

Ref:DMLA:PVT:PRO:01.11.2022

23.09.2025

To,
M/s. Neighbourhood Estates,
Bangalore

Sub: Legal Scrutiny Report of title deeds and documents pertaining to all the piece and parcel of the property bearing converted Sy.No.4/1, 4/2, 4/3 & 4/4, old Sy.No.4 PID No.150200401601630081, measuring 26,508.82 sq mtrs, situated at Bommanahalli Village, Bidarahalli Hobli, Bangalore East Taluk,

I. DESCRIPTION OF THE PROPERTY:

All the piece and parcel of the property bearing Sy.No.4/1, 4/2, 4/3 & 4/4, old Sy.No.4, PID No.150200401601630081, measuring 26,508.82, situated at Bommanahalli Village, Bidarahalli Hobli, Bangalore East Taluk and bounded as follows :

Sy.No.4/1 measuring 01 acre 21 guntas

East by : Property bearing Sy.No.4/2
West by : Road,
North by : Property bearing Sy.No.4/2, 5, 6 & 27
South by : Property bearing Sy.No.4/4

Sy.No.4/2 old Sy.No.4 measuring 1 acre 1.8 guntas

East by : Property bearing Sy.No.4/3
West by : Road and Sy.No.4/1, 27, 28,
North by : Property bearing Sy.No.30
South by : Property bearing Sy.No.4/4

Sy.No.4/3 old Sy.No.4 measuring 2 acre 01 guntas

East by : Road Property bearing Sy.No.4/4
West by : Property bearing Sy.No.4/2
North by : Property bearing Sy.No.30, 34
South by : Property bearing Sy.No.4/4

Sy.No.4/4, old Sy.No.4 measuring 4 acre 23.08 guntas

East by : Property bearing Sy.No.4/5 land
West by : Road and Halla
North by : Property bearing Sy.No.35 & 4/1, 4/2, 4/3
South by : Property bearing Sy.No.6

K.R. Manjula



II LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO COPIES) :

Sl. No	Date	Description of documents	Original/ copy
1.	29.11.1972	Order passed in VOA(A) 214/1968-69, wherein 1.N.Shamanna, 2.Seenappa and 3.Narasimha Murthy have filed an application before In The Court of Assistant Commissioner Doddaballapura Sub-Division, Bangalore, seeking re-grant of land bearing Sy.No.4 measuring 9 acre 12 guntas, accordingly the application is allowed and Sy.No.4 measuring 9 acre 12 guntas along with other properties were re-grant in favour of N.Shamanna (S/o Narasappa) with condition that he should not alienate the lands without prior approval of this office	Photocopy
2.	Nil	RR No.14 in the name of Shamanna (S/o Narasappa) for Sy.No.42	Photocopy
3.	22.05.1972	Certified copy of registered partition deed bearing doc.No.1049/1972-73 entered into between N.Shamanna and his brother N.Seenappa Wherein Sy.No.4 measuring 4 acre 8½ guntas and 15 guntas allotted to N.Shamanna and Sy.No.4 measuring 4 acre 8½ guntas and 15 guntas allotted to N.Seenappa	Photocopy
4.	Nil	RTC for the period from 1974-75 to 1979-80 in the name of N.Shamanna for Sy.No.4 measuring 4 acre 23½ guntas In the name of N.Seenappa for Sy.No.4 measuring 4 acre 23½ guntas	Photocopy
5.	17.10.2022	Affidavit sworn by G.L.Manjunath, stating that 1.G.S.Narayanarao, 2.G.S.Krishnamurthy 3.late G.S.Lakshminarayana his wife Vijayalakshamma, and children G.L.Latha, G.L.Usha, Roopa Girija and Manjunath 4.G.S.Sathyanarayana, 5. G.S.Ramaiah and 6.G.S.Anjanamurthy are children of late Seenappa and late Achamma	Photocopy
6.	26.11.1979	Certified copy of registered partition deed bearing doc.no.1629/1979-80 entered into between N.Seenappa and his children 1.G.S.Narayanarao, 2.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.Ramaiah, 6.G.S.Anjanamurthy Wherein Sy.No.4 measuring 01 acre 21 guntas was allotted to G.S.Narayana Rao Sy.No.4 measuring 01 acre 21 guntas was allotted to Lakshminarayana and Sy.No.4 measuring 01 acre 21 guntas was allotted to Anjanamurthy	Photocopy
7.	Nil	Mutation register bearing M R No:1/1983-84 in the name of	Photocopy



		G S Narayanarao (S/o Seenappa for Sy.No.4 measuring 01 acre 21 guntas In the name of Lakshminarayan (S/o Seenappa) for Sy.No.4 measuring 01 acre 21 guntas In the name of Anjanamurthy (S/o Seenappa) for Sy.No.4 measuring 01 acre 21 guntas On the basis of registered partition deed bearing doc.No.1629/1979-80	
8.	23.06.2018	Death Certificate of N Shamanna issued by Chief Registrar of Birth and Death, who has died on 22.07.1991	Photocopy
9.	23.06.2018	Death Certificate of N Seenappa, issued by Chief Registrar of Birth and Death, who has died on 28.08.1991	Photocopy
10.	25.04.1998	Order passed in RRT(1)CR 88:97-98, passed by Special Tahasildhar, petition filed for entry of occupant name in column No.12(2) of RTC for Sy.No.4 measuring 9 acre 07 guntas of Bommanahalli Village for the year 1984-85, accordingly the petition is allowed and directed to Village Accountant to enter the name of G.S.Narayanarao, G.S.Lakshminarayana and Anjanamurthy as khathedar of Sy.No.4 measuring 4 acre 23 ½ guntas in column No.12(2)	Photocopy
11.	Nil	RTC for the period from 1988-89 to 1994-95 for Sy.No.4 in the name of N Shamanna measuring 4 acre 23½ guntas and In the name of G.S.Narayana Rao measuring 01 acre 21 guntas In the name of G.S.Lakshminarayana measuring 01 acre 21 guntas and In the name of G.S.Anjanamurthy measuring 01 acre 21 guntas (MR No.1/1983-84)	Photocopy
12.	06.12.2001	Official Memorandum bearing No.15/INM/99. Issued by Government of Karnataka, for giving some clarification for prohibited land,	Photocopy
13.	10.01.2002	Rectification order passed by Deputy Commissioner, rectifying the Memorandum No.15/INM/99, dated 06.12.2001, for adding of even later (Nantharavu) and removing of whether (embudannu)	Photocopy
14.	17.10.2022	Affidavit sworn by Subbaramaiah, stating that 1.G.S.Subbaramaiah his children G.S.Dinesh Babu, Arunchandrashekar, G.S.Umashankar 2.late Nagaraju 3.Sulochanamma 4.late Neelamma, 5.G.S.Saraswathamma 6.G.S.Rajalakshmi @ Rajamma (Sl.No.1 to 6 are children of late Shamanna)	Photocopy
15.	14.02.2007	Death Certificate of N Narasimhamurthy (S/o Narasappa) issued by Chief Registrar of Birth and Death, who has died on 11.01.1998	Photocopy
16.	22.06.2018	Death Certificate of Sundaramma (W/o late Shamanna) issued by Chief Registrar of Birth and Death who has died on 04.08.2008	Photocopy
17.	15.02.2010	Death Certificate of Nagaraja(S/o late Shamanna) issued by Chief Registrar of Birth and Death, who has died on 17.11.2009	Photocopy



18.	30.04.2004	MR No.18/2003-04 in the name of Sundaramma and her children G.S.Subbaramaiah and Nagaraj, on the death of Shamanna for Sy No.4 measuring 4 acre 23.08 guntas	Photocopy
19.	Nil	RTC for the period from 2003-04 to 2014-15 for Sy.No.4 In the name of Sundaramma (W/o late Shamanna), G.S.Subbaramaiah, G.S.Nagaraj measuring 4 acre 23.08 guntas (MR No.18/2003-04) In the name of Lakshminarayana measuring 01 acre 21 guntas and In the name of Anjanamurthy measuring 01 acre 21 guntas (M R No.1/1983-84)	Photocopy
20.	28.09.2015	Order passed in RA:(BE)No.137/2015-16, wherein G.S.Narayana Rao has preferred an appeal before In the Court of The Assistant Commissioner, Bangalore North Sub-Division against 1.The Tahsildar, 2.The Revenue Inspector, 3.G S Subbaramaiah, 4.Nagaraja, 4a.K.V.Bhagyalakshamma, 4b.G.N.Prasanna Kumar, 4c.N.Raghavendra for seeking to set aside M R No.18/2003-04 dated 30.04.2004 in respect of the land bearing Sy.No.4 to an extent of 01 acre 21½ guntas, the appeal is allowed the impugned M R No.18/2003-04 is set aside and direct the first respondent to mutate the name of the appellant to an extent of 01 acre 21 guntas and 04 acre 23½ guntas in the name of respondent No.3 and 4(a) to (c) in respect of land bearing Sy.No.4	Photocopy
21.	07.10.2015	MR No.H6/2015-16, as per order passed in RA:(BE)No.137/2015-16, the name of G.S.Narayana Rao is added in the RTC for Sy No.4 measuring 1 acre 21 guntas along with G.S.Subbaramaiah, K.V.Bhagyamma (W/o late Nagaraj) Prasanna Kumar and Raghavendra (both are children of Nagaraj jointly for Sy No.4 measuring 4 acre 23.08 guntas	Photocopy
22.	Nil	RTC for the period from 2015-16 to 2022-23 for Sy.No.4 In the names of G.S.Narayanarao, G.S.Subbaramaiah, K.V.Bhagyamma (W/o late Nagaraj) Prasanna Kumar and Raghavendra (both are children of Nagaraj measuring 4 acre 23.08 guntas (MR No.H6/2015-16) In the name of Lakshminarayana measuring 01 acre 21 guntas In the name of Anjanamurthy measuring 01 acre 21 guntas and In the name of G.S.Narayana Rao measuring 01 acre 21 guntas (MR No.H6/2015-16)	Photocopy
23.	05.11.2018	Registered final decree passed in O.S.No.987/2018 bearing doc.No.4403/2018-19, wherein G.S.Narayana Rao (S/o late Seenappa) has filed a case against 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma) 10.Achamma (W/o late	Photocopy



		Seenappa) 11.G.S.Krishnamurthy (S/o late N Seenappa) 12.G.S.Sathyanarayana (S/o late N Seenappa) 13.Lakshminarayana (S/o late Seenappa) 14.G.S.Ramaiah (S/o late N Seenappa) 15.G.S.Anjanamurthy (S/o late Seenappa) Suit for ; Direct the defendants to execute the rectification deed pertaining to register partition dated 22.05.1972 as agreed by them in the aforesaid suits, petitions, agreement / compromise petition dated 20.07.2015 in case the defendants fails to execute the rectification deed pertaining to partition deed dated 22.05.1972 as agreed by them in the aforesaid agreements in favour of plaintiff, kindly appoint any court officer to execute the rectification deed of partition deed in respect of partition deed dated 22.05.1972 The suit is compromised, the compromise decree shows Sy.No.4 measuring 9 acres 07 guntas was already partitioned between parties and one portion of Sy.No.4 measuring 4 acres 23 ½ guntas was allotted to Defendants 1-5 and the same shall belong and dealt by them without any objection from rest of the parties to the compromise petition.	
24.	05.11.2018	Registered final decree passed in O.S.No.987/2018 bearing doc.No.4404/2018-19, wherein G.S.Narayana Rao (S/o late Seenappa) has filed a case against 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma) 10.Achamma (W/o late Seenappa) 11.G.S.Krishnamurthy (S/o late N Seenappa) 12.G.S.Sathyanarayana (S/o late N Seenappa) 13.Lakshminarayana (S/o late Seenappa) 14.G.S.Ramaiah (S/o late N Seenappa) 15.G.S.Anjanamurthy (S/o late Seenappa) Suit for ; Direct the defendants to execute the rectification deed pertaining to register partition dated 22.05.1972 as agreed by them in the aforesaid suits, petitions, agreement / compromise petition dated 20.07.2015 in case the defendants fails to execute the rectification deed pertaining to partition deed dated 22.05.1972 as agreed by them in the aforesaid agreements in favour of plaintiff, kindly appoint any court officer to execute the rectification deed of partition deed in respect of partition deed dated 22.05.1972 The suit is compromised, as per compromised decree Sy.No.4 measuring 4 acres 23 ½ guntas (out of 9 acre 7 guntas) along with other properties were jointly allotted to 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N	Photocopy



		Shamanna) 8.G.S.Rajamma (D/o late N Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma).	
25.	05.07.2019	Compromise decree passed in O.S.No.459/2019, suit filed by 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) has filed a case against G.S.Narayana Rao and G.S.Ramaiah (both are sons of Seenappa) Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and 2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7th share each over the schedule properties The suit is compromised, and the compromise shall be read as a Deed of Rectification to the Partition deed dated 26.11.1979 bearing doc No.1629/79-80 Wherein Sy.No.4 of Bommenahalli Village property, measuring 01 acre 1½ guntas out of total extent 4 acre 23 ½ Guntas is allotted to Lakshminarayana (S/o late Seenappa) Sy no.4 measuring 01 acre 21 guntas out of total extent 4 acre 23 ½ was allotted to Sri.G.S.Narayana Rao (S/o late Seenappa) Sy no.4 measuring 02 acre 01 guntas out of total extent 4 acre 23 ½ guntas was allotted to Sri.G.S.Anjana Murthy (S/o late Seenappa)	Photocopy
26.	05.07.2019	Un registered final decree passed in O.S.No.459/2019, wherein 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) has filed a case against G S Narayana Rao and G S Ramaiah (both are sons of Seenappa) Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated	Photocopy



		26.11.1979 in respect of the plaint schedule properties and 2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7 th share each over the schedule properties The suit is compromised, as per compromise petition, Wherein Sy.No.4 of Bommenahalli Village property, measuring 01 acre 1½ guntas out of total extent 4 acre 23 ½ Guntas is allotted to Lakshminarayana (S/o late Seenappa)	
27.	05.07.2019	Un registered final decree passed in O.S.No.459/2019, wherein 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) has filed a case against G S Narayana Rao and G S Ramaiah (both are sons of Seenappa) Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and 2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7 th share each over the schedule properties The suit is compromised, as per compromise petition, Wherein Sy.No.4 of Bommenahalli Village property, measuring 1 acre 21 Guntas is allotted to G.S.Narayanarao (S/o late Seenappa)	Photocopy
28.	05.07.2019	Un registered final decree passed in O.S.No.459/2019, wherein 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) has filed a case against G S Narayana Rao and G S Ramaiah (both are sons of Seenappa) Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and 2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7 th share each over the schedule properties The suit is compromised, as per compromise petition,	Photocopy



		Wherein Sy.No.4 of Bommenahalli Village property, measuring 02 acre 1 guntas is allotted to G.S.Anjanamurthy (S/o late Seenappa)	
29.	08.02.2024	Registered GPA bearing doc No.288/2023-24 executed by 1.Sri.G.S.Anjana Murthy, 2.Master.Vasista.A in favour of M/s.Neighbourhood Estates represented by its partners Sri.S.Pradeep and Sri.J.Manohar Naidu to deal with Sy no.4 measuring 02 acre 01 guntas out of total extent 4 acre 23 ½ guntas	Photocopy
30.	Nil	Hissa Mojini extract for Sy No.4, shows phodi of Sy No.4 as 4/I measuring 1 acre 23 ½ guntas in the name of Srinivas Murthy S/o.G.S.Narayana Rao, 4/II measuring 1 acre 02 ½ guntas in the name of G.L.Manjunath S/o.G.S.Lakshmi Narayana, 4/III measuring 02 acre 01 guntas out of total extent 4 acre 23 ½ guntas in the name of Sri.G.S.Anjana Murthy (S/o late Seenappa) 4/III measuring 4 acre 23 ½ guntas out of total extent 9 acre 12 guntas in the names of 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj)	Photocopy
31.	12.01.2022	Registered Release deed bearing doc.No.5135/2022-23 executed by G.S.Narayana Rao in favour of Sri.Srinivas Murthy (S/o.G.S.Narayana Rao) Smt.Prabhavathi (D/o.G.S.Narayana Rao), Smt.N.Shailaja D/o.G.S.Narayana Rao Wherein he has released Sy No.4 measuring 1 acre .21 guntas in favour of his son Sri.Srinivas Murthy	Photocopy
32.	16.09.2023	Final decree passed in O.S.No.1752/2022(old No.987/2018) wherein G.S.Narayana Rao (S/o late Seenappa) has filed a case against 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N.Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma) 10.Achamma (W/o late Seenappa) 11.G.S.Krishnamurthy (S/o late N.Seenappa) 12.G.S.Sathyanarayana (S/o late N.Seenappa) 13.Lakshminarayana (S/o late Seenappa) since deceased rep by his LRS 13a.Vijayalakshmi, 13b.Latha.G.L, 13c.L.Usha, 13d.Roopa, 13e.Girija, 13f.Manjunath.G.L. 14.G.S.Ramaiah (S/o late N Seenappa) 15.G.S.Anjanamurthy (S/o late Seenappa), Wherein Sy.No.4 measuring 4 acre 23½ guntas was allotted to 13a.Vijayalakshmi, 13b.Latha.G.L, 13c.L.Usha, 13d.Roopa, 13e.Girija, 13f.Manjunath.G.L. and 15.G.S.Anjanamurthy (S/o late Seenappa)	Photocopy



33.	28.02.2024	Registered GPA bearing doc No.317/2023-24 executed by 1.Sri.G.S.Subba Ramaiah, 2.Sri.G.S.Umashankar, 3.Master.Advik G.U, 4.Smt.K.V.Bhagyalakshamma, 5.Sri.G.N.Prasanna Kumar, 6.Ms.Samhitha.P, 7.Sri.Raghavendra.N, 8.Smt.Suma.N in favour of M/s.Neighbourhood Estates represented by its partners Sri.S.Pradeep and Sri.J.Manohar Naidu to deal with Sy no.4 measuring 04 acre 23.08 guntas out of total extent 9 acre 07 guntas	Photocopy
34.	20.09.2023	Registered sale agreement bearing doc.No.4573/2023-24 entered into between 1.Srinivasamurthy(S/o.G.S.NarayanaRao) 2.N.Pushpalatha, 3.Kum.Pallavi, 4.Kum.S.Nithyashree, 5.Vijayalakshmi (W/o late Lakshminarayana.G.S) 6.G.L.Latha, 7.Usha.L, 8.Roopa, 9.Girija.G.L. 10.Manjunatha,G.L(S/o late Lakshminarayana G.S) and 11.Anjanajurthy with S.Pradeep for Sy.No.4 measuring 01 acre 21 guntas and Sy.No.4 measuring 01 acre 1½ guntas and Sy.No.4 measuring 02 acre 01 guntas	Photocopy
35.	22.09.2023	Registered sale agreement bearing doc.No.4701/2023-24 entered into between G.S.Subbaramaiah, 2.G.S.Dinesh Babu, 3.D.Prajwal 4.G.S.Umashankar, 5.Arunavathi, 6.K.V.Bhagyalakshamma, 7.G.N.Prasannakumar, 8.G.N.Raghavendra, 9.N.Suma with S.Pradeep for Sy.No.4 measuring 4 acre 23½ guntas.	Photocopy
36.	08.02.2024	Registered GPA bearing doc.No.287/2023-24 executed by 1.Srinivasamurthy(S/o.G.S.NarayanaRao) 2.N.Pushpalatha, 3.Kum.Pallavi, 4.Kum.S.Nithyashree in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4 measuring 01 acre 21 guntas	Photocopy
37.	07.10.2022	Affidavit sworn by Manjunath.G.L, stating that 1.G.L.Latha, 2.Usha.L, 3.Roopa, 4.Girija.G.L, 5.Manjunatha.G.L are children of late .S.Lakshminarayana and Vijayalakshmi,	Photocopy
38.	08.02.2024	Registered GPA bearing doc.No.289/2023-24 executed by 1.Vijayalakshmi (W/o late Lakshminarayana.G.S) 2.G.L.Latha, 3.Usha.L, 4.Roopa, 5.Girija.G.L. 6.Manjunatha,G.L(S/o late Lakshminarayana G.S). 7.Master Vishruth since minor by his father Manjunatha.G.L in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4 measuring 01 acre 2½ guntas	Photocopy
39.	31.05.2024	Registered sale deed bearing doc.No.1321/2024-25 executed by 1.Srinivasamurthy(S/o.G.S.NarayanaRao) 2.N.Pushpalatha, 3.Kum.Pallavi, 4.Kum.S.Nithyashree rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu in favour of 1.M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4/1 old Sy.No.4 measuring 01 acre 21 guntas	Photocopy
40.	11.06.2024	Mutation register bearing MR No.H48/2023-24 in the name of M/s.Neighbourhood Estates for Sy.No.4/1 measuring 01 acre 21 guntas, on the basis of Registered sale deed bearing doc.no. 1321/2024-25	Photocopy



41.	Nil	RTC for the year of 2024-25 in the name of M/s.Neighbourhood Estates for Sy.No.4/1 measuring 01 acre 21 guntas (MR No.H48/2023-24)	Photocopy
42.	31.05.2024	Registered sale deed bearing doc.No.1325/2024-25 executed by 1.Vijayalakshmi (W/o late Lakshminarayana.G.S) 2.G.L.Latha, 3.Usha.L, 4.Roopa, 5.Girija.G.L. 6.Manjunatha,G.L(S/o late Lakshminarayana G.S). 7.Master Vishruth since minor by his father Manjunatha.G.L rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu in favour of 1.M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4/2 old Sy.No.4 measuring 01 acre 1½ guntas and ¾ guntas of kharab	Photocopy
43.	11.06.2024	Mutation register bearing MR No.H46/2023-24 in the name of M/s.Neighbourhood Estates for Sy.No.4/2 measuring 01 acre 1½ guntas, on the basis of Registered sale deed bearing doc.no. 1325/2024-25	Photocopy
44.	Nil	RTC for the year of 2024-25 in the name of M/s.Neighbourhood Estates for Sy.No.4/2 measuring 01 acre 1½ guntas and ¾ guntas of kharab (MR No.H46/2023-24)	Photocopy
45.	31.05.2024	Registered sale deed bearing doc.No.1324/2024-25 executed by G.S.Anjanamurthy 2.Master Vasista.A since minor rep by his father G.S.Anjanamurthy rep by their GPA holder their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu in favour of 1.M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4/3 old Sy.No.4 measuring 02 acre 01 guntas	Photocopy
46.	11.06.2024	Mutation register bearing MR No.H47/2023-24 in the name of M/s.Neighbourhood Estates for Sy.No.4/3 measuring 02 acre 01 guntas, on the basis of Registered sale deed bearing doc.no. 1324/2024-25	Photocopy
47.	Nil	RTC for the year of 2024-25 in the name of M/s.Neighbourhood Estates for Sy.No.4/3 measuring 02 acre 01 guntas (MR No.H47/2023-24)	Photocopy
48.	16.05.2024	Registered sale deed bearing doc.no.958/2024-25 executed by 1.G.S.Subramaiah 2.G.S.Umashankar, 3.Master Advik.G.U, since minor rep by his father G.S.Umashankar, 4.K.V.Bhagyalakshamma 5.PrasannaKumar.G.N, (Sl.No.1 to 5 are legal heirs of late N.Shamanna) 6.Samhitha.P, 7.Raghavendra.N, 8.Suma.N, 9.G.S.DineshBabu, 10.Prajwal.D, 11.Arunavathi @ Aruna Chandrashekar, Sl.No.1 to 8 are rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4/4 old Sy.No.4 measuring 4 acre 23.08 guntas	Photocopy
49.	26.06.2024	Mutation register bearing MR No.H53/2023-24 in the name of M/s.Neighbourhood Estates for Sy.No.4/4 measuring 4 acre 23.08 guntas, on the basis of Registered sale deed bearing doc.no.958/2024-25	Photocopy
50.	Nil	RTC for the year of 2024-25 in the name of	Photocopy



		M/s.Neighbourhood Estates for Sy.No.4/3 measuring 4 acre 23.08 guntas (MR No.H53/2023-24)	
51.	06.06.2024	Registered confirmation deed bearing doc.No.1537/2024-25 executed by Chandrashekariah(S/o late Rudrappa) and his children 2.Preethi.B.C, 3.Pruthvik.B.C, 4.Bharathi.N(W/o late Shashikumar) 5.Rakhesh.B.S.(S/o Shashikumar) 6.Arunesh.N.(S/o Nanjunadappa and late Siddagangamma) in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4/4 old Sy.No.4 measuring 4 acre 23½ guntas Whereas the predecessor of the first party namely Rudrappa has filed a declaration in Form-VII in bearing No.LRF/(BHI)/299/1974-75, claiming occupancy rights of above said property against N.Shamanna, the said Form 7 is rejected by Land Tribunal, as per the order dated 10.05.1979 and subsequently the aforesaid Rudrappa challenged the said order before of the Hon'ble High Court of Karnataka in W.P.No.11340/1979 the said Writ Petition was allowed on 08.11.1981 on the technical ground the matter was reminded to the trial court for fresh enquiry, after death of Rudrappa his legal heirs have filed writ petition, whereas the High Court has given direction to the Special Tahasildar or Assistant Commissioner Bangalore to hear the parties conduct fresh enquiry and pass suitable order, the land tribunal has re-instead the LRF(B)BHI /299/1974-75 and issued notice to the G.S.Subbaramaiah, Subbaramaiah and others have sold the property in favour of second party in pendency of the suit the second party have approached the first party to amicable settlement to give up their claims over the said property and first party have agreed to withdraw their claims of occupancy rights of above said property and first party have executed this confirmation deed in favour of second party and first party declare that the second party are absolute owners in possession and enjoyment of the said property and confirming the registered sale deed bearing doc.No.958/2024-25	Photocopy
52.	03.06.2024	Registered confirmation deed bearing doc.No.1465/2024-25 executed by Chennabasappa(S/o late Rudrappa) 2.Vijayamma, 3.Bhagyalaskhmi, 4.Manjunath.C, 5.Usha, 6.MaheshKumar.B.C, 7.Surendra.N, 8.Yashodhamma, 9.Sathish.B, 10.Kum.Hemasri, 11.Master.Supreeth since both are minors rep by their mother Geetha, 12.Prashanth.B, 13.Nikshitha.P, 14.Maste.Dheemanth since both are minor rep by their mother Rohini Prashanth, 15.Chandrakala, 16.Santhosh Kumar in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4 measuring 4 acre 23½ guntas Whereas the predecessor of the first party namely Rudrappa has filed a declaration in Form-VII in bearing No.LRF/(BHI)/299/1974-75, claiming occupancy rights of above said property against N.Shamanna, the said Form 7 is rejected by Land Tribunal, as per the order dated 10.05.1979 and subsequently the aforesaid Rudrappa	Photocopy



		challenged the said order before of the Hon'ble High Court of Karnataka in W.P.No.11340/1979 the said Writ Petition was allowed on 08.11.1981 on the technical ground the matter was reminded to the trial court for fresh enquiry, after death of Rudrappa his legal heirs have filed writ petition, whereas the High Court has given direction to the Special Tahasildar or Assistant Commissioner Bangalore to hear the parties conduct fresh enquiry and pass suitable order, the land tribunal has re-instead the LRF(B)BHI /299/1974-75 and issued notice to the G.S.Subbaramaiah, Subbaramaiah and others have sold the property in favour of second party in pendency of the suit the second party have approached the first party to amicable settlement to give up their claims over the said property and first party have agreed to withdraw their claims of occupancy rights of above said property and first party have executed this confirmation deed in favour of second party and first party declare that the second party are absolute owners in possession and enjoyment of the said property and confirming the registered sale deed bearing doc.No.958/2024-25	
53.	17.04.2024	Reconstitution deed entered into between S.Pradeep, J.Manohar Naidu, Babu Naidu.K, Ramesh Babu are called as continuing partner ArunkumareddyYakkuluri is retiring partner and Lokeshwar reddy.D is incoming partner, whereas continuation partner herein had already constitute a partnership firm in the name and style of M/s Neighbourhood estate vide partnership deed dated 16.12.2022, incoming partner herein shown interest in joining the said partnership firm as new partner.	Photocopy
54.	02.08.2024	11E Sketch for Sy.No.4/4 issued by Tahasildhar.	Photocopy
55.	08.08.2024	Official Memorandum bearing 687508, issued by Deputy Commissioner for the conversion of Sy.No.4/1 measuring 01 acre 23.04 guntas from agricultural into non-agricultural residential purpose.	Photocopy
56.	08.08.2024	Official Memorandum bearing 687509, issued by Deputy Commissioner for the conversion of Sy.No.4/2 measuring 01 acre 1.08 guntas from agricultural into non-agricultural residential purpose.	Photocopy
57.	08.08.2024	Official Memorandum bearing 687512, issued by Deputy Commissioner for the conversion of Sy.No.4/3 measuring 02 acre 01 guntas from agricultural into non-agricultural residential purpose	Photocopy
58.	05.10.2024	Official Memorandum bearing 700076, issued by Deputy Commissioner for the conversion of Sy.No.4/4 measuring 04 acre 5.08 guntas from agricultural into non-agricultural residential purpose.	Photocopy
59.	08.12.2022	Order passed in W.P No.24569/2022, wherein Writ Petition filed by 1.G.S.Subbaramaiah(S/o late N.Shamanna), 2.K.V.Bhagyalakshamma, 3.G.N.Prasanna Kumar, 4.N.Suma and 5.Raghavendra (Sl.No.2 to 5 are legal heirs of late Nagaraju) have filed Writ Petition before Hon'ble High Court of Karnataka against 1.The State of Karnataka, 2.The Land Tribunal, 3.ChannaBasappa, 4.Bhagyalakshmi,	



		5.Manjunath, 6.UshaRani, 7.Mahesh Kumar, 8.Surendra, 9.Umesh, 10.Yashodhamma, 11.Satish.B, 12.Prashanth, 13.Chandrakala, 14.SanthoshKumar, 15.Chandrashekar, 16.Preethi, 17.Pruthivik, 18.Bharathi, 19.Rakesh this writ petition is filed under Articles 226 & 227 of the Constitution of India praying to quash the entire proceeding in LRF(B) BH1/299/1974-75 pending on the file of 2 nd respondent Land Tribunal accordingly the Writ petition is allowed, the impugned order is quashed. The matter is remitted to the land Tribunal for fresh dispose in accordance with law	
60.	09.10.2024	Order passed in W.P No.26057/2024, wherein Writ Petition filed by 1.G.S.Subbaramaiah(S/o late N.Shamanna), 2.K.V.Bhagyalakshamma, 3.G.N.Prasanna Kumar, 4.N.Suma and 5.Raghavendra (Sl.No.2 to 5 are legal heirs of late Nagaraju) have filed Writ Petition before Hon'ble High Court of Karnataka against The State of Karnataka, The Land Tribunal, 3.ChannaBasappa, Bhagyalakshmi, Manjunath, UshaRani, Mahesh Kumar, Surendra, Umesh, Yashodhamma, Satish.B, Prashanth, Chandrakala, SanthoshKumar, Chandrashekar, Preethi, Pruthivik, Bharathi, Rakesh, this petition is filed seeking a Writ Mandamus against respondent 1 for re constitution of land Tribunal and to direct Respondent No.2 to depose of pending proceeding in LRF (B)BH1/299/74-75, the writ petition is disposed of: Respondent No.2 is directed to immediately take cognizance of Memo submitted by Respondent No.3 to 19 along with their Affidavit Respondent No.2 shall depose of the Form 7 application within four weeks from the date on which the Tribunal resumes its functioning.	Photocopy
61.	16.12.2024	Order passed in LRF(B)B.H.1/299/1974-75, wherein Rudrappa since deceased rep by his LRS 1.Channabasappa, 2.C.Bhagyalakshmi, 3.Manjunatha.C, 4.Usha.C, 5.Mahesh Kumar.B.C, 6.Surendra, 7.N.Aumesh @ Arunesh, 8.Yashodhamma, 9.Sathish.B, 10.Prashanth.B, 11.Chandrakala, 12.Santhosh Kumar 13.R.Chandrashekaraiyah, 14.Preethi.B.C, 15.Pruthvik 16.N.Bharathi, 17.Rakesh.B,S against N.Shamanna since deceased rep by his LRs 1.G.S.Subbaramaiah 2.K.V.Bhagyalakshamma 3.Prasanna Kumar.G.N, 4.N.Raghavendra, 5.N.Suma it is order that, The Form 7 filed by Original Applicant Rudrappa in respect of Sy.No.4 measuring 4 acres 23½ guntas is hereby rejected.	Photocopy
62.	23.05.2024	Official Memorandum, bearing No.LND(E)CR:12/2024-25, issued by Deputy Commissioner, regarding the change of rout of Nala of Sy.No.4/1, 4/2 and 4/3, as per order, the kharab land is changed as in Sy.No.4/1 measuring 2.5 guntas, Sy.No.4/2 measuring 02 guntas and 4/3 measuring 02 guntas	Photocopy
63.	17.12.2024	Registered relinquishment deed bearing doc.No.7781/2024-25 executed by M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu in favour of Government of Karnataka for portion of Sy.No.4/1	Photocopy



		measuring 2.08 guntas, 4/2 measuring 02 guntas, 4/3 measuring 02 guntas	
64.	02.04.2025	NOC issued by Karnataka State Pollution Control Board, consent of establishment (CFE) as per the provision of The Water (prevention & control of pollution) Act 1974, The Air (Prevention & control of pollution) Act 1981 to proposed Villa Development Neighbourhood Estates, Sy.No.4/1, 4/2, 4/3, & 4/4, it is valid up to 16.03.2030	Photocopy
65.	10.06.2025	Approved residential group housing (Row housing) Development Plan L.P.No.40/2024-25 issued by Hosakote Planning authority, consisting of 8 building (Ground, First and Second floor) on Sy.No.4/1 (1A 20¼G), 4/2 (1A ¼G), 4/3 (02A 01G) & 4/4(4A 5½G) totally measuring 8 acre 27½ guntas , net plot area available for development measuring 35,156.57 sq mtrs	Photocopy
66.	22.05.2025	Registered relinquishment deed bearing doc.No.2781/2025-26 executed by M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu in favour of Hosakote Planning Authority for portion of Sy.No.4/1, 4/2, 4/3 and 4/4 measuring 1758.06 sq mtrs for civic amenities	Photocopy
67.	23.05.2025	Registered relinquishment deed bearing doc.No.2782/2025-26 executed by M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu in favour of Hosakote Planning Authority for portion of Sy.No.4/1, 4/2, 4/3 and 4/4 measuring 3695.01 sq mtrs for park purpose and 3194.68 for Road purpose.	Photocopy
68.	02.07.2025	E Khatha extract Form 9 and 11A issued by Mandoor Villag Panchayath, in the name of M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu for Sy.No.4/1.4/2, 4/3 & 4/4 PID No.150200401601630081 measuring 26,508.82 sq mtrs	Photocopy
69.	17.10.2022	EC for the period from 01.04.1960 to 31.01.1986 for Sy.No.4 (1049, 1629)	Photocopy
70.	04.01.2023	Nil EC for the period from 01.02.1986 to 31.05.1989 for Sy.No.4	Photocopy
71.	18.10.2022	Nil EC for the period from 01.06.1989 to 31.03.2004 for Sy.No.4	Photocopy
72.	18.10.2022	EC for the period from 01.04.2004 to 17.10.2022 for Sy.No.4 (5135, 4404)	Photocopy
73.	17.05.2024	EC for the period from 01.04.2022 to 17.05.2024 for Sy.No.4 (4701, 4573, 5135)	Photocopy
74.	25.07.2024	EC for the period from 01.04.2004 to 25.07.2024 for Sy.No.4/1, 4/2, 4/3 & 4/4 (1537, 1465, 1321, 1325, 1324, 958, 4404)	Photocopy
75.	17.09.2025	EC for the period from 01.04.2024 to 17.09.2025 for Sy.No.4/1 (1321)	Photocopy
76.	17.09.2025	EC for the period from 01.04.2024 to 17.09.2025 for Sy.No.4/2 (1325)	Photocopy
77.	17.09.2025	EC for the period from 01.04.2024 to 17.09.2025 for Sy.No.4/3 (1324)	Photocopy
78.	17.09.2025	EC for the period from 01.04.2024 to 17.09.2025 for Sy.No.4/4 (958)	Photocopy



III FLOW OF TITLE TO THE PROPERTY:

The property Sy.No.4 measuring 9 acre 12 guntas was Shanbogh Service Inam Land. The property was regranted under case VOA(A) 214/1968-69 passed by The Court of Assistant Commissioner Doddaballapura Sub-Division, Bangalore, in favour of Original Inamdhars namely 1.N.Shamanna, 2.Seenappa and 3.Narasimha Murthy with condition that he should not alienate the lands without prior approval of this office, as seen from the Order passed in VOA(A) 214/1968-69, is referred in **Sl.No.1 of II Para.**

The RR No.14 is reflects in the name of Shamanna (S/o Narasappa) for Sy.No.42, is referred in **Sl.No.2 of II Para.**

N.Shamanna and his brother N.Seenappa have entered into registered partition deed bearing doc.No.1049/1972-73
Wherein Sy.No.4 measuring 4 acre 8½ guntas and 15 guntas allotted to N.Shamanna and
Sy.No.4 measuring 4 acre 8½ guntas and 15 guntas allotted to N.Seenappa, is referred in **Sl.No.3 of II Para.**

The RTC for the period from 1974-75 to 1979-80 is reflects in the name of N.Shamanna for Sy.No.4 measuring 4 acre 23½ guntas
In the name of N.Seenappa for Sy.No.4 measuring 4 acre 23½ guntas, is referred in **Sl.No.4 of II Para.**

An Affidavit sworn by G.L.Manjunath, stating that

- 1.G.S.Narayanarao,
- 2.G.S.Krishnamurthy
- 3.G.S.Lakshminarayana his wife Vijayalakshamma, and children G.L.Latha, G.L.Usha, Roopa Girija and Manjunath
- 4.G.S.Sathyanarayana,
5. G.S.Ramaiah and
- 6.G.S.Anjanamurthy are children of late Seenappa and late Achamma, is referred in **Sl.No.5 of II Para.**

N.Seenappa and his children 1.G.S.Narayanarao, 2.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.Ramaiah, 6.G.S.Anjanamurthy have entered into registered partition deed bearing doc.no.1629/1979-80
Wherein Sy.No.4 measuring 01 acre 21 guntas was allotted to G.S.Narayana Rao
Sy.No.4 measuring 01 acre 21 guntas was allotted to Lakshminarayana and
Sy.No.4 measuring 01 acre 21 guntas was allotted to Anjanamurthy, is referred in **Sl.No.6 of II Para.**

On the basis of registered partition deed bearing doc.No.1629/1979-80, the Mutation register bearing M R No.1/1983-84 is registered in the name of G S Narayanarao (S/o Seenappa for Sy.No.4 measuring 01 acre 21 guntas
In the name of Lakshminarayan (S/o Seenappa) for Sy.No.4 measuring 01 acre 21 guntas
In the name of Anjanamurthy (S/o Seenappa) for Sy.No.4 measuring 01 acre 21 guntas, is referred in **Sl.No.7 of II Para.**



The Death Certificate of N.Shamanna, issued by Chief Registrar of Birth and Death, who has died on 22.07.1991, is referred in **Sl.No.8 of II Para.**

The Death Certificate of N Seenappa, issued by Chief Registrar of Birth and Death, who has died on 28.08.1991, is referred in **Sl.No.9 of II Para.**

The Order was passed in RRT(1)CR 88:97-98, passed by Special Tahasildhar, whereas petition filed for entry of occupant name in column No.12(2) of RTC for Sy.No.4 measuring 9 acre 07 guntas of Bommanahalli Village for the year 1984-85, accordingly the petition is allowed and directed to Village Accountant to enter the name of G.S.Narayanarao, G.S.Lakshminarayana and Anjanamurthy as khathedar of Sy.No.4 measuring 4 acre 23 ½ guntas in column No.12(2), is referred in **Sl.No.10 of II Para.**

The RTC for the period from 1988-89 to 1994-95 for Sy.No.4 is reflects in the name of N Shamanna measuring 4 acre 23½ guntas and
In the name of G.S.Narayana Rao measuring 01 acre 21 guntas
In the name of G.S.Lakshminarayana measuring 01 acre 21 guntas and
In the name of G.S.Anjanamurthy measuring 01 acre 21 guntas (MR No.1/1983-84), is referred in **Sl.No.11 of II Para.**

The Official Memorandum bearing No.15/INM/99. Issued by Government of Karnataka, for giving some clarification for prohibited land, is referred in **Sl.No.12 of II Para.**

The Rectification order passed by Deputy Commissioner, rectifying the Memorandum, No.15/INM/99, dated 06.12.2001, for adding of even later (Nantharavu) and removing of whether (embudannu), is referred in **Sl.No.13 of II Para.**

An Affidavit sworn by Subbaramaiah, stating that
1.G.S.Subbaramaiah his children G.S.Dinesh Babu, Arunchandrashekar, G.S.Umashankar
2.late Nagaraju
3.Sulochanamma
4.late Neelamma,
5.G.S.Saraswathamma
6.G.S.Rajalakshmi @ Rajamma (Sl.No.1 to 6 are children of late Shamanna), is referred in **Sl.No.14 of II Para.**

The Death Certificate of N.Narasimhamurthy (S/o Narasappa) issued by Chief Registrar of Birth and Death, who has died on 11.01.1998, is referred in **Sl.No.15 of II Para.**

The Death Certificate of Sundaramma (W/o late Shamanna) issued by Chief Registrar of Birth and Death who has died on 04.08.2008, is referred in **Sl.No.16 of II Para.**

The Death Certificate of Nagaraja(S/o late Shamanna) issued by Chief Registrar of Birth and Death, who has died on 17.11.2009, is referred in **Sl.No.17 of II Para.**

On death of Shamanna, the khatha for Sy No.4 measuring 4 acre 23.08 guntas was transferred in the name of his wife Sundaramma and their children



G.S.Subbaramaiah and Nagaraj, as seen from the MR No.18/2003-04, is referred in **Sl.No.18 of II Para.**

RTC for the period from 2003-04 to 2014-15 for Sy.No.4 is reflects, In the name of Sundaramma (W/o late Shamanna), G.S.Subbaramaiah, G.S.Nagaraj measuring 4 acre 23.08 guntas (MR No.18/2003-04)

In the name of Lakshminarayana measuring 01 acre 21 guntas and

In the name of Anjanamurthy measuring 01 acre 21 guntas (M R No.1/1983-84), is referred in **Sl.No.19 of II Para.**

The Order was passed in RA:(BE)No.137/2015-16, wherein G.S.Narayana Rao has preferred an appeal before In the Court of The Assistant Commissioner, Bangalore North Sub-Division against 1.The Tahsildar, 2.The Revenue Inspector, 3.G S Subbaramaiah, 4.Nagaraja, 4a.K.V.Bhagyalakshamma, 4b.G.N.Prasanna Kumar, 4c.N.Raghavendra for seeking to set aside M R No.18/2003-04 dated 30.04.2004 in respect of the land bearing Sy.No.4 to an extent of 01 acre 21½ guntas, the appeal is allowed the impugned M R No.18/2003-04 is set aside and direct the first respondent to mutate the name of the appellant to an extent of 01 acre 21 guntas and 04 acre 23½ guntas in the name of respondent No.3 and 4(a) to (c) in respect of land bearing Sy.No.4, is referred in **Sl.No.20 of II Para.**

On the basis of above said order, khatha for the Sy No.4 measuring 4 acre 23.08 guntas was mutated in the name of 1.G.S.Narayana Rao, 2.G.S.Subbaramaiah, 3.K.V.Bhagyamma (W/o late Nagaraj) 3a.Prasanna Kumar and 3b.Raghavendra (both are children of Nagaraj) and in the name of G.S.Narayana Rao measuring 01 acre 21 guntas, as seen from the MR No.H6/2015-16 is referred in **Sl.No.21 of II Para.**

RTC for the period from 2015-16 to 2022-23 for Sy.No.4 is reflects In the names of G.S.Narayanarao, G.S.Subbaramaiah, K.V.Bhagyamma (W/o late Nagaraj) Prasanna Kumar and Raghavendra (both are children of Nagaraj) measuring 4 acre 23.08 guntas (MR No.H6/2015-16)

In the name of Lakshminarayana measuring 01 acre 21 guntas

In the name of Anjanamurthy measuring 01 acre 21 guntas and

In the name of G.S.Narayana Rao measuring 01 acre 21 guntas (MR No.H6/2015-16), is referred in **Sl.No.22 of II Para.**

The registered final decree was passed in O.S.No.987/2018 bearing doc.No.4403/2018-19, wherein G.S.Narayana Rao (S/o late Seenappa) has filed a case against 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma) 10.Achamma (W/o late Seenappa) 11.G.S.Krishnamurthy (S/o late N Seenappa) 12.G.S.Sathyanarayana (S/o late N Seenappa) 13.Lakshminarayana (S/o late Seenappa) 14.G.S.Ramaiah (S/o late N Seenappa) 15.G.S.Anjanamurthy (S/o late Seenappa)

Suit for ; Direct the defendants to execute the rectification deed pertaining to register partition dated 22.05.1972 as agreed by them in the aforesaid suits, petitions, agreement / compromise petition dated 20.07.2015 in case the defendants fails to execute the rectification deed pertaining to partition deed dated 22.05.1972 as agreed by them in the aforesaid agreements in favour of plaintiff,



kindly appoint any court officer to execute the rectification deed of partition deed in respect of partition deed dated 22.05.1972

The suit is compromised, as per compromise decree Sy.No.4 measuring 9 acres 07 guntas was already partitioned between parties and one portion of Sy.No.4 measuring 4 acres 23 ½ guntas was allotted to Defendants 1-5 and the same shall belong and dealt by them without any objection from rest of the parties to the compromise petition, is referred in **Sl.No.23 of II Para.**

The registered final decree was passed in O.S.No.987/2018 bearing doc.No.4404/2018-19; wherein G.S.Narayana Rao (S/o late Seenappa) has filed a case against 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma) 10.Achamma (W/o late Seenappa) 11.G.S.Krishnamurthy (S/o late N Seenappa) 12.G.S.Sathyanarayana (S/o late N Seenappa) 13.Lakshminarayana (S/o late Seenappa) 14.G.S.Ramaiah (S/o late N Seenappa) 15.G.S.Anjanamurthy (S/o late Seenappa)

Suit for ; Direct the defendants to execute the rectification deed pertaining to register partition dated 22.05.1972 as agreed by them in the aforesaid suits, petitions, agreement / compromise petition dated 20.07.2015 in case the defendants fails to execute the rectification deed pertaining to partition deed dated 22.05.1972 as agreed by them in the aforesaid agreements in favour of plaintiff, kindly appoint any court officer to execute the rectification deed of partition deed in respect of partition deed dated 22.05.1972

The suit is compromised, as per compromised decree Sy.No.4 measuring 4 acres 23 ½ guntas (out of 9 acre 7 guntas) along with other properties were jointly allotted to 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma), is referred in **Sl.No.24 of II Para.**

The Compromise decree was passed in O.S.No.459/2019, suit filed by 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) have filed a case against G.S.Narayana Rao and G.S.Ramaiah (both are sons of Seenappa)

Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and

2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7th share each over the schedule properties

The suit is compromised, and the compromise shall be read as a Deed of Rectification to the Partition deed dated 26.11.1979 bearing doc No.1629/79-80



Wherein Sy.No.4 of Bommenahalli Village property, measuring 01 acre 1½ guntas out of total extent 4 acre 23 ½ Guntas is allotted to Lakshminarayana (S/o late Seenappa)

Sy no.4 measuring 01 acre 21 guntas out of total extent 4 acre 23 ½ was allotted to Sri.G.S.Narayana Rao (S/o late Seenappa)

Sy no.4 measuring 02 acre 01 guntas out of total extent 4 acre 23 ½ guntas was allotted to Sri.G.S.Anjana Murthy (S/o late Seenappa), is referred in **Sl.No.25 of II Para.**

Un registered final decree passed in O.S.No.459/2019, wherein 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) have filed a case against G S Narayana Rao and G S Ramaiah (both are sons of Seenappa)

Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and

2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7th share each over the schedule properties

The suit is compromised, as per compromise petition,

Wherein Sy.No.4 of Bommenahalli Village property, measuring 01 acre 1½ guntas out of total extent 4 acre 23 ½ Guntas is allotted to Lakshminarayana (S/o late Seenappa), is referred in **Sl.No.26 of II Para.**

Un registered final decree passed in O.S.No.459/2019, wherein 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa) has filed a case against G S Narayana Rao and G S Ramaiah (both are sons of Seenappa)

Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and

2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7th share each over the schedule properties

The suit is compromised, as per compromise petition,

Wherein Sy.No.4 of Bommenahalli Village property, measuring 1 acre 21 Guntas is allotted to G.S.Narayanarao (S/o late Seenappa), is referred in **Sl.No.27 of II Para.**

Un registered final decree passed in O.S.No.459/2019, wherein 1.Achamma (W/o late Seenappa) 2.G.S.Krishnamurthy, 3.G.S.Lakshminarayana, 4.G.S.Sathyanarayana, 5.G.S.Anjan Murthy (Sl.No.2 to 5 are sons of late Seenappa)



has filed a case against G S Narayana Rao and G S Ramaiah (both are sons of Seenappa)

Seeking for 1.Direct the defendant to execute the rectification deed pertaining to the registered partition deed dated 26.11.1979 as agreed by them orally at the time of filing of compromise petition in O.S.No.987/2018 dated 20.09.2018, If defendants fail to execute rectification partition deed regarding the partition deed dated 26.11.1979 as agreed by them, kindly appoint any court officer as court commissioner to execute the rectification deed of partition deed dated 26.11.1979 on behalf of defendants to execute rectification deed in respect of partition deed dated 26.11.1979 in respect of the plaint schedule properties and

2.Direct the defendant to divide the plaint suit schedule properties equally and put the plaintiffs in possession and enjoyment of 1/7th share each over the schedule properties

The suit is compromised, as per compromise petition,

Wherein Sy.No.4 of Bommenahalli Village property, measuring 02 acre 1 guntas Guntas is allotted to G.S.Anjanamurthy (S/o late Seenappa), is referred in **Sl.No.28 of II Para.**

1.Sri.G.S.Anjana Murthy, 2.Master.Vasista.A have authorized M/s.Neighbourhood Estates represented by its partners Sri.S.Pradeep and Sri.J.Manohar Naidu to do all acts and deeds along with sale power with respect to Sy no.4 measuring 02 acre 01 guntas out of total extent 4 acre 23 ½ guntas on their behalf, as seen from the registered GPA bearing doc No.288/2023-24, is referred in **Sl.No.29 of II Para.**

Hissa Mojani extract for Sy No.4, shows phodi of Sy No.4 as 4/I measuring 1 acre 23 ½ guntas in the name of Srinivas Murthy S/o.G.S.Narayana Rao, 4/II measuring 1 acre 02 ½ guntas is in the name of G.L.Manjunath S/o.G.S.Lakshmi Narayana, 4/III measuring 02 acre 01 guntas out of total extent 4 acre 23 ½ guntas is in the name of Sri.G.S.Anjana Murthy (S/o late Seenappa) 4/III measuring 4 acre 23 ½ guntas out of total extent 9 acre 12 guntas is in the names of 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj), is referred in **Sl.No.30 of II Para.**

The registered Release deed bearing doc.No.5135/2022-23 was executed by G.S.Narayana Rao in favour of Sri.Srinivas Murthy (S/o.G.S.Narayana Rao) Smt.Prabhavathi (D/o.G.S.Narayana Rao), Smt.N.Shailaja D/o.G.S.Narayana Rao Wherein he has released Sy No.4 measuring 1 acre 21 guntas in favour of his son Sri.Srinivas Murthy, is referred in **Sl.No.31 of II Para.**

The Final decree was passed in O.S.No.1752/2022(old No.987/2018), wherein G.S.Narayana Rao (S/o late Seenappa) has filed a case against 1.G.S.Subbaramaiah (S/o late Shamanna) 2.K.V.Bhagyalakshamma (W/o late Nagaraj) 3.G.N.Prasanna Kumar 4.G.N.Raghavendra 5.N.Suma (Sl.No.3 to 5 are children of late Nagaraj) 6.Sulochanamma (D/o late Shamanna) 7.G.S.Saraswathamma (D/o late N Shamanna) 8.G.S.Rajamma (D/o late N.Shamanna) 9.Suresh (S/o late Lakshminarayana and Neelamma) 10.Achamma (W/o late Seenappa) 11.G.S.Krishnamurthy (S/o late N.Seenappa) 12.G.S.Sathyanarayana (S/o late N.Seenappa) 13.Lakshminarayana (S/o late Seenappa) since deceased rep by his LRS 13a.Vijayalakshmi, 13b.Latha.G.L, 13c.L.Usha, 13d.Roopu, 13e.Girija, 13f.Manjunath.G.L. 14.G.S.Ramaiah (S/o late N Seenappa) 15.G.S.Anjanamurthy (S/o late Seenappa) and it is decreed. as per decree Sy.No.4 measuring 4 acre 23½ guntas was allotted to G.S.Narayana Rao,



13a.Vijayalakshmi, 13b.Latha.G.L, 13c.L.Usha, 13d.Roopa, 13e.Girija, 13f.Manjunath.G.L. and 15.G.S.Anjanamurthy (S/o late Seenappa), is referred in **Sl.No.32 of II Para.**

1.Sri.G.S.Subba Ramaiah, 2.Sri.G.S.Umashankar, 3.Master.Advik G.U, 4.Smt.K.V.Bhagyalakshamma, 5.Sri.G.N.Prasanna Kumar, 6.Ms.Samhitha.P, 7.Sri.Raghavendra.N, 8.Smt.Suma.N have authroized M/s.Neighbourhood Estates represented by its partners Sri.S.Pradeep and Sri.J.Manohar Naidu to do all acts and deed along with sale power for Sy no.4 measuring 04 acre 23.08 guntas out of total extent 9 acre 07 guntas on their behalf, as seen from the registered GPA bearing doc No.317/2023-24, is referred in **Sl.No.33 of II Para.**

The registered sale agreement bearing doc.No.4573/2023-24 was entered into between 1.Srinivasamurthy(S/o.G.S.NarayanaRao) 2.N.Pushpalatha, 3.Kum.Pallavi, 4.Kum.S.Nithyashree, 5.Vijayalakshmi (W/o late Lakshminarayana.G.S) 6.G.L.Latha, 7.Usha.L, 8.Roopa, 9.Girija.G.L. 10.Manjunatha,G.L(S/o late Lakshminarayana G.S) and 11.Anjanajurthy with S.Pradeep for selling the Sy.No.4 measuring 01 acre21 guntas and Sy.No.4 measuring 01 acre 1½ guntas and Sy.No.4 measuring 02 acre 01 guntas, is referred in **Sl.No.34 of II Para.**

The registered sale agreement bearing doc.No.4701/2023-24 was entered into between 1.G.S.Subbaramaiah, 2.G.S.Dinesh Babu, 3.D.Prajwal 4.G.S.Umashankar, 5.Arunavathi, 6.K.V.Bhagyalakshamma, 7.G.N.Prasannakumar, 8.G.N.Raghavendra, 9.N.Suma with S.Pradeep for Sy.No.4 measuring 4 acre 23½ guntas, is referred in **Sl.No.35 of II Para.**

1.Srinivasamurthy(S/o.G.S.NarayanaRao) 2.N.Pushpalatha, 3.Kum.Pallavi, 4.Kum.S.Nithyashree have authorized M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu to do all acts and deed along with sale power with respect to Sy.No.4 measuring 01 acre 21 guntas on their behalf, as seen from the registered GPA bearing doc.No.287/2023-24, is referred in **Sl.No.36 of II Para.**

An Affidavit sworn by Manjunath.G.L, stating that 1.G.L.Latha, 2.Usha.L, 3.Roopa, 4.Girija.G.L, 5.Manjunatha.G.L are children of late .S.Lakshminarayana and Vijayalakshmi, is referred in **Sl.No.37 of II Para.**

1.Vijayalakshmi (W/o late Lakshminarayana.G.S) 2.G.L.Latha, 3.Usha.L, 4.Roopa, 5.Girija.G.L. 6.Manjunatha,G.L(S/o late Lakshminarayana G.S). 7.Master Vishruth since minor by his father Manjunatha.G.L have authorized M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu to do all acts and deed along with sale power with respect of Sy.No.4 measuring 01 acre 2½ guntas on their behalf, as seen from the registered GPA bearing doc.No.289/2023-24, is referred in **Sl.No.38 of II Para.**

1.Srinivasamurthy(S/o.G.S.NarayanaRao) 2.N.Pushpalatha, 3.Kum.Pallavi, 4.Kum.S.Nithyashree rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu have sold Sy.No.4/1 old Sy.No.4 measuring 01 acre 21 guntas in favour of 1.M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu, as seen from the registered sale deed bearing doc.No.1321/2024-25, is referred in **Sl.No.39 of II Para.**



On the basis of Registered sale deed bearing doc.no. 1321/2024-25, khatha for the Sy.No.4/1 measuring 01 acre 21 guntas is stands in the name of M/s.Neighbourhood Estates, as seen from the Mutation register bearing MR No.H48/2023-24, is referred in **Sl.No.40 of II Para.**

The RTC for the year of 2024-25 is reflects in the name of M/s.Neighbourhood Estates for Sy.No.4/1 measuring 01 acre 21 guntas (MR No.H48/2023-24), is referred in **Sl.No.41 of II Para.**

1.Vijayalakshmi (W/o late Lakshminarayana.G.S) 2.G.L.Latha, 3.Usha.L, 4.Roopa, 5.Girija.G.L. 6.Manjunatha,G.L(S/o late Lakshminarayana G.S). 7.Master Vishruth since minor by his father Manjunatha.G.L rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu have sold Sy.No.4/2 old Sy.No.4 measuring 01 acre 1½ guntas and ¾ guntas of kharab in favour of 1.M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu, as seen from the registered sale deed bearing doc.No.1325/2024-25, is referred in **Sl.No.42 of II Para.**

On the basis of Registered sale deed bearing doc.no. 1325/2024-25, khatha for the Sy.No.4/2 measuring 01 acre 1½ guntas is mutated in the name of M/s.Neighbourhood Estates, as seen from the Mutation register bearing MR No.H46/2023-24 and RTC for the year of 2024-25, which are referred in **Sl.No.43 & 44 of II Para.**

1.G.S.Anjanamurthy 2.Master Vasista.A since minor rep by his father G.S.Anjanamurthy rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu have sold Sy.No.4/3 old Sy.No.4 measuring 02 acre 01 guntas in favour of 1.M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu, as seen from the Registered sale deed bearing doc.No.1324/2024-25, which is referred in **Sl.No.45 of II Para.**

On the basis of Registered sale deed bearing doc.no.1324/2024-25, khatha for the Sy.No.4/3 measuring 02 acre 01 guntas was mutated in the name of M/s.Neighbourhood Estates, as seen from the Mutation register bearing MR No.H47/2023-24 and RTC for the year of 2024-25, which are referred in **Sl.No.46 & 47 of II Para.**

1.G.S.Subramaiah 2.G.S.Umashankar, 3.Master Advik.G.U, since minor rep by his father G.S.Umashankar, 4.K.V.Bhagyalakshamma 5.PrasannaKumar.G.N, (Sl.No.1 to 5 are legal heirs of late N.Shamanna) 6.Samhitha.P, 7.Raghavendra.N, 8.Suma.N, 9.G.S.DineshBabu, 10.Prajwal.D, 11.Arunavathi @ Aruna Chandrashekar, Sl.No.1 to 8 are rep by their GPA holder M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu have sold Sy.No.4/4 old Sy.No.4 measuring 4 acre 23.08 guntas in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu, as seen from the Registered sale deed bearing doc.no.958/2024-25, which is referred in **Sl.No.48 of II Para.**

On the basis of Registered sale deed bearing doc.no.958/2024-25, khatha for the Sy.No.4/4 measuring 4 acre 23.08 guntas was mutated in the name of M/s.Neighbourhood Estates, as seen from the Mutation register bearing MR No.H53/2023-24 and RTC for the year of 2024-25, which are referred in **Sl.No.49 & 50 of II Para.**



The registered confirmation deed bearing doc.No.1537/2024-25 was executed by 1.Chandrashekariah(S/o late Rudrappa) and his children 2.Preethi.B.C, 3.Pruthvik.B.C, 4.Bharathi.N(W/o late Shashikumar) 5.Rakhesh.B.S.(S/o Shashikumar) 6.Arunesh.N.(S/o Nanjunadappa and late Siddagangamma) in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4/4 old Sy.No.4 measuring 4 acre 23½ guntas, confirming the registered sale deed bearing doc.No.958/2024-25

Whereas the predecessor of the first party namely Rudrappa has filed a declaration in Form-VII in bearing No.LRF/(BHI)/299/1974-75, claiming occupancy rights of above said property against N.Shamanna, the said Form 7 is rejected by Land Tribunal, as per the order dated 10.05.1979 and subsequently the aforesaid Rudrappa challenged the said order before of the Hon'ble High Court of Karnataka in W.P.No.11340/1979 the said Writ Petition was allowed on 08.11.1981 on the technical ground the matter was reminded to the trial court for fresh enquiry, after death of Rudrappa his legal heirs have filed writ petition, whereas the High Court has given direction to the Special Tahasildar or Assistant Commissioner Bangalore to hear the parties conduct fresh enquiry and pass suitable order, the land tribunal has re-instead the LRF(B)BHI /299/1974-75 and issued notice to the G.S.Subbaramaiah, Subbaramaiah and others have sold the property in favour of second party in pendency of the suit the second party have approached the first party to amicable settlement to give up their claims over the said property and first party have agreed to withdraw their claims of occupancy rights of above said property and first party have executed this confirmation deed in favour of second party and first party declare that the second party are absolute owners in possession and enjoyment of the said property and confirming the registered sale deed bearing doc.No.958/2024-25, is referred in **Sl.No.51 of II Para.**

The registered confirmation deed bearing doc.No.1465/2024-25 was executed by 1.Chennabasappa(S/o late Rudrappa) 2.Vijayamma, 3.Bhagyalashmi, 4.Manjunath.C, 5.Usha, 6.MaheshKumar.B.C, 7.Surendra.N, 8.Yashodhamma, 9.Sathish.B, 10.Kum.Hemasri, 11.Master.Supreeth since both are minors rep by their mother Geetha, 12.Prashanth.B, 13.Nikshitha.P, 14.Maste.Dheemanth since both are minor rep by their mother Rohini Prashanth, 15.Chandrakala, 16.Santhosh Kumar in favour of M/s.Neighbourhood Estates rep by its partners S.Pradeep and J.Manohar Naidu for Sy.No.4 measuring 4 acre 23½ guntas, confirming the registered sale deed bearing doc.No.958/2024-25

Whereas the predecessor of the first party namely Rudrappa has filed a declaration in Form-VII in bearing No.LRF/(BHI)/299/1974-75, claiming occupancy rights of above said property against N.Shamanna, the said Form 7 is rejected by Land Tribunal, as per the order dated 10.05.1979 and subsequently the aforesaid Rudrappa challenged the said order before of the Hon'ble High Court of Karnataka in W.P.No.11340/1979 the said Writ Petition was allowed on 08.11.1981 on the technical ground the matter was reminded to the trial court for fresh enquiry, after death of Rudrappa his legal heirs have filed writ petition, whereas the High Court has given direction to the Special Tahasildar or Assistant Commissioner Bangalore to hear the parties conduct fresh enquiry and pass suitable order, the land tribunal has re-instead the LRF(B)BHI /299/1974-75 and issued notice to the G.S.Subbaramaiah, Subbaramaiah and others have sold the property in favour of second party in pendency of the suit the second party have approached the first party to amicable settlement to give up their claims over the said property and first party have agreed to withdraw their claims of occupancy rights of above said property and first party have executed this confirmation deed in favour of second party and first party declare that the second party are absolute owners in



possession and enjoyment of the said property and confirming the registered sale deed bearing doc.No.958/2024-25, is referred in **Sl.No.52 of II Para.**

The Reconstitution deed entered into between S.Pradeep, J.Manohar Naidu, Babu Naidu.K, Ramesh Babu are called as continuing partner ArunkumareddyYakkuluri is retiring partner and Lokeshwar reddy.D is incoming partner, whereas continuation partner herein had already constitute a partnership firm in the name and style of M/s Neighbourhood estate vide partnership deed dated 16.12.2022, incoming partner herein shown interest in joining the said partnership firm as new partner, is referred in **Sl.No.53 of II Para.**

The 11E Sketch for Sy.No.4/4 issued by Tahasildhar, is referred in **Sl.No.54 of II Para.**

The Official Memorandum bearing 687508, issued by Deputy Commissioner for the conversion of Sy.No.4/1 measuring 01 acre 23.04 guntas from agricultural into non-agricultural residential purpose, is referred in **Sl.No.56 of II Para.**

The Official Memorandum bearing 687509, issued by Deputy Commissioner for the conversion of Sy.No.4/2 measuring 01 acre 1.08 guntas from agricultural into non-agricultural residential purpose, is referred in **Sl.No.56 of II Para.**

The Official Memorandum bearing 687512, issued by Deputy Commissioner for the conversion of Sy.No.4/3 measuring 02 acre 01 guntas from agricultural into non-agricultural residential purpose, is referred in **Sl.No.57 of II Para.**

The Official Memorandum bearing 700076, issued by Deputy Commissioner for the conversion of Sy.No.4/4 measuring 04 acre 5.08 guntas from agricultural into non-agricultural residential purpose, is referred in **Sl.No.58 of II Para.**

Order passed in W.P No.24569/2022, wherein Writ Petition filed by 1.G.S.Subbaramaiah(S/o late N.Shamanna), 2.K.V.Bhagyalakshamma, 3.G.N.Prasanna Kumar, 4.N.Suma and 5.Raghavendra (Sl.No.2 to 5 are legal heirs of late Nagaraju) have filed Writ Petition before Hon'ble High Court of Karnataka against 1.The State of Karnataka, 2.The Land Tribunal, 3.ChannaBasappa, 4.Bhagyalakshmi, 5.Manjunath, 6.UshaRani, 7.Mahesh Kumar, 8.Surendra, 9.Umesh, 10.Yashodhamma, 11.Satish.B, 12.Prashanth, 13.Chandrakala, 14.SanthoshKumar, 15.Chandrashekar, 16.Preethi, 17.Pruthivik, 18.Bharathi, 19.Rakesh this writ petition is filed under Articles 226 & 227 of the Constitution of India praying to quash the entire proceeding in LRF(B) BH1/299/1974-75 pending on the file of 2nd respondent Land Tribunal accordingly the Writ petition is allowed, the impugned order is quashed. The matter is remitted to the land Tribunal for fresh dispose in accordance with law, is referred in **Sl.No.59 of II Para.**

The Order was passed in W.P No.26057/2024, wherein Writ Petition filed by 1.G.S.Subbaramaiah(S/o late N.Shamanna), 2.K.V.Bhagyalakshamma, 3.G.N.Prasanna Kumar, 4.N.Suma and 5.Raghavendra (Sl.No.2 to 5 are legal heirs of late Nagaraju) have filed Writ Petition before Hon'ble High Court of Karnataka against 1.The State of Karnataka, 2.The Land Tribunal, 3.ChannaBasappa, Bhagyalakshmi, Manjunath, UshaRani, Mahesh Kumar, Surendra, Umesh, Yashodhamma, Satish.B, Prashanth, Chandrakala, SanthoshKumar, Chandrashekar, Preethi, Pruthivik, Bharathi, Rakesh, this petition is filed seeking a Writ Mandamus against respondent 1 for re constitution of land Tribunal and to



direct Respondent No.2 to depose of pending proceeding in LRF (B)BH1/299/74-75,

The writ petition is disposed of: Respondent No.2 is directed to immediately take cognizance of Memo submitted by Respondent No.3 to 19 along with their Affidavit Respondent No.2 shall depose of the Form 7 application within four weeks from the date on which the Tribunal resumes its functioning, is referred in **Sl.No.60 of II Para.**

The Order was passed in LRF(B)B.H.1/299/1974-75, wherein Rudrappa since deceased rep by his LRS 1.Channabasappa, 2.C.Bhagyalakshmi, 3.Manjunatha.C, 4.Usha.C, 5.Mahesh Kumar.B.C, 6.Surendra, 7.N.Aumesh @ Arunesh, 8.Yashodhamma, 9.Sathish.B, 10.Prashanth.B, 11.Chandrakala, 12.Santhosh Kumar 13.R.Chandrashekaraiiah, 14.Preethi.B.C, 15.Pruthvik 16.N.Bharathi, 17.Rakesh.B,S against N.Shamanna since deceased rep by his LRs 1.G.S.Subbaramaiah 2.K.V.Bhagyalakshmmamma 3.Prasanna Kumar.G.N, 4.N.Raghavendra, 5.N.Suma it is order that, The Form 7 filed by Original Applicant Rudrappa in respect of Sy.No.4 measuring 4 acres 23½ guntas is hereby rejected, is referred in **Sl.No.61 of II Para.**

The Official Memorandum, bearing No.LND(E)CR:12/2024-25.issued by Deputy Commissioner, regarding the change of rout of Nala of Sy.No.4/1, 4/2 and 4/3, as per order, the kharab land is changed as in Sy.No.4/1 measuring 2.5 guntas, Sy.No.4/2 measuring 02 guntas and 4/3 measuring 02 guntas, is referred in **Sl.No.62 of II Para.**

On the basis of above said order, M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu have executed a registered relinquishment deed bearing doc.No.7781/2024-25 in favour of Government of Karnataka for portion of Sy.No.4/1 measuring 2.08 guntas, 4/2 measuring 02 guntas, 4/3 measuring 02 guntas, is referred in **Sl.No.63 of II Para.**

The NOC issued by Karnataka State Pollution Control Board, consent of establishment (CFE) as per the provision of The Water (prevention & control of pollution) Act 1974, The Air (Prevention & control of pollution) Act 1981 to proposed Villa Development Neighbourhood Estates, Sy.No.4/1, 4/2, 4/3, & 4/4, it is valid up to 16.03.2030, is referred in **Sl.No.64 of II Para.**

An Approved residential group housing (Row housing) Development Plan L.P.No.40/2024-25 issued by Hosakote Planning authority, consisting of 8 building (Ground, First and Second floor) on Sy.No.4/1 (1A 20¾G), 4/2 (1A ¼G), 4/3 (02A 01G) & 4/4(4A 5½G) totally measuring 8 acre 27½ guntas , net plot area available for development measuring 35,156.57 sq mtrs, is referred in **Sl.No.65 of II Para.**

The Registered relinquishment deed bearing doc.No.2781/2025-26 was executed by M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu in favour of Hosakote Planning Authority for portion of Sy.No.4/1, 4/2, 4/3 and 4/4 measuring 1758.06 sq mtrs for civic amenities, is referred in **Sl.No.66 of II Para.**

The Registered relinquishment deed bearing doc.No.2782/2025-26 was executed by M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu in favour of Hosakote Planning Authority for portion of Sy.No.4/1, 4/2, 4/3 and 4/4 measuring 3695.01 sq mtrs for park purpose and 3194.68 for Road purpose, is referred in **Sl.No.67 of II Para.**



After the relinquishment, Khatha for Sy.No.4/1. 4/2, 4/3 & 4/4 PID No.150200401601630081 measuring 26,508.82 sq mtrs is transferred in the name of M/s.Neighbourhood Estates rep by its partner S.Paradeep and J.Manohar Naidu, as seen from the E Khatha extract Form 9 and 11A issued by Mandoor Village Panchayath, is referred in **Sl.No.68 of II Para.**

IV. TITLE :

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

V. POSSESSION:

On the basis of the documents scrutinized above M/s.Neighbourhood Estates is in possession of the captioned property described in Para 1.

VI. ENCUMBRANCE CERTIFICATE:

On perusal of the Encumbrance Certificate referred at **Sl.No.69 to 78 of II Para**, I certify that the above property is free from all encumbrances during the period from 01.04.1960 to 17.09.2025.

CERTIFICATE

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

1. Latest Tax paid receipt issued by concerned authority
2. Verification of original title deeds and documents

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


D & M LAW ASSOCIATES

