy Certificate issued by Tahsildar confirming that there is no tenancy claims under 2, 7, 7A of KLR Act for Sy.No.20/4 measuring 4 acres 12 guntas, Sy.No.20/1 measuring 38 guntas and Sy.No.20/3 measuring 1 acre 15 guntas.	Digitally signed
32.	02.11.2023	Notarized Sale Agreement without Possession entered into between 1.Savithramma W/o Late S.B.Rama Rao, 2.S.R.Diwakara Eshwara S/o Late S.B.Rama Rao, 3.Geetha.S W/o Divakareshwar Rao, 4.S.D.Shankara Narayana S/o Divakara Narayana, 5.Nandini W/o Shankara Narayana, 6.Kumari Mansavi D/o Shankaranarayana.S.D since minor represented by her mother Nandini as natural guardian, 7.Sandya.S.D D/o Divakara Eshwara, 8.Sharada W/o Late Prabhakar, 9.Pattabhi Ram.S.P S/o Late Prabhakara, 10.Sampath Girish.S.R S/o Late S.B.Rama Rao, 11.Geetha W/o Sampath Girish, 12.Bhavani.B.S D/o Sampath Girish.S.R, 13.Bhargav.B.S S/o Sampath Girish.S.R, 14.Kaveri K.S. W/o Late Krishnamurthy Rao, 15.Karthik.S.K S/o Late Krishnamurthy Rao, 16.Kavya Chandrika.S.K D/o Late Krishnamurthy Rao, 17.S.R.Chyadevi W/o Gnadevananda WITH Lokesh M S/o Muniyappa for land bearing Sy.No.20/1 (Old No.20) measuring 38 guntas, Sy.No.20/3 (Old Sy.No.20) measuring 1 acres 15 guntas and Sy.No.20/4 (Old Sy.No.20) measuring 4 acres 12 guntas.	Photocopy
Sy.No.20/2			
33.	29.01.1997	W.P.No.16029/1991 in the High court of Karnataka at Bangalore filed by 1.S.B.Rama Rao S/o Bhaskarappa, 2.Parimala W/o Late Bhaskareswara Rao, 3.Diwakareshwara Rao S/o S.B.Rama Rao, 4.S.R.Vijayeshwar Rao S/o S.B.Rama Rao, 5.S.R.Prabhakar Rao S/o S.B.Rama Rao and 6. S.R.Krishna Murthy S/o S.B.Rama Rao (Petitioners) against 1.State of Karnataka, 2.Land Reforms Tribunal, 3.J.N.Nagaraja S/o J.T.Narayanaswamy, 4.Mallur Muniyappa S/o Muniyappa, 4a.Muniyamma filed to set aside the order dated 23.02.1988 passed by the Land Reforms Tribunal in LRM.63/1975-76 and dismiss application filed by the Mallur Muniyappa in Form No.7. It is ordered that this petition is allowed. The Order dated 23.02.1988 passed by the Land Tribunal is quashed. The case stands remitted to the land Tribunal for disposal of the	Photocopy

		case in accordance with law after giving the parties an opportunity to adduce such evidence as they deem fit.	
34.	20.02.1999	Order in LRM 63/1975-76 passed by the court of Land Tribunal Shidlaghatta Taluk Kolar District filed by Mullur Muniyappa since dead represented by his daughter Muniyamma W/o Venkataramanappa against G.T.Narayanaswamy since dead represented by his son 1.Nagaraj, 2.Parimala W/o.Bhaskareshwar , 3.S.R.Diwakareshwar, 4.S.R.Vijayeshwar, 5.S.R.Prabhakar and 6.S.R.Krishnamurthy (LRS of J.T.Narayanaswami) It is ordered that on death of Late Malluru Muniyappa the property bearing Sy.No.20 measuring 2 acres 36 guntas is transferred and confirmed that Muniyamma is the owner of the said property.	Photocopy
35.	05.12.2006	Writ Petition No.35092/1999 in the High Court of Karnataka Bangalore between 1.Pramila W/o Bhaskareshwar Rao, 2.S.R.Diwakareshwara S/o S.B.Rama Rao, 3.S.R.Vijayeshwara Rao, 4.S.R.Prabhakar S/o S.R.Prabhakar S/o S.B.Ramarao and 5.S.R.Krishnamurthy (Petitioners) against 1.The State Of Karnataka by its Secretary, 2.The Land Tribunal, 3.Muniyamma W/o Venkataramanappa, 4.Venkataramanappa S/o Narayanappa and 5.Nagaraj (Respondents) writ petition filed for quash order bearing ANN-F dated 20.02.1990 by Respondents No.2. It is ordered that the tribunal set aside the matter is remanded to the tribunal for fresh disposal in accordance with law.	Photocopy
36.	08.04.2010	Order in LRM.63/1975-76, WP.35092/1999 in the Court of Land Tribunal Reforms filed by 1.Pramila, 2.S.R.Diwakareshwarrao, 3.S.R.Vijayeshwar Rao, 4.S.R.Parbhakar Rao and 5.S.R.Krishna Murthy against 1.Muniyamma, Venkataramanappa and Nagaraj . It is ordered that on death of Late Malluru Muniyappa the property bearing Sy.No.20 measuring 2 acres 36 guntas transferred and confirmed that Muniyamma is the owner of the said property.	Photocopy
37.	27.05.2010	Form 10, certificate of Registration of tenant as an occupant under section 55 (I) of Karnataka Land Reforms Act issued by Tahsildar to register Muniyamma, as occupant of the land in Sy.No.20 measuring 2 acres 36 guntas.	Photocopy
38.	---	RTC's for the period from 1980-81 to 2015-16 stands in the name of Narayanaswami S/o Tayappa Jangamakote Sy.No.20/2 measuring 2 acres 36 guntas (RR 184)	Certified copy
39.	23.11.2016	Mutation Extract bearing No.H5/2016-17 stands in the name of Muniyamma for Sy.No.20/2 measuring 2 acres 36 guntas as per order In LRM 63/1975-76 dated 10.12.2015	Photocopy
40.	---	RTC's for the period from 2016-17 and 2017-18 stands in the name of Muniyamma D/o Late Muniyappa for Sy.No.2	Certified copy

		acres 36 guntas.	
41.	26.08.2011	W.P.Nos.34035-34039/2016 in the High Court of Karnataka Bangalore between 1.Pramila W/o Late S.R.Bhaskarshwara Rao, 2.Diwakarshwara S/o Late S.B.Rama Rao, 3.S.R.Vijayeshwara Rao, 4.S.R.Prabhakar Rao and 5.S.R.Krishna Murthy against 1.The State of Karnataka, 2.The Land Tribunal, 3.Muniyamma, 4.Nagaraj S/o Late J.T.Narayanasmamy, 4.Anasuyamma D/o Late Venkataramanappa, Narayanamma V D/o Late Venkataramanappa, 6.Sarojamma V D/o Late Venkataramanappa, 7.Yashodamma V D/o Late Venkataramanappa, 8.Latha W/o Late Muniraju.V, 9.Megha.M.D/o Muniraju V, 10.Madhukumar.M D/o Late Muniraju V, 11.Saundamma V D/o Venkataramanappa, 12.Anasuyamma D/o Venkataramanappa, 13.Thulasamma V D/o Venkataramanappa, 14.Neelamma V, 15.Chinnamma V D/o Venkataramanappa, 16.Nagamma.V D/o Venkataramanappa, 17.Varalakshmi V D/o Venkataramanappa, 18.Manjula V D/o Venkataramanappa, 19.Krishnaveni V D/o Venkataramanappa for quashing the order dated 10.12.2015 passed in LRM No.63/1975-76, to set-aside the MR No.H4 dated 26.09.2018 which was effected by virtue of the order dated 17.09.2018 passed by the Thasildhar in R.R. (D) CR 72/2017-18.	Photocopy
42.	31.05.2016	Death Certificate of Muniyamma issued by Chief Registrar of Birth and death confirming the date of death on 08.03.2016.	Photocopy
43.	----	Family Tree of Late Venkataramanappa issued by Deputy Tahsildar confirming that his wife late Muniyamma and their legal heirs viz. 1.Narayanamma, 2.Sarojamma, 3.Late.Yashodamma, 4.Late Muniraju and his wife Latha and their legal heirs Meghashree and Madhukumar. 5.Sunandamma, 6.Anasuyamma, 7.Tulasamma, 8.Neelamma, 9.Radhamma, 10.Nagarathamma, 11.Varalakshmi, 12.Manjula and 13 Krishnaveni	Photocopy
44.	26.09.2018	Mutation Extract bearing No. H4/2018-19 stands in the names of Narayanamma D/o Late Muniyamma, Sarojamma D/o Late Muniyamma, Yashodamma D/o Late Muniyamma, Latha W/o Late Muniraju, Sunandamma, Anusuyamma D/o Muniyamma, Tulasamma D/o Late Muniyamma, Neelamma D/o Muniyamma, Radhamma D/o Late Muniyamma, Nagarathamma D/o Late Muniyamma, Varalakshmi D/o Late Muniyamma, Manjula D/o Late Muniyamma and Krishnaveni D/o Late Muniyamma for Sy.No.20/2 measuring 2 acres 36 guntas as per order in RRTD CR 72/2017-18 dated 17.09.2018.	Digitally signed
45.	----	RTC's for the period from 2018-19 to 2021-22 stands in the name of Narayanamma D/o Late Muniyamma, Sarojamma D/o Late Muniyamma, Yashodamma D/o Late Muniyamma, Latha W/o Late Muniraju, Sunandamma, Anusuyamma D/o Muniyamma, Tulasamma D/o Late Muniyamma, Lilamma D/o Muniyamma, Radhamma D/o	Photocopy

		Late Muniyamma, Nagarathnamma D/o Late Muniyamma, Varalakshmi D/o Late Muniyamma, Manjula D/o Late Muniyamma and Krsihnaveni D/o Late Muniyamma for Sy.No.20/2 measuring 2 acres 36 guntas (MR No.H4/2018-19)	
46.	22.06.2022	Death Certificate for Rajanna husband of Yashodamma issued by Chief Registrar of Birth and Death confirming that date of Death on 12.06.2022.	Photocopy
47.	04.01.2023	Death Certificate for Yashodamma W/o Late Rajanna issued by Chief Registrar of Birth and Death confirming that date of Death on 10.12.2022.	Photocopy
48.	31.01.2023	Family Tree of Late Rajanna issued by Deputy Thasildar confirming that his wife Late Yashodamma, and their legal heirs viz Jayalakshmi, Krishnamurthy.R, Narayanaswami.R and Jyoti R	Photocopy
49.	28.03.2023	Order in RRT (D) CR:127/2022-23 filed by 1.Narayanaswamy S/o Late Yashodamma, 2.Jayalakshmi D/o Late Yashodamma, 3.Krishnamurthy K.B. S/o Late Yashodamma against Diwakareshwar.S.R It is ordered the khatha stands in the name of legal heirs of Yashodamma as per proceedings No.22/2022-23 and MR No.H15/2022-23 for Sy.No.20/2 measuring 2 acres 36 guntas, subject to Final Order to be passed in W.P.Nos.34035-34039/2016.	Photocopy
50.	25.05.2023	Mutation Extract bearing No.T7/2022-23 in the name of Narayanamma D/o Late Muniyamma, Sarojamma D/o Late Muniyamma, Jayalakshmi R D/o Late Yashodamma, Krishnamurthy S/o Late Yashodamma, Narayanaswami S/o Late Yashodamma, Jyoti R D/o Yashodamma, Lata W/o Late Munitaju, Sunandamma, Anusuyamma D/o Late Muniyamma, Tulasamma D/o Late Muniyamma, Lellamma D/o Late Muniyamma, Radhamma D/o Late Muniyamma Nagarathnamma D/o Late Muniyamma, Varalakshmi D/o Late Muniyamma, Manjula D/o Late Muniyamma and Krsihnaveni D/o Late Muniyamma for Sy.No.20/2 measuring 2 acres 36 guntas as per order in RRTDisp/46/2023 dated 28.03.2023.	Digitally signed
51.	---	RTC's for the period from 2022-23 stands in the name of Narayanamma D/o Late Muniyamma, Sarojamma D/o Late Muniyamma, Jayalakshmi R D/o Late Yashodamma, Krishnamurthy S/o Late Yashodamma, Narayanaswami S/o Late Yashodamma, Jyoti R D/o Yashodamma, Lata W/o Late Munitaju, Sunandamma, Anusuyamma D/o Late Muniyamma, Tulasamma D/o Late Muniyamma, Lellamma D/o Late Muniyamma, Radhamma D/o Late Muniyamma Nagarathnamma D/o Late Muniyamma, Varalakshmi D/o Late Muniyamma, Manjula D/o Late Muniyamma and Krsihnaveni D/o Late Muniyamma for Sy.No.20/2 measuring 2 acres 36 guntas (MR T7/2022-23)	Certified copy
52.	15.02.2024	Endorsement issued by Assistant Commissioner Chickballapura confirming that there is no proceedings pending under PTCL Act over Sy.No.20/2 measuring 2	Photocopy

		acres 36 guntas.	
53.	19.02.2024	Nil Tenancy Certificate issued by Tahsildar for Sy.No.20/2 measuring 2 acres 36 guntas confirming that there is no tenancy claims under 2, 7, 7A of KLR Act.	Digitally signed
54.	31.05.2023	Registered Agreement to sell without possession bearing Doc.No.923/2023-24 executed by and between 1.Narayanamma D/o.Late Muniyamma, 2.Sarojamma D/o.Late.Muniyamma, 3.Jayalakshmi.R D/o.Late.Yashodamma, 4.Krishnamurthy.R S/o.Late.Yashodamma, 5.Narayanaswamy.R S/o.Late.Yashodamma, 6.Jyothi.R D/o.Late.Yashodamma, 7.Latha.N W/o.Late.Munirajau.V, 8.Meghashree.M D/o.Late.Muniraju.V, 9.Madhukumar.M S/o.Late.Muniraju.V, 10.Sunandamma D/o.Late.Muniyamma, 11.Anusuyamma D/o.Late.Muniyamma, 12.Thulasamma D/o.Late.Muniyamma, 13.Neelamma @ Leelamma D/o.Late.Muniyamma, 14.Radhamma D/o.Late.Muniyamma, 15.Nagarthnamma D/o.Late.Muniyamma, 16.Varalakshmi.V D/o.Late.Muniyamma, 17.Manjula D/o.Muniyamma and 18.Krishnaveni D/o.Krishnaveni D/o.Late.Muniyamma WITH Lokesha.M for land bearing Sy.No.20/2 measuring 2 acres 36 guntas.	Original
55.	22.04.2024	Registered Sale Deed bearing Doc.No.398/2024-25 executed by 1.Narayanamma D/o.Late.Muniyamma, 2.Sarojamma D/o.Late Muniyamma, 3.Jayalakshmi.R D/o.Late.Yashodamma, 4.Krishnamurthy.R S/o.Late.Yashodamma, 5.Narayanaswamy.R S/o.Late.Yashodamma, 6.Jyothi.R D/o.Late.Yashodamma, 7.Latha.N W/o.Late.Munirajau.V, 8.Meghashree.M D/o.Late Muniraju.V, 9.Madhukumar.M S/o.Late.Muniraju.V, Sl.No.7 to 9 rep by their GPA holder Lokesh, 10.Sunandamma D/o.Late.Muniyamma, 11.Anusuyamma D/o Late Muniyamma, 12.Thulasamma D/o Late Muniyamma, 13.Neelamma @ Leelamma D/o Late Muniyamma, 14.Radhamma D/o Late Muniyamma, 15.Nagarthnamma D/o Late Muniyamma, 16.Varalakshmi.V D/o Late Muniyamma, 17.Manjula D/o Muniyamma 18.Krishnaveni D/o Krishnaveni D/o Late Muniyamma and 19.Anjinappa.K S/o Krishnappa in favour of 1.Lokesha.M S/o Late Huchappa, 2.Muniyappa S/o Late Huchappa, 3.Nayanashree W/o Lokesh.M, 4.Rajamma W/o Muniyappa, 5.Suma.M W/o Sunilkumar.T.S and 6.Shashikala W/o Nanjegowda for land bearing Sy.No.20/2 measuring 2 acres 36 guntas.	Original

56.	26.09.2024	Registered confirmation deed bearing Doc.No.3571/2024-25 executed by 1.Smt.Latha.N, 2.Smt.Meghashree.M, 3.Sri.Madhukumar.M, in favor of 1.Loksha.M S/o.Late.Huchappa, 2.Muniyappa S/o.Late.Huchappa, 3.Nayanashree W/o.Lokesh.M, 4.Rajamma W/o.Muniyappa, 5.Suma.M W/o.Sunilkumar.T.S and 6.Shashikala W/o.Nanjegowda for land bearing Sy.No.20/2 measuring 2 acres 36 guntas. Confirming the sale deed Doc.no.398/2024-25	Original
57.	21.10.2024	Registered Agreement to Sell bearing Doc.No.3886/2024-25 between 1.Loksha.M S/o Late Huchappa, 2.Muniyappa S/o Late Huchappa, 3.Nayanashree W/o Lokesh.M, 4.Rajamma W/o Muniyappa, 5.Suma.M W/o Sunilkumar.T.S and 6.Shashikala W/o Nanjegowda with M/s Aratt City Towers.LLP represented by Authorized Signatory Vijay Joseph Tony Antony for Sy.No.20/2 measuring 2 acres 36 guntas.	Photocopy
58.	20.12.2024	Registered General Power of Attorney bearing Doc.No.512/2024-25 executed by Prabhamani W/o Late S.R.Prabhakar and Santhosh S/o Late S.R.Prabhakar in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao to represent them before High Court of Karnataka in W.P No.34035-34039-2016 and in R.S.A No.142/2022 for land bearing Sy.No.20/2 (Old Sy.No.20) measuring 2 acres 36 guntas.	Photocopy
59.	15.01.2025	Registered General Power of Attorney bearing Doc.No.551/2024-25 executed by 1.Kaveri.K.S W/o Late Krishnamurthy S.R, 2.Karthik.S.K S/o Late Krishnamurthy Rao S.R and 3.Kavya Chandrika S.K. D/o Late Krishnamurthy Rao S.R in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao to represent them before High Court of Karnataka in W.P No.34035-34039-2016 and in R.S.A No.142/2022 for land bearing Sy.No.20/2 (Old Sy.No.20) measuring 2 acres 36 guntas.	
60.	26.12.2024	Notarized Special Power of Attorney executed by B.L.Uma in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao to represent them before High Court of Karnataka in W.P No.34035-34039-2016.	Photocopy
Sy.No.21			
61.	----	RTC's for the period from 1965-66 to 1968-69 stands in the name of Krishnamurthy S/o Lakshminarasappa for Sy.No.21 measuring 3 acres 36 guntas (ancestral).	Certified copy
62.	28.08.1968	Registered Sale Deed bearing Doc.No.1684/1968-69 executed by M.L.Krishnamurthy, M.K.Seetharama, M.K.Nagaraja, M.K.Gopal, M.K.Prabhakar and	Photocopy

		M.K.Subramanya in favour of Nagamma for Sy.No.21 measuring 3 acres 36 guntas.	
63.	---	Mutation Extract bearing No.197-1/1968-69 stands in the name of Nagamma for Sy.No.21 measuring 3 acres 36 guntas as per Sale Deed bearing Doc.No.1684/1968-69.	Photocopy
64.	---	RTC's for the period from 1968-69 to 1995-96 stands in the name of Nagamma for Sy.No.21 measuring 3 acres 36 guntas (MR No.197-1/1968-69)	Certified copy
65.	18.12.1996	Registered Sale Deed bearing Doc.No.1307/1996-97 executed by Nagamma in favour of B.M.Krishnappa for Sy.No.21 measuring 3 acres 36 guntas.	Original
66.	Nil	Mutation Extract bearing No.197-11/1996-97 stands in the name of B.M.Krishnappa for Sy.No.21 measuring 3 acres 36 guntas as per Sale Deed bearing Doc.No.1307/1996-97.	Certified copy
67.	22.09.1997	Registered Sale Deed bearing Doc.No.977/1997-98 executed by B.M.Krishnappa in favour of Krishnappa for Sy.No.21 measuring 3 acres 36 guntas.	Photocopy
68.	Nil	Mutation Extract bearing No.197-10/1997-98 stands in the name of Krishnappa for Sy.No.21 measuring 3 acres 36 guntas as per sale deed bearing Doc.No.977/1997-98.	Certified copy
69.	---	RTC's for the period from 1996-97 to 2000-01 stands in the name of Krishnappa for Sy.No.21 measuring 3 acres 36 guntas (MR No.197-10/1997-98)	Photocopy
70.	16.03.2002	Registered Sale Deed bearing Doc.No.3117/2001-02 executed by Krishnappa in favour of B.M.Krishnappa for Sy.No.21 measuring 3 acres 36 guntas.	Original
71.	06.03.2024	Mutation Extract bearing No.197-18/2001-02 stands in the name of B.M.Krishnappa for Sy.No.21 measuring 3 acres 36 guntas as per Sale Deed bearing Doc.No.3117/2001-02.	Certified copy
72.	----	RTC's for the period from 2001-02 to 2023-24 stands in the name of B.M.Krishnappa for Sy.No.21 measuring 3 acres 36 guntas (MR No.197-18/2001-02)	Online
Sy.No.20			
73.	05.03.2024	EC from 01.04.1921 to 31.03.1969 (1399-Lease, 123, 509-Mortgage, 2068-Mortgage, 1972, 1973, 2308)	Original
Sy.No.20/1			
74.	19.02.2024	Nil EC for the period from 01.04.1968 to 31.03.1985	Photocopy
75.	23.08.1923	EC from 01.04.1985 to 31.03.2004 (29.08.2003-Mortgage)	Photocopy
76.	Information copy	EC for the period from 01.04.2004 to 06.02.2004 (3479-Discharge Deed, 1010-Mortgage, 164-Mortgage)	Photocopy
Sy.No.20/2			
77.	19.02.2024	EC for the period from 01.04.1968 to 31.03.1985 (Mortgage Deed)	Original
78.	23.08.2023	Nil EC for the period from 01.04.1985 to 31.03.2004.	Original

79.	24.02.2023	Nil EC for the period from 01.04.2004 to 23.02.2023.	Original
80.	Information copy	EC for the period from 01.04.2004 to 06.02.2024 (923/2023-24-Agreement)	Photocopy
81.	22.04.2024	Digitally signed EC from 01.04.2024 to 23.04.2024 (398)	Digitally signed
Sy.No.20/3			
82.	19.02.2024	Nil EC for the period from 01.04.1968 to 31.03.1985.	Original
83.	23.08.2023	EC from 01.04.1985 to 31.03.2004 (Mortgage Deed)	Original
84.	Information copy	EC for the period from 01.04.2004 to 06.02.2024 (3479-Discharge Deed, 1010-MOTD, 164-MOTD)	Photocopy
Sy.No.20/4			
85.	19.02.2024	EC from 01.04.1968 to 31.03.1985 (Lease Deed)	Original
86.	23.08.2023	Nil EC for the period from 01.04.1985 to 31.03.2004.	Original
87.	Information copy	EC for the period from 01.04.2004 to 06.02.2024 (3479-Discharge Deed, 1010-MOTD, 164-MOTD)	Photocopy
Sy.No.21			
88.	20.02.2024	EC for the period from 01.04.1964 to 31.03.2004 (1684, 1307, 977, 2411, 3117)	Photocopy
89.	19.02.2024	Digitally signed EC for the period from 01.04.2004 to 18.02.2024 (115, 125, 227, 819-Discharge)	Photocopy

III. TRACING OF TITLE TO THE PROPERTY :

Sy No.20/1 measuring 38 guntas, Sy No.20/2 measuring 2 acres 36 guntas, Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy No.20/4 measuring 4 acres 16 guntas including 4 guntas kharab

The property bearing Sy No.20 to a larger extent measuring 9 acres 26 guntas was previously belonging to Sri.S.B.Rama Rao, who had mortgaged the said property to Appajappa by way of sale deed registered as Doc No.123/1934-35. Thereafter, Sri.S.B.Rama Rao had filed a suit in O.S.No.73/947-48 against the sons of Appajappa for Redemption of Mortgage and handover of possession of said mortgage property by depositing Rs.500/- as loan amount towards the discharge of mortgage. On contest made by the sons of Appajappa namely, Thayappa, Venkatappa, Thalagondappa, Muniyappa the Hon'ble Munsiff of Chikkaballapur decreed the suit in favour of Sri.S.B.Rama Rao and declared that he is entitled to redeem the land in Sy No.20 on depositing the amount and the directed the defendant to handover/deliver possession of on land in Sy no.20. Thayappa, Venkatappa, Thalagondappa, Muniyappa have then filed an appeal in R.A.No.97/1948-49, wherein the said decree passed in O.S.No.73/1948-49 was confirmed. Accordingly, S.B.Rama Rao has deposited a sum of Rs.500/-, AND Thayappa, Venkatappa, Thalagondappa, Muniyappa and have filed a petition in Misc No.68/1950-51 to withdraw the amount deposited by S.B.Rama Rao, the Court had recorded the same, as seen from the Order

passed in Misc No.68/1950-51, which is referred in **Sl No.1 of II Para.** Thereby S.B.Rama Rao continued to be the absolute owner in possession of the property in Sy No.20 measuring 9 Acre 26 Guntas.

As per Munsiff court order, the khatha for Sy no.20 was transferred in the name of S.B.Ramarao S/o Bhaskarappa, as seen from the RTC's for the period from 1965-66 to 1970-71, Preliminary Record in the name of S.B.Ramarao for Sy.No.20 measuring 9 acres 26 guntas and Record of rights bearing No.160 reflects in the name of S.B.Ramarao for Sy.No.20 measuring 9 acres 23 guntas as per Munsif Court order, which are referred in **Sl No.2 to 4 of II Para.**

S.B.Rama Rao and his legal heirs 1.S.R.Bhaskareshwar, 2.Diwakareshwar, 3.Vijay, 4.Prabhakar, 5.Krishna and 6.Suryanarayana (Sl.No.1 to 6 since minor represented by their father and natural guardian S.B.Ramarao) have then sold portion of Sy.No.20 measuring 2 Acres 15 guntas (Out of 9 acres 23 guntas) in favour of Muniyappa @ Abbaiah, through Registered Sale Deed bearing Doc.No.1972/1961-62, which is referred in **Sl No.5 of II Para.**

S.B.Rama Rao and his legal heirs 1.S.R.Bhaskareshwar, 2.Diwakareshwar, 3.Vijay, 4.Prabhakar, 5.Krishna and 6.Suryanarayana (Sl.No.1 to 6 since minor represented by their father and natural guardian S.B.Ramarao) has sold another portion of Sy.No.20 measuring 2 Acres 16 guntas (Out of 9 acres 23 guntas) in favour of J.T.Narayanaswamy S/o Thayappa, through Registered Sale Deed bearing Doc.No.1973/1961-62, which is referred in **Sl No.6 of II Para.**

Muniyappa @ Abbaiah has sold portion of Sy.No.20 measuring 1 Acre 20 guntas (Out of 9 acres 23 guntas) in favour of Chikkaramaiah, through Registered Sale Deed bearing Doc.No.2308/1968-69, which is referred in **Sl No.7 of II Para.**

The Affidavit sworn by S.R.Diwakar Eshwar for Family Tree of Late Late.S.B Rama Rao, shows his wife Savithramma and their legal heirs are :

- 1.Late S.R.Bhaskareshwar Rao and his wife Parimala (issueless).
- 2.S.R.Diwakareshwar and his wife Geetha.S and their legal heirs
2a.S.D.Shankar Narayana and his wife Nandini and their legal heirs
Manaswi and Diya, 2b.S.D.Sandhya.
- 3.S.R.Chayadevi,
- 4.Late Vijayeshwar Rao and his wife Uma (issueless).
- 5.Late S.R.Prabhakar and his first wife Prabhamani and their son
Santosh.
Second wife Sharada and their son S.P.Pattabirama.
- 6.Late S.R.Krishnamurthy and his wife Kaveri.K.S and their legal heirs
6a.S.K.Karthik and his wife Nayana H.V and their legal heirs Aagna
Karthik and Arya Karthik.
6b.S.K.Kavyachandrika.
- 7.S.R.Sampath Girish and his wife Geetha and their legal heirs
Bhavani.B.S and Bhargav B.S, is referred in **Sl No.8 of II Para.**

S.R.Bhaskareshwara Rao has then filed suit for partition and declaration of his 1/6th share in Sy No.20 against S.B.Rama Rao and his brothers and also J.T.Narayanaswamy and Muniyappa @ Abbaiah in O.S.No.453/1973. The said suit was decreed, as seen for Decree in O.S.No.453/1973, which is referred in **Sl No.9 of II Para.**

J.T.Narayanaswamy and Muniyappa @ Abbaiah have then filed an appeal against S.R.Bhaskareshwara Rao, S.B.Rama Rao and his brothers, challenging the order passed in O.S.No.453/1973 in RA.No.34, 35 and 38/1979 and the said appeals were dismissed, as seen from the Order passed in RA.No.34, 35 and 38/1979, which is referred in **Sl No.10 of II Para.**

S.R.Divakareshwar Rao and others (sons of S.B.Ramarao) have filed RSA No.684/1980 in the Hon'ble High Court of Karnataka, seeking direction to the trial court to declare their respective 1/6th share in the property, wherein the appeal was allowed and direction was issued to the trial court to amend the decree in O.S.No.453/73, as seen from the Order passed in RSA No.684/1980, which is referred in **Sl No.11 of II Para.**

In the meantime the Sy No.20 was phoded and divided, as Sy No.20/1 measuring 38 guntas, Sy No.20/2 measuring 2 acres 36 guntas, Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy No.20/4 measuring 4 acres 16 guntas including 4 guntas kharab, as seen from the Phodi Order, Hissa Survey Tippani for bifurcation of Sy.No.20 into 20/1, 20/2, 20/3 and 20/4 and Karnataka Revision Settlement Akarband, which are referred in **Sl No.12 to 14 of II Para.**

As per order passed in RSA No.684/1980, Amended Decree was passed and Final Decree proceedings in FDP No.2/1983 for O.S.No.453/1973, was initiated for actual division of properties, wherein J.T.Narayanaswamy, Muniyappa @ Abbaiah and Chikkaramaiah were jointly allotted 1/6th share and the value of their share was quantified for Rs.4928.35 and since the said amount was deposited in court, it was ordered and decreed that they shall be entitled to draw the deposit amount and with consent of all other parties to the suit the 'B' Schedule Property, i.e. Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy.No.20/1 measuring 38 guntas was allotted to the share of defendant No.2, S.R.Divakareshwar, as seen from the Amended Decree in FDP No.2/1983 for O.S.No.453/73, which is referred in **Sl No.15 of II Para.**

To execute the decree passed in FDP No.2/1983 in O.S.No.453/1973, Execution Petition was filed, wherein S.R.Divakareshwar Rao has taken possession of Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy.No.20/1 measuring 38 guntas, as seen from the Order passed in Ex Petition No.3/1987, which is referred in **Sl No.16 of II Para.**

The khatha for Sy.No.20/1 measuring 38 guntas and Sy.No.20/3 measuring 1 acre 15 guntas was accordingly transferred as per order in Ex Petition No.3/1987 and RRT.CR 26/1988-89, as seen from the Mutation Extract bearing No.197-1/1988-89 and Village Account Form II (Patta Book) for the year 2023-24 stands in the name of S.R.Divakareshwar Rao S/o Late S.B.Ramarao for

Sy.No.20/4 measuring 4 acres 12 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/1 measuring 38 guntas totally measuring 6 acres 25 guntas, which is referred in **Sl No.17 and 18 of II Para.**

Whereas, on Death of S.B.Ramarao the khatha for remaining portion Sy.No.20/4 measuring 4 acres 12 guntas was transferred in the name of Divakara Eswara S.R S/o Late S.B.Ramarao, as seen from the Mutation Extract bearing No.197-2/1996-97, which is referred in **Sl No.19 of II Para.**

Note: Whereas, one Mallur Muniyappa had filed for occupancy rights over portion of land in Sy No.20 measuring 2 Acres 36 Guntas and the same was granted in his favour and the portion of land was assigned Sy no.20/2.

RTC :

Sy.No.20/1

The RTC's for the period from 1971-72 to 1985-86 to 1985-86 in the name of Muniyappa @ Abbaiah for Sy.No.20/1 measuring 38 guntas, is referred in **Sl No.20 of II Para.**

The RTC's for the period from 1987-88 to 2023-24 in the name of S.R.Divakareshwar Rao S/o S.B Ramarao for Sy.No.20/1 measuring 38 guntas, on the basis of MR No.197-1/1988-89, is referred in **Sl No.21 of II Para.**

Sy.No.20/3

The RTC's for the period from 1972-73 to 1985-86 in the name of Muniyappa @ Abbaiah for Sy.No.20/3 measuring 1 acre 15 guntas, is referred in **Sl No.22 of II Para.**

The RTC's for the period from 1987-88 to 2023-2024 in the name of Divakara Eswara S.R for Sy.No.20/3 measuring 1 acre 15 guntas, on the basis of MR.197-1/1988-89, is referred in **Sl No.23 of II Para.**

Sy.No.20/4

The RTC's for the period from 1975-76 to 1991-92 in the name of S.B.Ramarao S/o Bhaskarappa for Sy.No.20/4 measuring 4 acres 12 guntas, is referred in **Sl No.24 of II Para.**

The RTC's for the period from 1992-93 to 2023-24 in the name of Divakara Eswara S.R for Sy.No.20/4 measuring 4 acres 12 guntas, on the basis of MR No.197-2/1996-97, is referred in **Sl No.25 of II Para.**

COMMON DOCUMENTS

On death of Bhaskareshwarao, his wife Parimala has executed Registered Release Deed bearing Doc.No.419/2007-08 in favour of 1.Savithramma W/o S.B.Rama Rao, 2.S.R.Divakareswar Rao S/o Late S.B.Ramarao, 3.S.Chayadevi D/o Late S.B.Ramarao, 4.S.R.Prabhakar S/o Late S.B.Ramarao, 5.S.R.Krishnamurthy Rao S/o Late S.B.Rama Rao, 6.S.R.Vijayeshwarrao S/o Late B.S.Rama Rao and 7.S.R.Sampath Girish S/o Late S.B.Ramarao (SL.No.6 and 7 represented by their SPA holder Savithramma) relinquishing the right, title and interest over the movable and immovable properties belonging to the joint family, is referred in **Sl No.26 of II Para.**

Savithramma W/o Late S.B.Ramarao, has executed Registered General Power of Attorney bearing Doc.No.473/2024-25 in favour of Divakara Eswara.S.R S/o Late S.B.Ramarao, authorizing him to sell/convey or dispose property bearing Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 16 guntas and Sy.No.20/4 measuring 4 acres 16 guntas along with other properties, is referred in **Sl No.27 of II Para.**

B.L.Uma W/o Late S.R.Vijeshwar Rao has executed Registered Release Deed bearing Doc.No.8084/2024-25 in favour of Savithramma W/o Late Ramarao.S. B and Divakara Eswara S.R to relinquish their right, title and interest over the property bearing Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas along with other properties, which is referred in **Sl No.28 of II Para.**

Prabhamani W/o Late S.R.Prabhakar and Santhosh S/o Late S.R.Prabhakar have executed Registered release Deed bearing Doc.No.8541/2024-25 in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao and Savithramma W/o Late S.B.Ramarao represented by her GPA holder Divakara Eswara S.R @ S.R.Divakareswa Rao to relinquish their right title and interest over the property bearing Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas along with other properties, is referred in **Sl No.29 of II Para.**

1.Kaveri.K.S W/o Late Krishnamurthy S.R, 2.Karthik.S.K S/o Late Krishnamurthy Rao S.R and 3.Kavya Chandrika S.K. D/o Late Krishnamurthy Rao S.R, have executed Registered Release Deed bearing Doc.No.8854/2024-25 in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao and Savithramma W/o Late S.B.Ramarao to relinquish their right title and interest over Sy.No.20/1 measuring 38 guntas, Sy.No.20/3 measuring 1 acre 15 guntas and Sy.No.20/4 measuring 4 acres 12 guntas along with other properties, which is referred in **Sl No.30 of II Para.**

The Nil Tenancy Certificate issued by Tahsildar confirming that there are no tenancy claims under 2, 7, 7A of KLR Act over Sy.No.20/4 measuring 4 acres 12 guntas, Sy.No.20/1 measuring 38 guntas and Sy.No.20/3 measuring 1 acre 15 guntas, is referred in **Sl No.31 of II Para.**

1.Savithramma W/o Late S.B.Rama Rao, 2.S.R.Diwakara Eshwara S/o Late S.B.Rama Rao, 3.Geetha.S W/o Divakareswar Rao, 4.S.D.Shankara Narayana

S/o Divakara Narayana, 5.Nandini W/o Shankara Narayana, 6.Kumari Mansavi D/o Shankaranarayana.S.D since minor represented by her mother Nandini as natural guardian, 7.Sandya.S.D D/o Divakara Eshwara, 8.Sharada W/o Late Prabhakar, 9.Pattabhi Ram.S.P S/o Late Prabhakara, 10.Sampath Girish.S.R S/o Late S.B.Rama Rao, 11.Geetha W/o Sampath Girish, 12.Bhavani.B.S D/o Sampath Girish.S.R, 13.Bhargav.B.S S/o Sampath Girish.S.R, 14.Kaveri K.S. W/o Late Krishnamurthy Rao, 15.Karthik.S.K S/o Late Krishnamurthy Rao, 16.Kavya Chandrika.S.K D/o Late Krishnamurthy Rao, 17.S.R.Chayadevi W/o Gnadevananda have then entered into Notarized Sale Agreement without Possession WITH Lokesh.M S/o Muniyappa to sell land bearing Sy.No.20/1 (Old No.20) measuring 38 guntas, Sy.No.20/3 (Old Sy.No.20) measuring 1 acres 15 guntas and Sy.No.20/4 (Old Sy.No.20) measuring 4 acres 12 guntas, which is referred in **Sl No.32 of II Para.**

Sy.No.20/2 measuring 2 acres 36 guntas.

The property bearing Old Sy no.20 was previously belonging to Sri.S.B.Rama Rao who had acquired the same through Misc No.68/1950-51. Whereas, S.B.Rama Rao had sold Sy.No.20 measuring 2 Acres 16 guntas (Out of 9 acres 23 guntas) in favour of J.T.Narayanaswamy through Sale Deed bearing Doc.No.1973/1961-62 and J.T.Narayanaswamy had given the said land for occupation to Sri.Mallur Muniyappa, who had filed for Registration of occupancy rights over the land under Section 48(A) of Karnataka Land Reforms Act and the Land Tribunal by its Order dated 12.06.1981 has allowed the said application for registering Mallur Muniyappa as occupant of the said land.

As per Phodi Order referred in Sl No.12 of II Para, for Sy No.20 was bifurcated as as Sy No.20/1 measuring 38 guntas, Sy No.20/2 measuring 2 acres 36 guntas, Sy No.20/3 measuring 1 acre 16 guntas including 1 gunta kharab and Sy No.20/4 measuring 4 acres 16 guntas including 4 guntas kharab.

In the meantime, the legal heirs of Sri.S.B.Rama Rao had filed suit for partition in O.S.No.453/1973 against S.B.Rama Rao and his brothers and also J.T.Narayanaswamy and Muniyappa @ Abbaiah and on examination of evidence and records decree was passed in favour of S.R.Divakareshwar Rao and others (legal heirs of Sri.S.B.Rama Rao). Wherein, it was ordered that Sy No.20/3 (Old Sy No.20) measuring 1 acre 16 guntas including 1 gunta kharab and Sy.No.20/1 (Old Sy No.20) measuring 38 guntas shall be given to petitioners, except the land in Sy No.20/2 measuring 2 acre 36 guntas on which tenancy petition was pending before the Land tribunal. As per Ex Petition No.3/1987 possession of Sy No.20/3 (Old Sy No.20) measuring 1 acre 16 guntas including 1 gunta kharab and Sy.No.20/1 (Old Sy No.20) measuring 38 guntas was handed over to S.R.Divakareshwar Rao.

Sri.S.B.Rama Rao and others, had then filed an appeal in L.R.A.No.50/1988 before the Land Reforms Appellate Authority, Chikkaballapur. During the pendency of the appeal the Land Reforms Appellate Authority was abolished and hence the 1.S.B.Rama Rao S/o Bhaskarappa, 2.Parimala W/o Late

Bhaskareswara Rao, 3.Diwakareshwara Rao S/o S.B.Rama Rao, 4.S.R.Vijayeshwar Rao S/o S.B.Rama Rao, 5.S.R.Prabhakar Rao S/o S.B.Rama Rao and 6. S.R.Krishna Murthy S/o S.B.Rama Rao (Petitioners) had filed W.P.No.16029/1991 before the High court of Karnataka at Bangalore against 1.State of Karnataka, 2.Land Reforms Tribunal, 3.J.N.Nagaraja S/o J.T.Narayanaswamy, 4.Mallur Muniyappa S/o Muniyappa, 4a.Muniyamma to set aside the order dated 23.02.1988 passed by the Land Reforms Tribunal in LRM.63/1975-76 and dismiss application filed by the Mallur Muniyappa in Form No.7. Wherein, the petition is allowed and the Order dated 23.02.1988 passed by the Land Tribunal is quashed. The case stands remitted to the land Tribunal for disposal of the case in accordance with law after giving the parties an opportunity to adduce such evidence as they deem fit, as seen from the Order passed in W.P.No.16029/1991, which is referred in **SI No.33 of II Para.**

As per order passed in W.P.No.16029/1991, the Land Tribunal Shidlaghatta Taluk Kolar District has taken the case for fresh enquiry in LRM 63/1975-76 application filed by Mullur Muniyappa since dead represented by his daughter Muniyamma W/o Venkataramanappa against G.T.Narayanaswamy since dead represented by his son 1.Nagaraj, 2.Parimala W/o.Bhaskareshwar, 3.S.R.Diwakareshwar, 4.S.R.Vijayeshwar, 5.S.R.Prabhakar and 6.S.R.Krishnamurthy (LRS of J.T.Narayanaswami). On examination of evidence and records it is ordered that Late Malluru Muniyappa is occupant under Section 48(A) (1) of Karnataka Land Reforms Act for property bearing Sy.No.20 measuring 2 acres 36 guntas and as per Section 45 on death of Muniyappa, his legal heir, daughter Muniyamma is declared as occupant of the said property, as seen from the Order passed in LRM 63/1975-76, which is referred in **SI No.34 of II Para.**

1.Pramila W/o Bhaskareshwar Rao, 2.S.R.Diwakareshwara S/o S.B.Rama Rao, 3.S.R.Vijayeshwara Rao, 4.S.R.Prabhakar S/o S.R.Prabhakar S/o S.B.Ramarao and 5.S.R.Krishnamurthy (Petitioners) have then filed Writ Petition No.35092/1999 in the High Court of Karnataka Bangalore against 1.The State Of Karnataka by its Secretary, 2.The Land Tribunal, 3.Muniyamma W/o Venkataramanappa, 4.Venkataramanappa S/o Narayanappa and 5.Nagaraj (Respondents) to quash the order bearing ANN-F dated 20.02.1990 by Respondents No.2, and it is ordered to set aside and the matter is remanded to the tribunal for fresh disposal in accordance with law, which is referred in **SI No.35 of II Para.**

The Order passed in LRM.63/1975-76, on directions given in WP.35092/1999 by the Court of Land Tribunal Reforms in petition filed by 1.Pramila, 2.S.R.Diwakareshwarrao, 3.S.R.Vijayeshwar Rao, 4.S.R.Parbhakar Rao and 5.S.R.Krishna Murthy against 1.Muniyamma, Venkataronappa and Nagaraj, wherein, it is ordered that on death of Late Malluru Muniyappa, the property bearing Sy.No.20 measuring 2 acres 36 guntas is transferred to his daughter Muniyamma and she is confirmed as the owner of the said property, which is referred in **SI No.36 of II Para.**

The Form 10, certificate of Registration of tenant as an occupant under section 55 (I) of Karnataka Land Reforms Act issued by Tahsildar to register Muniyamma, as occupant of the land in Sy.No.20 measuring 2 acres 36 guntas, is referred in **Sl No.37 of II Para.**

The RTC's for the period from 1980-81 to 2015-16 in the name of Narayanaswami S/o Tayappa Jangamakote for Sy.No.20/2 measuring 2 acres 36 guntas (RR 184), before confirmation of occupancy rights in favour of Muniyamma, is referred in **Sl No.38 of II Para.**

As per order passed in LRM 63/1975-76 dated 10.12.2015, the khatha for Sy.No.20/2 measuring 2 acres 36 guntas was transferred in the name of Muniyamma, as seen from the Mutation Extract bearing No.H5/2016-17 and RTC's for the period from 2016-17 and 2017-18 stands in the name of Muniyamma D/o Late Muniyappa, which are referred in **Sl No.39 and 40 of II Para.**

1.Pramila W/o Late S.R.Bhaskareshwara Rao, 2.Diwakarashwara S/o Late S.B.Rama Rao, 3.S.R.Vijayeshwara Rao, 4.S.R.Prabhakar Rao and 5.S.R.Krishna Murthy have filed W.P.Nos.34035-34039/2016 in the High Court of Karnataka Bangalore against 1.The State of Karnataka, 2.The Land Tribunal, 3.Muniyamma, 4.Nagaraj S/o Late J.T.Narayanaswamy, 4.Anasuyamma D/o Late Venkataramanappa, Narayanamma V D/o Late Venkataramanappa, 6.Sarojamma V D/o Late Venkataramanappa, 7.Yashodamma V D/o Late Venkataramanappa, 8.Latha W/o Late Muniraju.V, 9.Megha.M.D/o Muniraju V, 10.Madhukumar.M D/o Late Muniraju V, 11.Saundamma V D/o Venkataramanappa, 12.Anasuyamma D/o Venkataramanappa, 13.Thulasamma V D/o Venkataramanappa, 14.Neelamma V, 15.Chinnamma V D/o Venkataramanappa, 16.Nagamma.V D/o Venkataramanappa, 17.Varalakshmi V D/o Venkataramanappa, 18.Manjula V D/o Venkataramanappa, 19.Krishnaveni V D/o Venkataramanappa for quashing the order dated 10.12.2015 passed in LRM No.63/1975-76, to set-aside the MR No.H4 dated 26.09.2018 which was effected by virtue of the order dated 17.09.2018 passed by the Thasildhar in R.R. (D) CR 72/2017-18, as seen from the W.P.Nos.34035-34039/2016, which is referred in **Sl No.41 of II Para.** *The W.P.Nos.34035-34039/2016 is pending disposal, hence Final order in W.P.Nos.34035-34039/2016 has to be obtained.*

Muniyamma has died on 08.03.2016, as seen from her Death Certificate issued by Chief Registrar of Birth and death, which is referred in **Sl No.42 of II Para.**

The Family Tree of Late Venkataramanappa issued by Deputy Tahsildar showing that, late Muniyamma is his wife and their legal heirs are :

1.Narayanamma, 2.Sarojamma, 3.Late.Yashodamma, 4.Late Muniraju and his wife Latha and their legal heirs Meghashree and Madhukumar.

5.Sunandamma, 6.Anasuyamma, 7.Tulasamma, 8.Neelamma, 9.Radhamma, 10.Nagarathnamma, 11.Varalakshmi, 12.Manjula and 13 Krishnaveni, is referred in **Sl No.43 of II Para.**

The Mutation Extract bearing No. H4/2018-19 in the names of Narayanamma D/o Late Muniyamma, Sarojamma D/o Late Muniyamma, Yashodamma D/o

Late Muniyamma, Latha W/o Late Muniraju, Sunandamma, Anusuyamma D/o Muniyamma, Tulasamma D/o Late Muniyamma, Neelamma D/o Muniyamma, Radhamma D/o Late Muniyamma, Nagarathnamma D/o Late Muniyamma, Varalakshmi D/o Late Muniyamma, Manjula D/o Late Muniyamma and Krishnaveni D/o Late Muniyamma AND RTC's for the period from 2018-19 to 2021-22 for Sy.No.20/2 measuring 2 acres 36 guntas, as per order in RRTD CR 72/2017-18 dated 17.09.2018, are referred in **Sl No.44 and 45 of II Para.**

Yashodamma and her husband Rajanna have passed away, as seen from Death Certificate of Rajanna husband of Yashodamma issued by Chief Registrar of Birth and Death confirming that date of Death on 12.06.2022 and Death Certificate for Yashodamma W/o Late Rajanna issued by Chief Registrar of Birth and Death confirming that date of Death on 10.12.2022, are referred in **Sl No.46 and 47 of II Para.**

The Family Tree of Late Rajanna issued by Deputy Thasildar confirming that his wife is Late Yashodamma, and their legal heirs viz Jayalakshmi, Krishnamurthy.R, Narayanaswami.R and Jyoti R, is referred in **Sl No.48 of II Para.**

The Order in RRT (D) CR:127/2022-23 in petition filed by 1.Narayanaswamy S/o Late Yashodamma, 2.Jayalakshmi D/o Late Yashodamma, 3.Krishnamurthy K.B. S/o Late Yashodamma against Diwakarshwar.S.R, wherein the khatha is transferred in the name of legal heirs of Yashodamma as per proceedings No.22/2022-23 and MR No.H15/2022-23 for Sy.No.20/2 measuring 2 acres 36 guntas, subject to Final Order to be passed in W.P.Nos.34035-34039/2016, is referred in **Sl No.49 of II Para.**

The Mutation Extract bearing No.T7/2022-23 and RTC's for the period from 2022-23 in the name of Narayanamma D/o Late Muniyamma, Sarojamma D/o Late Muniyamma, Jayalakshmi R D/o Late Yashodamma, Krishnamurthy S/o Late Yashodamma, Narayanaswami S/o Late Yashodamma, Jyoti R D/o Yashodamma, Lata W/o Late Munitaju, Sunandamma, Anusuyamma D/o Late Muniyamma, Tulasamma D/o Late Muniyamma, Lellamma D/o Late Muniyamma, Radhamma D/o Late Muniyamma Nagarathnamma D/o Late Muniyamma, Varalakshmi D/o Late Muniyamma, Manjula D/o Late Muniyamma and Krsihnaveni D/o Late Muniyamma for Sy.No.20/2 measuring 2 acres 36 guntas, as per order in RRTDisp/46/2023 dated 28.03.2023, are referred in **Sl No.50 and 51 of II Para.**

The Endorsement issued by Assistant Commissioner Chickballapura confirming that there are no proceedings pending under PTCL Act over Sy.No.20/2 measuring 2 acres 36 guntas, is referred in **Sl No.52 of II Para.**

The Nil Tenancy Certificate issued by Tahsildar for Sy.No.20/2 measuring 2 acres 36 guntas confirming that there is no tenancy claims under 2, 7, 7A of KLR Act, is referred in **Sl No.53 of II Para.**

1.Narayanamma D/o Late Muniyamma, 2.Sarojamma D/o Late Muniyamma, 3.Jayalakshmi.R D/o Late Yashodamma, 4.Krishnamurthy.R S/o Late

Yashodamma, 5.Narayanaswamy.R S/o Late Yashodamma, 6.Jyothi.R D/o Late Yashodamma, 7.Latha.N W/o Late Munirajau.V, 8.Meghashree.M D/o Late Muniraju.V, 9.Madhukumar.M S/o Late Muniraju.V, 10.Sunandamma D/o Late Muniyamma, 11.Anusuyamma D/o Late Muniyamma, 12.Thulasamma D/o Late Muniyamma, 13.Neelamma @ Leelamma D/o Late Muniyamma, 14.Radhamma D/o Late Muniyamma, 15.Nagarthnamma D/o Late Muniyamma, 16.Varalakshmi.V D/o Late Muniyamma, 17.Manjula D/o Muniyamma and 18.Krishnaveni D/o Krishnaveni D/o Late Muniyamma have entered into Registered Agreement to sell without possession bearing Doc.No.923/2023-24 WITH Loksha.M, to sell land bearing Sy.No.20/2 measuring 2 acres 36 guntas, is referred in **Sl No.54 of II Para.**

1.Narayanamma D/o Late Muniyamma, 2.Sarojamma D/o Late Muniyamma, 3.Jayalakshmi.R D/o Late Yashodamma, 4.Krishnamurthy.R S/o Late Yashodamma, 5.Narayanaswamy.R S/o Late Yashodamma, 6.Jyothi.R D/o Late Yashodamma, 7.Latha.N W/o Late Munirajau.V, 8.Meghashree.M D/o Late Muniraju.V, 9.Madhukumar.M S/o Late Muniraju.V, 10.Sunandamma D/o Late Muniyamma, 11.Anusuyamma D/o Late Muniyamma, 12.Thulasamma D/o Late Muniyamma, 13.Neelamma @ Leelamma D/o Late Muniyamma, 14.Radhamma D/o Late Muniyamma, 15.Nagarthnamma D/o Late Muniyamma, 16.Varalakshmi.V D/o Late Muniyamma, 17.Manjula D/o Muniyamma 18.Krishnaveni D/o Krishnaveni D/o Late Muniyamma and 19.Anjinappa.K S/o Krishnappa have then sold Sy.No.20/2 measuring 2 acres 36 guntas in favour of 1.Loksha.M S/o Late Huchappa, 2.Muniyappa S/o Late Huchappa, 3.Nayanashree W/o Lokesh.M, 4.Rajamma W/o Muniyappa, 5.Suma.M W/o Sunilkumar.T.S and 6.Shashikala W/o Nanjegowda, through Registered Sale Deed bearing Doc.No.398/2024-25, which is referred in **Sl No.55 of II Para.**

1.Loksha.M S/o Late Huchappa, 2.Muniyappa S/o Late Huchappa, 3.Nayanashree W/o Lokesh.M, 4.Rajamma W/o Muniyappa, 5.Suma.M W/o Sunilkumar.T.S and 6.Shashikala W/o Nanjegowda, have entered into Registered Agreement to Sell bearing Doc.No.3886/2024-25 with M/s Aratt City Towers.LLP represented by Authorized Signatory Vijay Joseph Tony Antony to sell Sy.No.20/2 measuring 2 acres 36 guntas, which is referred in **Sl No.56 of II Para.**

Prabhamani W/o Late S.R.Prabhakar and Santhosh S/o Late S.R.Prabhakar have executed Registered General Power of Attorney bearing Doc.No.512/2024-25 in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao to represent them before High Court of Karnataka in W.P No.34035-34039-2016 and in R.S.A No.142/2022 for land bearing Sy.No.20/2 (Old Sy.No.20) measuring 2 acres 36 guntas, is referred in **Sl No.57 of II Para.**

1.Kaveri.K.S W/o Late Krishnamurthy S.R, 2.Karthik.S.K S/o Late Krishnamurthy Rao S.R and 3.Kavya Chandrika S.K. D/o Late Krishnamurthy Rao S.R have executed Registered General Power of Attorney bearing Doc.No.551/2024-25 in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao to represent them before High Court of Karnataka in W.P.No.34035-34039-2016 and in R.S.A No.142/2022 for land bearing

Sy.No.20/2 (Old Sy.No.20) measuring 2 acres 36 guntas, which is referred in **Sl No.58 of II Para.**

The Notarized Special Power of Attorney executed by B.L.Uma in favour of Divakara Eswara S.R @ S.R.Divakareswara Rao S/o Late S.B.Ramarao to represent them before High Court of Karnataka in W.P No.34035-34039-2016, is referred in **Sl No.59 of II Para.**

Sy.No.21 measuring 3 acres 36 guntas

The property bearing Sy.No.21 measuring 3 acres 36 guntas was previously belonging to Krishnamurthy S/o Lakshminarasappa, as his ancestral property, as seen from the RTC's for the period from 1965-66 to 1968-69, which is referred in **Sl No.60 of II Para.**

M.L.Krishnamurthy, M.K.Seetharama, M.K.Nagaraja, M.K.Gopal, M.K.Prabhakar and M.K.Subramanya have sold Sy.No.21 measuring 3 acres 36 guntas in favour of Nagamma, through Registered Sale Deed bearing Doc.No.1684/1968-69, which is referred in **Sl No.61 of II Para.**

The khatha for Sy.No.21 measuring 3 acres 36 guntas was transferred in the name of Nagamma as per Sale Deed bearing Doc.No.1684/1968-69, as seen from the Mutation Extract bearing No.197-1/1968-69 and RTC's for the period from 1968-69 to 1995-96 stands in the name of Nagamma for Sy.No.21 measuring 3 acres 36 guntas (MR No.197-1/1968-69), which are referred in **Sl No.62 and 63 of II Para.**

Namma has sold Sy.No.21 measuring 3 acres 36 guntas in favour of B.M.Krishnappa, through Registered Sale Deed bearing Doc.No.1307/1996-97, is referred in **Sl No.64 of II Para.**

The khatha for Sy.No.21 measuring 3 acres 36 guntas is transferred in the name of B.M.Krishnappa as per Sale Deed bearing Doc.No.1307/1996-97, as seen from the Mutation Extract bearing No.197-11/1996-97, which is referred in **Sl No.65 of II Para.**

B.M.Krishnappa has sold Sy.No.21 measuring 3 acres 36 guntas in favour of Krishnappa, through Registered Sale Deed bearing Doc.No.977/1997-98, which is referred in **Sl No.66 of II Para.**

The Mutation Extract bearing No.197-10/1997-98 for transfer of khatha in the name of Krishnappa for Sy.No.21 measuring 3 acres 36 guntas, as per sale deed bearing Doc.No.977/1997-98 and RTC's for the period from 1996-97 to 2000-01 in the name of Krishnappa for Sy.No.21 measuring 3 acres 36 guntas (MR No.197-10/1997-98), are referred in **Sl No.67 and 68 of II Para.**

Krishnappa has sold Sy.No.21 measuring 3 acres 36 guntas in favour of B.M.Krishnappa, through Registered Sale Deed bearing Doc.No.3117/2001-02, is referred in **Sl No.69 of II Para.**

The Mutation Extract bearing No.197-18/2001-02 in the name of B.M.Krishnappa, as per Sale Deed bearing Doc.No.3117/2001-02 and RTC's for the period from 2001-02 to 2023-24 stands in the name of B.M.Krishnappa for

Sy.No.21 measuring 3 acres 36 guntas (MR No.197-18/2001-02), are referred in **Sl No.70 and 71 of II Para.**

IV. TITLE :

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that 1.Smt.Savithamma and others, 2.Sri.Lokesh.M and others AND Sri.B.M.Krishnappa, have clear marketable title over the subject property described in Para 1.

V. POSSESSION:

On the basis of the documents scrutinized above, I certify that 1.Smt.Savithamma and others, 2.Sri.Lokesh.M and others AND Sri.B.M.Krishnappa, are in possession of the property described in Para I.

VI.ENCUMBRANCE CERTIFICATE:

On perusal of the Encumbrance Certificate referred at **Sl.No.72 to 88 of II Para**, I certify that the above property is free from all encumbrances during the period from 01.04.1968 to 06.02.2024. However EC for the period from 07.02.2024 to till date has to be obtained.

CERTIFICATE

On the basis of Photocopies of documents referred in Para II, and subject to condition of obtaining :

- 1.Final Order in W.P.No.34035-34039-2016
- 2.Registered Discharge Deed for Mortgage Deed bearing Doc.No.227/2005-06 for Sy No.21
- 3.Endorsement under PTCL Act.
- 4.Conversion certificate.
- 5.LLP Agreement of M/s Aratt City Towers LLP
- 6.EC from 01.04.2004 to till date for all survey numbers (Produced copy was information copy).
- 7.Sale Agreement entered into between M/s Aratt City Towers LLP AND B.M.Krishnappa, for Sy.No.21 measuring 3 acres 36 guntas
- 8.Verification of original title deeds and documents

I certify that, 1.Smt.Savithamma and others, 2.Sri.Lokesh.M and others AND Sri.B.M.Krishnappa, have clear marketable title over the property described in Para I and their title to the same is legally clear, valid and marketable.

D & M LAW ASSOCIATES