



Title due diligence report for Sy.Nos.43/1, 43/2, 44/4, 44/5,44/6,45/1 and 45/2 situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District.

DESCRIPTION OF THE PROPERTY:

ITEM NO.I

All that piece and parcel of the undeveloped converted property measuring 02 Acres 10 Guntas in Sy.No.43/1 presently duly converted for Layout -Residential use vide Conversion Order dated 04/09/2018 bearing No.LAND10007607 issued by the Deputy Commissioner, Bangalore Rural District, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded on:

East by : Land in Sy.No.43/2
West by : Land in Sy.No.44 (Now Sy.No.44/4 and 44/5)
North by : Road
South by : Land in Sy.No.45 (Now Sy.No.45/2).

ITEM NO.II

All that piece and parcel of the undeveloped converted property measuring 02 Acres 09 Guntas in Sy.No.43/2 duly converted for Layout -Residential use vide Conversion Order dated 04/09/2018 bearing No.LAND10007607 issued by the Deputy Commissioner, Bangalore Rural District, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded on:

East by : Land in Sy.No.42 (now Sy.No.42/3 and 42/5)
West by : Land in Sy.No.43/1
North by : Road
South by : Land in Sy.No.45 (now 45/2).

ITEM NO.III

All that piece and parcel of the undeveloped converted property measuring 00 Acres 21 ¼ Guntas in Sy.No.44/4 duly converted for Layout -Residential use vide Conversion Order dated 04/09/2018 bearing No.LAND10007607 issued by the Deputy Commissioner, Bangalore Rural District, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded on:

East by : Land in Sy.No.43 (now Sy.No.43/1)
West by : Land in Sy.No.44/3
North by : Road
South by : Land in Sy.No.44/5.

ITEM NO.IV

All that piece and parcel of the undeveloped converted property measuring 01 Acres 02 ½ Guntas in Sy.No.44/5 duly converted for Layout -Residential use vide Conversion Order dated 04/09/2018 bearing No.LAND10007607 issued by the Deputy Commissioner, Bangalore Rural District, situated





at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District and bounded on:

East by : Land in Sy.No.43 (now Sy.No.43/1)
 West by : Land in Sy.No.44/2 (now Sy.No.44/6)
 North by : Land in Sy.No.44/3 and 44/4
 South by : Land in Sy.No.45 (now Sy.No.45/1 and 45/2).

ITEM NO.V

All that piece and parcel of the undeveloped converted property measuring 01 Acre 27 ½ Guntas in Sy.No.44/6 duly converted for Layout -Residential use vide Conversion Order dated 30/10/2021 bearing No.271842 issued by the Deputy Commissioner, Bangalore Rural District, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District presently under the jurisdiction of Jalige Village Panchayath and bounded on:

East by : Land in Sy.No.44/3 (now Sy.No.44/3 and 44/5)
 West by : Land in Sy.No.44/2
 North by : Road
 South by : Land in Sy.No.45 (now Sy.No.45/1.)

ITEM NO.VI

All that piece and parcel of the undeveloped converted property measuring 01 Acre 23 Guntas in Sy.No.45/1 duly converted for Layout -Residential use vide Conversion Order dated 02/11/2021 bearing No.271841 issued by the Deputy Commissioner, Bangalore Rural District, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District presently under the jurisdiction of Jalige Village Panchayath and bounded on:

East by : Land in Sy.No.45/2
 West by : Remaining land in Sy.No.45/1
 North by : Land in Sy.No.44/2 (Now 44/6) and 44/5
 South by : Land in Sy.No.54,55 and 56.

ITEM NO.VII

All that piece and parcel of the undeveloped converted property measuring 02 Acre 09 ½ Guntas in Sy.No.45/2 duly converted for Layout -Residential use vide Conversion Order dated 04/09/2018 bearing No.LAND10007607 issued by the Deputy Commissioner, Bangalore Rural District, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District presently under the jurisdiction of Jalige Village Panchayath and bounded on:

East by : Land in Sy.No.42 (now Sy.No.42/5)
 West by : Land in Sy.No.45/1
 North by : Land in Sy.No.43 (now Sy.No.43/1 and 43/2)
 South by : Land in Sy.No.41,46,49,50 and 51.



LIST OF DOCUMENTS EXAMINED

Land bearing Sy.No.43/1:

1. RR bearing No.47 in respect of land bearing Sy.No.43/1 reflected as Sri. Ramaiah.
2. Inam Order dated .04.1962 passed in case No.60/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Ramaiah.
3. Endorsement dated 20.01.1965 passed in case No.60/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Ramaiah.
4. Family Tree of Sri. Ramaiah dated 15.08.2007 issued by Village Accountant, Aradeshanahalli Circle.
5. Sale Deed dated 15.11.1995 registered on 16.01.1997 executed by Sri. Venkateshappa S/o. Sri. Ramanna *in favour of* Sri. N. Mallashetty @ Vijay Kumar (Doc. No.2201/1996-97).
6. Sale Deed dated 10.11.1995 registered on 16.01.1997 executed by Sri. Kempanna, Sri. Krishnappa, Sri. Gopala, Sri. Muniraju (*sons of Late Ramaiah*) *in favour of* Sri. N. Mallashetty @ Vijay Kumar (Doc. No.2202/1996-97).
7. M.R. No.7/1997-98.
8. Judgement and Decree dated 30.03.2013 passed in O.S. No.726/2007 by the Court of Senior Civil Judge and JMFC at Devanahalli.
9. Confirmation Deed dated 15.05.2012 executed by Smt. Venkatamma and Smt. Parvathamma (*daughters of Late Ramaiah*) along with Sri. Venkatesh D.N. S/o. Smt. Venkatamma *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar (Doc. No.804/2012-13).
10. Confirmation Deed dated 6.08.2012 executed by Sri. Muniyappa S/o. Late Munivenkatappa along with his children viz., Sri. Gopala and Sri. Naveen Kumar AND Sri. Manjunatha, Sri. Narayanagowda and Sri. Dinesha (*sons of Late Munishamappa S/o. Late Munivenkatappa*), Sri. Ramu (*Son of Late Muninanjappa S/o. Late Munivenkatappa*), Sri. Munegowda and Sri. Krishnappa (*sons of Late Munishamappa S/o. Late Dasappa*) (*legal heirs of Late Dasappa*) *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar (Doc. No.2619/2012-13).
11. Sale Deed dated 01.08.2012 executed by Sri. S. Malla Shetty @ C.S. Vijaya Kumar *in favour of* Smt. G. Bujjamma (Doc. No.2460/2012-13).
12. M.R. No.H5/2012-13.
13. M.R. No.H19/2013-14.
14. NOC dated 11.05.2018 issued by Vyavasaya Seva Sahakara Sangha Niyamitha in favour of Sri. S. Malla Shetty.
15. Official Memorandum dated 04.09.2018 bearing No. LAND10007607 issued by Deputy Commissioner, Bangalore Rural District, Bangalore.
16. Confirmation Deed dated 23.08.2024 executed by Sri. Muniraju R. *in favour of* Smt. G. Bujjamma (Doc. No.9192/2024-25).
17. Endorsement dated 14.02.2018 issued by Tahasildar, Devanahalli Taluk with regard to non-availability of IHR No.288/1983-84 and M.R. No.2/1962-63.
18. RTCs from the period 1968-69 to 1982-83 and from 1988-89 to 2001-02 in respect of land bearing Sy.No.43/1.
19. RTCs from the period 2002-03 to 2024-25 in respect of land bearing Sy.No.43/1.
20. Nil Tenancy Certificate dated 02.01.2018 issued by Tahasildar, Devanahalli Taluk in respect of land bearing Sy.No.43/1.





21. Karda, Atlas, Tippani and RR Balabagada Nakalu in respect of land bearing Sy.No.43/1.
22. Alienation sketch in respect of land bearing Sy.No.43/1.
23. Endorsement (NOC) dated 21.03.2016 issued by KIADB in respect of land bearing Sy.No.44/2, 43/2, 44/4, 44/5, 45/1.
24. Encumbrance Certificate:
 - a. E.C. dated 28.06.2024 from 01.04.1960 to 31.03.2004 in respect of land bearing Sy.No.43/1 and 43/2.
 - b. E.C. dated 06.07.2024 from 1.01.2004 to 03.07.2024.
 - c. Nil E.C. dated 01.10.2024 from 03.07.2024 to 27.09.2024.

Land bearing Sy.No.43/2:

25. RR bearing No.48 in respect of land bearing Sy.No.43/2 reflected as Sri. Dasappa.
26. Inam Order dated .04.1962 passed in case No.57/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Dasappa S/o. Sri. Muniyappa.
27. Endorsement dated 20.01.1965 passed in case No.57/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Dasappa S/o. Sri. Muniyappa.
28. Sale Deed dated 23.04.1962 executed by Sri. Dasappa *in favour of* Sri. P. Narayanappa (Doc. No.141/1962-63).
29. M.R. No.2/1962-63.
30. IHC No.23/1991-92.
31. Sale Deed dated 05.01.2004 executed by Smt. Parvathamma along with his son Sri. N. Krishna *in favour of* Sri. S. Mallashetty @ Vijayakumar (Doc. No.2531/2003-04).
32. M.R. No.21/2003-04.
33. Sale Agreement dated 04.11.2011 entered into between Sri. S. Malla Shetty @ C.S. Vijaya Kumar *with* Sri. Shashidhar (Doc. No.4277/2011-12).
34. Cancellation Deed dated 30.07.2012 executed by Sri. Shashidhar *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar (Doc. No.2397/2012-13).
35. Sale Deed dated 01.08.2012 executed by Sri. S. Malla Shetty @ C.S. Vijaya Kumar *in favour of* Smt. G. Bujamma (Doc. No.2460/2012-13).
36. M.R. No.H4/2012-13.
37. Order dated 22.10.2013 passed in case No. LRF: SR (DE): 115 & 116/2012-13 by the Court of Assistant Commissioner, Doddaballapura Sub-Division, Bangalore.
38. M.R. No.H18/2013-14.
39. RTCs from the period 1968-69 to 1982-83 and from 1988-89 to 2001-02 in respect of land bearing Sy.No.43/2.
40. RTCs from the period 2003-04 to 2024-25 in respect of land bearing Sy.No.43/2.
41. PTCL Endorsement dated 22.06.2012 issued by Assistant Commissioner, Doddaballapura Sub-Division, in respect of land bearing Sy.Nos.43/1, 45/2, 44/2 and 44/3.
42. Nil Tenancy Certificate dated 02.01.2018 issued by Tahasildar, Devanahalli Taluk in respect of land bearing Sy.No.43/2.
43. Copy of Survey Sketch.
44. Encumbrance Certificate:





- a. E.C. dated 05.03.2018 from 01.04.1950 to 31.03.1970 in respect of land bearing Sy.No.43/2.
- b. E.C. dated 03.10.2024 from 01.04.1970 to 31.03.2004.
- c. E.C. dated 12.12.2017 from 01.04.2004 to 11.12.2017.
- d. Nil E.C. dated 17.03.2018 from 11.12.2017 to 14.03.2018.
- e. Nil E.C. dated 23.09.2024 from 14.03.2018 to 21.09.2024.
- f. Nil E.C. dated 01.10.2024 from 03.07.2024 to 27.09.2024.

Land bearing Sy.No.44/4 and 44/5 (old Sy.No.44/3):

45. Inam Order dated .04.1962 passed in case No.59/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Papanna S/o. Sri. Dasappa.
46. Endorsement dated 20.01.1965 passed in case No.59/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Papanna S/o. Sri. Dasappa.
47. M.R. No.8/2001-02.
48. Sale Deed dated 16.10.2004 executed by Sri. Gopalappa along with his wife Smt. Rathnamma and children viz., Ms. Parvathi @ Shobha, Kumari Kavitha, Kumari Gayithri and Master Venkatesh *represented by their father and natural guardian Sri. Gopalappa in favour of Sri. S. Mallashetty @ C.S. Vijayakumar* (Doc. No.2462/2004-05).
49. M.R. No.16/2004-05.
50. Sale Deed dated 19.01.2002 executed by Sri. Manjunatha along with his wife Smt. Anusuyamma and children viz., Master Venu and Master Pramod represented by his father and natural guardian Sri. Manjunatha *in favour of Sri. M.P. Gowramma* (Doc. No.2429/2001-02).
51. Sale Deed dated 25.09.2004 executed by Smt. M.P. Gowramma *in favour of Sri. Manjunatha* (Doc. No.2144/2004-05).
52. M.R. No.17/2004-05.
53. Sale Deed dated 17.12.2004 executed by Sri. Manjunatha along with his wife Smt. Anusuyamma and children viz., Master Venu and Master Pramod represented by his father and natural guardian Sri. Manjunatha *in favour of Sri. S. Mallashetty @ S. Vijaya Kumar* (Doc. No.3686/2004-05).
54. M.R. No.32/2004-05.
55. Sale Deed dated 31.07.2013 executed by Sri. S. Malla Shetty @ C.S. Vijaya Kumar *in favour of Smt. G. Bujamma* (Doc. No.3564/2013-14).
56. RTCs from the period 1968-69 to 1982-83 and from 1988-89 to 2001-02 in respect of land bearing Sy.No.44/3.
57. RTCs from the period 2002-03 to 2015-16 in respect of land bearing Sy.No.44/3.
58. Nil Tenancy Certificate dated 28.12.2017 issued by Tahasildar, Devanahalli Taluk in respect of land bearing Sy.No.44/4, 44/5 and 43/2.
59. Tippani in respect of land bearing Sy.No.44.
60. RR Balabhagada Nakalu in respect of land bearing Sy.No.44/3.
61. Encumbrance Certificate:
 - a. E.C. dated 28.06.2024 from 01.04.1960 to 31.03.2004 in respect of land bearing Sy.No.44/3.
 - b. E.C. dated 01.10.2024 from 01.04.2004 to 27.09.2024.





Land bearing Sy.No.44/6:

62. Partition Deed dated 11.02.1995 entered into between Sri. Muniyanna, Sri. Gopalappa and Sri. Rajanna.
63. Sale Deed dated 12.06.2000 executed by Sri. Nanjappa S/o. Sri. Dasappa along with his children viz., Sri. Muniyappa, Sri. Rajanna and Sri. Ananda, Ms. Akkayamma, Kumari Pilla Anjinamma *represented by her father and natural guardian Sri. Muniyappa in favour of* Sri. S. Mallashetty @ C.S. Vijayakumar (Doc. No.171/2000-01).
64. M.R. No.22/1999-2000.
65. Sale Deed dated 21.05.2001 Sri. Nanjappa S/o. Sri. Dasappa along with his children viz., Sri. Gopalappa and Sri. N. Rajanna *in favour of* Sri. S. Mallashetty @ C.S. Vijayakumar (Doc. No.3/2001-02).
66. M.R. No.8/2000-01.
67. Sale Deed dated 07.10.2002 executed by Sri. Nanjappa, Sri. Gopal and Smt. Rathnamma *in favour of* Sri. S. Mallashetty @ C.S. Vijayakumar (Doc. No.1068/2002-03).
68. M.R. No.12/2002-03.
69. M.R. No.29/2003-04.
70. Judgement dated 05.10.2012 passed in RFA No.1472/2012 by the High Court of Karnataka at Bangalore.
71. Judgement and Decree both dated 07.03.2017 passed in R.A. No.15123/2016 by the Court of Vth Additional District and Sessions Judge, Devanahalli.
72. Sale Agreement dated 30.11.2018 entered into between Sri. S. Mallashetty @ C.S. Vijayakumar *with* Sri. Govindareddy (Doc. No.7934/2018-19).
73. GPA dated 30.11.2018 executed by Sri. S. Mallashetty @ C.S. Vijayakumar *in favour of* Sri. Govindareddy (Doc. No.642/2018-19).
74. Agreement to Sell dated 01.12.2018 entered into between Sri. S. Mallashetty @ C.S. Vijayakumar represented by his GPA holder Sri. Govinda Reddy *with* Sri. G. Narayana Swamy (Doc. No.8184/2018-19).
75. Cancellation Deed dated 19.09.2020 executed by Sri. S. Mallashetty @ C.S. Vijayakumar represented by his GPA holder Sri. Govinda Reddy *in favour of* Sri. G. Narayana Swamy (Doc. No.3475/2020-21).
76. Sale Deed dated 19.08.2020 executed by Sri. S. Mallashetty @ C.S. Vijayakumar represented by his GPA holder Sri. Govinda Reddy *in favour of* Sri. G. Narayana Swamy (Doc. No.3474/2020-21).
77. M.R. No.H4/2020-21.
78. Hissa Mojani (RR Balabagada Nakalu) in respect of land bearing Sy.No.44/2.
79. Official Memorandum dated 30.10.2021 bearing No.271842.
80. Legal Heir Certificate of Sri. Gangavarpu Narayana Reddy dated 16.12.2022 issued by Tahasildar, Yashvanthapura.
81. Death Certificate of Sri. Gangavarpu Narayana Reddy dated 15.11.2022 (died on 17.09.2022).
82. RTCs from the period 1973-74 to 1982-83 and from 1988-89 to 2001-02 in respect of land bearing Sy.No.44/2.
83. RTCs from the period 2002-03 to 2019-20 in respect of land bearing Sy.No.44/2.
84. RTCs from the period 2020-21 to 2024-25 in respect of land bearing Sy.No.44/6.





85. Copy of Survey Sketch in respect of land bearing Sy.No.44/6.
86. Encumbrance Certificate:
 - a. E.C. dated 28.06.2024 from 01.04.1960 to 31.03.2004 in respect of land bearing Sy.No.44/2.
 - b. E.C. dated 03.07.2024 from 01.04.2004 to 03.07.2024 in respect of land bearing Sy.No.44/6.

Land bearing Sy.Nos.45/1 and 45/2:

87. Inam Order dated 14.08.1963 passed in case No.5/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Aswathappa.
88. Endorsement dated 29.01.1965 passed in case No.5/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore in favour of Sri. Aswathappa.
89. Order dated 11.06.1982 passed in case No. LRF CR 217/1979-80 by the Court of the Land Tribunal, Devanahalli Taluk.
90. Order dated 18.03.2008 passed in case No. LRF. HD 68/1998-99 and LRF HD. 6/1999-2000 by the Court of Assistant Commissioner, Doddaballapura sub-division, Doddaballapura.
91. Order passed in case No. L.R.F. (DH) 64/1998-99 and LRF CR.06/1999-2000 by the Court of Deputy Commissioner, Bangalore Rural District.
92. M.R. No.6/2008-09.
93. Order dated 30.11.2017 passed in Appeal No.488/2008 by the Court of Karnataka Appellate Tribunal at Bangalore.
94. Order dated 31.08.2020 passed in Rev. Rew 01/2018 by the Karnataka Appellate Tribunal at Bangalore.
95. Sale Deed dated 06.06.2009 executed by Sri. N. Venkataram S/o. Late Narayanaswamyappa along with his son Sri. Vijayakumar *in favour of* Sri. Rajanna @ S.A. Raju (Doc. No.992/2009-10).
96. M.R. No.34/2008-09.
97. Sale Deed dated 16.07.2012 executed by Sri. Rajanna @ S.A. Raju along with his wife Smt. Sharadamma and children viz., Kumari Apoorva and Kumari Ananya *represented by their mother and natural guardian Smt. Sharadamma in favour of* Sri. Govindareddy (Doc. No.2096/2012-13).
98. M.R. No.H1/2012-13.
99. Sale Agreement dated 16.11.2018 entered into between Sri. Govinda Reddy *with* Sri. G. Narayanareddy (Doc. No.7513/2018-19).
100. Cancellation Deed dated 13.08.2020 executed by Sri. G. Narayana Reddy *in favour of* Sri. Govinda Reddy (Doc. No.2457/2020-21).
101. GPA dated 13.08.2020 executed by Sri. Govinda Reddy *in favour of* Sri. G. Sudhir Reddy (Doc. No.153/2020-21).
102. Sale Deed dated 01.09.2022 executed by Sri. Govinda Reddy represented by his GPA holder Sri. G. Sudhir Reddy *in favour of* Sri. G. Sudhir Reddy (Doc. No.6600/2022-23).
103. Sale Deed dated 16.07.2012 executed by Sri. Rajanna @ S.A. Raju along with his wife Smt. Sharadamma and children viz., Kumari Apoorva and Kumari Ananya *represented by their mother and natural guardian Smt. Sharadamma in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar (Doc. No.2097/2012-13).





104. Sale Deed dated 31.07.2013 executed by Sri. S. Malla Shetty @ C.S. Vijaya Kumar *in favour of* Sri. G. Sudhir Reddy (Doc. No.3568/2013-14).
105. Official Memorandum dated 02.11.2011 bearing No. 271841 issued by Deputy Commissioner, Bangalore Rural District.
106. RTCs from the period 1983-84 to 1992-93 and from 1997-98 to 2001-02 in respect of land bearing Sy.No.45.
107. RTCs from the period 2001-02 to 2011-12 in respect of land bearing Sy.No.45/P1.
108. RTCs from the period 2012-13 to 2015-16 in respect of land bearing Sy.No.45/1.
109. RTCs from the period 2013-14 to 2017-18 in respect of land bearing Sy.No.45/2.
110. Nil Tenancy Certificate dated 28.12.2017 issued by Tahasildar, Devanahalli Taluk in respect of land bearing Sy.No.45/2.
111. Copy of Survey sketch in respect of land bearing Sy.No.45/1.
112. Atlas in respect of land bearing Sy.Nos.45/1 and 45/2.
113. Hissa Mojani in respect of land bearing Sy.No.45.
114. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.45/1.
115. Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.45/2.
116. Encumbrance Certificate:
 - a. Nil E.C. dated 28.06.2024 from 01.04.1960 to 31.03.2004 in respect of land bearing Sy.No.45.
 - b. E.C. dated 06.07.2024 from 01.04.2004 to 03.07.2024 in respect of land bearing Sy.Nos.45/1 and 45/2.
 - c. E.C. dated 30.09.2024 from 01.04.2004 to 26.09.2024.
117. E-Katha (Form No.11B) Certificate dated 25.10.2024 issued in the name of Smt. G. Bujjamma by Jalige Village Panchayath in respect of land bearing Sy.No.43/1 (150300201201220533).
118. Tax paid receipt dated 28.10.2024 for the period 2024-25.
119. E-Katha (Form No.11B) Certificate dated 25.10.2024 issued in the name of Smt. G. Bujjamma by Jalige Village Panchayath in respect of land bearing Sy.No.43/2 (150300201201220522).
120. Tax paid receipt dated 28.10.2024 for the period 2024-25.
121. E-Katha (Form No.11B) Certificate dated 25.10.2024 issued in the name of Smt. G. Bujjamma by Jalige Village Panchayath in respect of land bearing Sy.No.44/4 (150300201201220531).
122. Tax paid receipt dated 28.10.2024 for the period 2024-25.
123. E-Katha (Form No.11B) Certificate dated 25.10.2024 issued in the name of Smt. G. Bujjamma by Jalige Village Panchayath in respect of land bearing Sy.No.44/5 (150300201201220532).
124. Tax paid receipt dated 28.10.2024 for the period 2024-25.
125. E-Katha (Form No.11B) Certificate dated 25.10.2024 issued in the name of Smt. G. Bujjamma by Jalige Village Panchayath in respect of land bearing Sy.No.44/6 (150300201201220534).
126. Tax paid receipt dated 28.10.2024 for the period 2024-25.
127. E-Katha (Form No.11B) Certificate dated 26.10.2024 issued in the name of Sri. G. Sudhir Reddy by Jalige Village Panchayath in respect of land bearing Sy.No.45/1 (150300201201220368).
128. Tax paid receipt dated 28.10.2024 for the period 2024-25.
129. E-Katha (Form No.11B) Certificate dated 25.10.2024 issued in the name of Sri. G. Sudhir Reddy by Jalige Village Panchayath in respect of land bearing Sy.No.45/2 (150300201201220536).
130. Tax paid receipt dated 28.10.2024 for the period 2024-25.





131. NOC dated 24.03.2016 issued by KIADB for non-acquisition of land bearing Sy.Nos.44/2, 43/2, 44/4, 44/5. 45/1.
132. Certificate of Incorporation of Merusri Townhouses Private Limited dated 27.09.2024.
133. MOA and AOA of Merusri Townhouses Private Limited.
134. Village Map of Maragondanahalli Village.

DEVOLUTION OF TITLE:

For Land bearing Sy.No.43/1:

On perusal of the documents produced for scrutiny it is noticed that, the agricultural land bearing Sy.No.43/1 of Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, measuring 2 Acres 10 Guntas *was earlier owned and possessed by one* Sri. Ramaiah S/o. Sri. Dasappa, he having acquired the same through Inam Order passed in case No.60/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore. Further, the office of Special Deputy Commissioner for Inams Abolition, Bangalore has issued an Endorsement dated 29.01.1965 in his favour.

It is noticed from Family Tree of Sri. Ramaiah dated 15.08.2007 issued by Village Accountant, Aradeshanahalli Circle that, the said Sri. Ramaiah died intestate leaving behind his wife Smt. Jayamma and children viz., Smt. Venkatamma, Sri. Kempanna, Smt. Parvathamma, Sri. Krishnappa, Sri. Gopala, Sri. Muniraju, Sri. Venkatesha and Smt. Kanthamma as legal heirs to succeed to his estates.

After the demise of Sri.Ramaiah, his sons Sri. Kempanna, Sri. Krishnappa, Sri. Gopala, Sri. Muniraju sold and conveyed said land bearing Sy.No.43/1 of Maragondanahalli Village, measuring 2 Acres 10 Guntas *in favour of* Sri. N. Mallashetty @ Vijay Kumar by virtue of Sale Deed dated 10.11.1995 registered on 16.01.1997 (Doc. No.2202/1996-97). The factum of Sale Deed has been mutated in the mutation register M.R. No.7/1997-98.

The aforesaid sale deed executed by Sri.Kempanna and others was later confirmed by another son of Late Sri.Ramaiah namely Sri. Venkateshappa by executing another sale deed dated 15.11.1995 *in favour of* Sri. N. Mallashetty @ Vijay Kumar registered on 16.01.1997 (Doc. No.2201/1996-97).

Thereafter, Smt. Venkatamma and Smt. Parvathamma (*daughters of Late Ramaiah*) along with Sri. Venkatesh D.N. S/o. Smt. Venkatamma executed Confirmation Deed dated 15.05.2012 (Doc. No.804/2012-13) *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar by confirming and ratifying the said Sale Deed dated 08.06.1998 (Doc. No.2202/1996-97).

Sri. Muniyappa and others (*legal heirs of Late Munivenkatappa and Sri. Munishamappa (grandchildren of Late Dasappa)*) filed a suit in O.S. No.726/2007 before Court of Senior Civil Judge and JMFC at





Devanahalli against Sri. Nanjappa S/o. Sri. Dasappa, legal heirs of Late Ramaiah, Sri. Malla Shetty @ Vijaya Kumar and others for partition and separate possession and declare as said Sale Deed is not binding on the plaintiffs in respect land bearing Sy.No.43/1, measuring 2 Acres 10 Guntas *and* land bearing Sy.No.43/2, measuring 2 Acres 09 Guntas *and* land bearing Sy.No.44/1, measuring 1 Acre *and* land bearing Sy.No.44/2, measuring 2 Acres 10 Guntas and the said suit was dismissed vide its order dated 30.03.2013.

Accordingly, Sri. Muniyappa S/o. Late Munivenkatappa along with his children viz., Sri. Gopala and Sri. Naveen Kumar AND Sri. Manjunatha, Sri. Narayanagowda and Sri. Dinesha (*sons of Late Munishamappa S/o. Late Munivenkatappa*), Sri. Ramu (*Son of Late Muninanjappa S/o. Late Munivenkatappa*), Sri. Munegowda and Sri. Krishnappa (*sons of Late Munishamappa S/o. Late Dasappa*) (**legal heirs of Late Dasappa**) (*parties in O.S. No.726/2007*) executed Confirmation Deed dated 6.08.2012 (Doc. No.2619/2012-13) *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar by confirming and ratifying the aforesaid Sale Deed dated 08.06.1998 (Doc. No.2202/1996-97).

Sri. S. Malla Shetty @ C.S. Vijaya Kumar sold and conveyed land bearing Sy.No.43/1 of Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, measuring 2 Acres 10 Guntas *in favour of* Smt. G. Bujamma through Sale Deed dated 01.08.2012 (Doc. No.2460/2012-13). It is noticed that, Smt. Bhuvana Devi W/o. Sri. S. Malla Shetty @ C.S. Vijaya Kumar signed in the said Sale Deed as consenting witness. The factum of Sale Deed has been mutated in the mutation register as M.R. No.H5/2012-13.

Though Sri.Muniraju S/o.Late Ramaiah Joined as seller in the execution of aforesaid sale deed dated 10.11.1995 registered on 16.01.1997 (Doc. No.2202/1996-97), he has again executed Confirmation Deed dated 23.08.2024 (Doc. No.9192/2024-25) *in favour of* Smt. G. Bujamma by confirming and ratifying the Sale Deed dated 01.08.2012 executed in favour of Smt.Bujamma (Doc. No.2460/2012-13).

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 25.10.2024 recognizing Smt. G. Bujamma as Kathedar of land bearing Sy.No.43/1 (150300201201220533). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

Thus in the manner stated above Smt.Bujamma became the absolute owner of the aforesaid property in Sy.No.43/1.

For Land bearing Sy.No.43/2:

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.43/2 of Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, measuring 2 Acres 09 Guntas *was earlier owned and possessed by* Sri. Dasappa S/o. Sri. Muniyappa, he having acquired the same through Inam Order passed in case No.57/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore. Further, the office of Special Deputy Commissioner for Inams Abolition, Bangalore has issued an Endorsement dated 29.01.1965 in his favour.





Thereafter, the said Sri. Dasappa sold and conveyed said land *in favour of* Sri. P. Narayanappa by way of Sale Deed dated 23.04.1962 (Doc. No.141/1962-63). The factum of Sale Deed has been mutated in the mutation register as M.R. No.2/1962-63.

After the demise of said Sri. P. Narayanappa, the revenue entries of the land bearing Sy.No.43/2, measuring 2 Acres 09 Guntas got transferred in favour of his wife Smt. Parvathamma as evident from IHC No.23/1991-92. However, we have not been provided with copy of family tree and death certificate of Sri. P. Narayanappa.

Later, Smt. Parvathamma along with her son Sri. N. Krishna sold and conveyed the said land *in favour of* Sri. S. Mallashetty @ Vijayakumar by way of Sale Deed dated 05.01.2004 (Doc. No.2531/2003-04). The factum of Sale Deed has been mutated in the mutation register as M.R. No.21/2003-04.

Thereafter, Sri. S. Malla Shetty @ C.S. Vijaya Kumar has entered into a Sale Agreement dated 04.11.2011 (Doc. No.4277/2011-12) *with* Sri. Shashidhar for sale of land bearing Sy.No.43/2 *and* same got cancelled in terms of Cancellation Deed dated 30.07.2012 (Doc. No.2397/2012-13).

Sri. Muniyappa and others (*legal heirs of Late Munivenkatappa and Sri. Munishamappa (grandchildren of Late Dasappa)*) filed a suit in O.S. No.726/2007 before Court of Senior Civil Judge and JMFC at Devanahalli against Sri. Nanjappa S/o. Sri. Dasappa, legal heirs of Late Ramaiah, Sri. Malla Shetty @ Vijaya Kumar and others for partition and separate possession and declare as said sale deed is not binding on the plaintiffs in respect land bearing Sy.No.43/1, measuring 2 Acres 10 Guntas *and* land bearing Sy.No.43/2, measuring 2 Acres 09 Guntas *and* land bearing Sy.No.44/1, measuring 1 Acre *and* land bearing Sy.No.44/2, measuring 2 Acres 10 Guntas and the said suit was dismissed vide its order dated 30.03.2013.

Accordingly, Sri. Muniyappa S/o. Late Munivenkatappa along with his children viz., Sri. Gopala and Sri. Naveen Kumar AND Sri. Manjunatha, Sri. Narayanagowda and Sri. Dinesha (*sons of Late Munishamappa S/o. Late Munivenkatappa*), Sri. Ramu (*Son of Late Muninanjappa S/o. Late Munivenkatappa*), Sri. Munegowda and Sri. Krishnappa (*sons of Late Munishamappa S/o. Late Dasappa*) (*legal heirs of Late Dasappa*) (*parties in O.S. No.726/2007*) executed Confirmation Deed dated 06.08.2012 (Doc. No.2619/2012-13) *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar by confirming and ratifying the aforesaid Sale Deed dated 05.01.2004 (Doc. No.2531/2003-04).

Thereafter, the said Sri. S. Malla Shetty @ C.S. Vijaya Kumar sold and conveyed aforesaid subject land *in favour of* Smt. G. Bujjamma by virtue of Sale Deed dated 01.08.2012 (Doc. No.2462/2012-13). It is noticed that, Smt. Bhuvana Devi W/o. Sri. S. Malla Shetty @ C.S. Vijaya Kumar signed in the said Sale Deed as consenting witness. The factum of Sale Deed has been mutated in the mutation register as M.R. No.H4/2012-13.





It is observed that proceedings were initiated by the Assistant Commissioner, Doddaballapura Sub-Division, Bangalore for violation of section 79 A and 80 of Land Reforms Act, vide its order (DE): 115 & 116/2012-13 against Smt. Bhujamma and the same was disposed off vide its order dated 22.10.2013. The factum of Order has been mutated in the mutation register as M.R. No.H18/2013-14.

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 25.10.2024 recognizing Smt. G. Bujamma as Kathedar of land bearing Sy.No.43/2 (150300201201220522). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

For Land bearing Sy.Nos.44/4 and 44/5 (old Sy.No.44/3):

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.44/3 of Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, measuring 2 Acres 05 Guntas *was earlier owned and possessed by* Papanna S/o. Sri. Dasappa, he having acquired the same through Inam Order passed in case No.59/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore. Further, the office of Special Deputy Commissioner for Inams Abolition, Bangalore has issued an Endorsement dated 29.01.1965 in his favour.

It is noticed from M.R. No.8/2001-02 that, after the demise of said Sri. Papaiah, his wife Smt. Puttamma and children viz., Sri. Gopalappa and Sri. Manjunatha have entered into Partition Deed dated 16.08.2001 for division of properties under which, the land bearing Sy.No.44/3 of Maragondanahalli Village was allotted as under:

Sl. No.	Survey Number	Extent of Land	Allotted to the share of
1.	Sy.No.44/3	1 A 02 ½ G	Sri. Gopalappa
2.	Sy.No.44/3	1 A 02 ½ G	Sri. Manjunatha

I have not been furnished with the copy of Partition deed dated 16/08/2001, however the fact of division of property is recorded in MR No.8/2001-2002.

Thereafter, the said Sri.Gopalappa along with his wife Smt.Rathnamma and children viz., Ms. Parvathi @ Shobha, Kumari Kavitha, Kumari Gayithri and Master Venkatesh *represented by their father and natural guardian Sri. Gopalappa* sold and conveyed aforesaid subject land bearing Sy.No.44/3, measuring 1 Acre 02 ½ Guntas *in favour of* Sri. S. Mallashetty @ C.S. Vijayakumar by virtue of Sale Deed dated 16.10.2004 (Doc. No.2462/2004-05). The factum of Sale Deed has been mutated in the mutation register as M.R. No.16/2004-05.

Further, Sri. Manjunatha along with his wife Smt. Anusuyamma and children viz., Master Venu and Master Pramod represented by his father and natural guardian Sri. Manjunatha sold and conveyed portion of land bearing Sy.No.44/3 of Maragondanahalli Village, measuring 0-21 ¼





Guntas *in favour of* Sri. M.P. Gowramma by virtue of Sale Deed dated 19.01.2002 (Doc. No.2429/2001-02).

In turn, the said Smt. M.P. Gowramma sold and conveyed said land *in favour of* Sri. Manjunatha in terms of Sale Deed dated 25.09.2004 (Doc. No.2144/2004-05). The factum of Sale Deed has been mutated in the mutation register as M.R. No.17/2004-05.

Thereafter, the said Sri. Manjunatha along with his wife Smt. Anusuyamma and children viz., Master Venu and Master Pramod represented by his father and natural guardian Sri. Manjunatha sold and conveyed the said land bearing Sy.No.44/3, measuring 0-21 ¼ Guntas *in favour of* Sri. S. Mallashetty @ S. Vijaya Kumar by virtue of Sale Deed dated 17.12.2004 (Doc. No.3686/2004-05). The factum of Sale Deed has been mutated in the mutation register as M.R. No.32/2004-05.

Later, the said Sri. S. Malla Shetty @ C.S. Vijaya Kumar sold and conveyed said land bearing Sy.No.44/3, measuring 1 Acre 02 ½ Guntas *and* land bearing Sy.No.44/3, measuring 0-21 ¼ Guntas *in favour of* Smt. G. Bujamma in terms of Sale Deed dated 31.07.2013 (Doc. No.3564/2013-14). It is noticed that, Smt. Bhuvana Devi W/o. Sri. S. Malla Shetty @ C.S. Vijaya Kumar signed in the said Sale Deed as consenting witness.

It is noticed from RR Balabagada Nakalu in respect of land bearing Sy.No.44/3 that, the land bearing Sy.No.44/3 was phoded and re-surveyed as new Hissa Survey Numbers as under:

Sl. No.	New Hissa Survey Number	Extent of Land	Assigned to the portion owned by
1.	Sy.No.44/4	0-21 ¼ G	Smt. Bujamma
2.	Sy.No.44/5	1 A 02 ½ G	Smt. Bujamma

Sri. Muniyappa and others (*legal heirs of Late Munivenkatappa and Sri. Munishamappa (grandchildren of Late Dasappa)*) filed a suit in O.S. No.726/2007 before Court of Senior Civil Judge and JMFC at Devanahalli against Sri. Nanjappa S/o. Sri. Dasappa, legal heirs of Late Ramaiah, Sri. Malla Shetty @ Vijaya Kumar and others for partition and separate possession and declare as said sale deed is not binding on the plaintiffs in respect land bearing Sy.No.43/1, measuring 2 Acres 10 Guntas *and* land bearing Sy.No.43/2, measuring 2 Acres 09 Guntas *and* land bearing Sy.No.44/1, measuring 1 Acre *and* land bearing Sy.No.44/2, measuring 2 Acres 10 Guntas and the said suit was dismissed vide its order dated 30.03.2013.

Accordingly, Sri. Muniyappa S/o. Late Munivenkatappa along with his children viz., Sri. Gopala and Sri. Naveen Kumar AND Sri. Manjunatha, Sri. Narayanagowda and Sri. Dinesha (*sons of Late Munishamappa S/o. Late Munivenkatappa*), Sri. Ramu (*Son of Late Muninanjappa S/o. Late Munivenkatappa*), Sri. Munegowda and Sri. Krishnappa (*sons of Late Munishamappa S/o. Late Dasappa*) (*legal heirs of Late Dasappa*) (*parties in O.S. No.726/2007*) executed Confirmation Deed





dated 06.08.2012 (Doc. No.2619/2012-13) *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar by confirming and ratifying the aforesaid Sale Deed dated 16.10.2004 (Doc. No.2462/2004-05) and Sale Deed dated 17.12.2004 (Doc. No.3686/2004-05).

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 25.10.2024 recognizing Smt. G. Bujamma as Kathedar of land bearing Sy.No.44/4 (150300201201220531). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 25.10.2024 recognizing Smt. G. Bujamma as Kathedar of land bearing Sy.No.44/5 (150300201201220532). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

For Land bearing Sy.No.44/6 (old Sy.No.44/2):

On perusal of the documents produced for scrutiny it is noticed that, Sri. Muniyanna, Sri. Gopalappa and Sri. Rajanna (*sons of Sri. Nanjappa*) have entered into Partition Deed dated 11.02.1995 for division of properties under which, the land bearing Sy.No.44/2 of Maragondanahalli was divided as under:

Sl. No.	Survey Number	Extent of Land	Allotted to the share of
1.	Sy.No.44/2	0-27 G	Sri. Muniyanna
2.	Sy.No.44/2	0-26 ½ G	Sri. Gopalappa
3.	Sy.No.44/2	0-26 ½ G and 10 G	Sri. Rajanna

Thereafter, Sri. S. Mallashetty @ C.S. Vijayakumar had acquired land bearing Sy.No.44/2, totally measuring 2 Acres 10 Guntas in the following manner:

- Land measuring 0-27 Guntas *from* Sri. Nanjappa S/o. Sri. Dasappa along with his children viz., **Sri. Muniyappa**, Sri. Rajanna and Sri. Ananda, Ms. Akkayamma, Kumari Pilla Anjinamma *represented by her father and natural guardian Sri. Muniyappa* vide Sale Deed dated 12.06.2000 (Doc. No.171/2000-01). The factum of Sale Deed has been mutated in the mutation register as M.R. No.22/1999-2000.
- Land measuring 0-36 ½ Guntas *from* Sri. Nanjappa S/o. Sri. Dasappa along with his children viz., Sri. Gopalappa and Sri. N. Rajanna under Sale Deed dated 21.05.2001 (Doc. No.3/2001-02). The factum of Sale Deed has been mutated in the mutation register as M.R. No.8/2000-01.
- Land measuring 0-26 ½ Guntas *from* Sri. Nanjappa, Sri. Gopal and Smt. Rathnamma by way of Sale Deed dated 07.10.2002 (Doc. No.1068/2002-03). The factum of Sale Deed has been mutated in the mutation register as M.R. No.12/2002-03.



Thus in the manners stated above Sri.Mallashetty became the absolute owner of the aforesaid Property.

During the lifetime of Sri.G.Narayana Reddy, one Smt.Ramakka and Smt.Parvathamma, the daughters of Sri.Nanjappa (the erstwhile owner of the Schedule Property) had filed suit in O.S.No.119/2010 claiming their share in the Schedule Property and the said suit was dismissed on 23/11/2011. The copy of Judgment passed in O.S.No.119/2010 is not available. Being aggrieved by the Judgement and Decree dated 23.11.2011 passed in O.S. No.119/2010, Smt. Ramakka and Smt. Parvathamma (*daughters of Sri. Nanjappa*) preferred an appeal in in R.A.No.55/2012 later renumbered as R.A.No.15123/2016 before the Court of Vth Additional District and Sessions Judge, Devanahalli and the same was dismissed vide its Order dated 07.03.2017. During the pendency of the appeal before the Vth Additional District and Sessions Judge, Devanahalli , Smt. Ramakka and Smt. Parvathamma preferred an appeal in RFA No.1472/2012 before the High Corut of Karnataka at Bangalore and same was disposed off with leave to the learned counsel for the appellant to receive the papers and present before the court having jurisdiction vide its Judgement dated 05.10.2012. Since the appeal was already filed before Vth Additional District and Sessions Judge, Devanahalli in R.A.No.15123/2016, Smt. Ramakka and Smt. Parvathamma have not filed any other case before the court and as aforesaid Vth Additional District and Sessions Judge, Devanahalli has dismissed the Appeal in R.A.No.15123/2016 vide its Order dated 07.03.2017.

Later, Sri. S. Mallashetty @ C.S. Vijayakumar has entered into a Sale Agreement dated 30.11.2018 (Doc. No.7934/2018-19) *with* Sri. Govindareddy for sale of land bearing Sy.No.44/2 of Maragondanahalli Village, measuring 2 Acres 10 Guntas. Further, the said Sri. S. Mallashetty @ C.S. Vijayakumar executed GPA dated 30.11.2018 (Doc. No.642/2018-19) *in favour of* Sri. Govindareddy empowering the attorney to do various acts, deeds and things, including the power to alienate the said land.

Thereafter, Sri. S. Mallashetty @ C.S. Vijayakumar through his GPA holder Sri. Govinda Reddy has entered into an Agreement to Sell dated 01.12.2018 (Doc. No.8184/2018-19) *with* Sri. G. Narayana Swamy for sale of said land *and same got cancelled by way of* Cancellation Deed dated 19.09.2020 (Doc. No.3475/2020-21).

Later, Sri. S. Mallashetty @ C.S. Vijayakumar through his GPA holder Sri. Govinda Reddy sold and conveyed land bearing Sy.No.44/2 of Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, measuring 1 Acre 27 ½ Guntas *in favour of* Sri. G. Narayana Swamy by way of Sale Deed dated 19.08.2020 (Doc. No.3474/2020-21). The factum of Sale Deed has been mutated in the mutation register as M.R. No.H4/2020-21.

The land bearing Sy.No.44/2 was phoded and re-surveyed as new Hissa Sy.No.44/6, measuring 1 Acre 27 ½ Guntas assigned to the portion owned by Sri. G. Narayana Reddy as evident from Hissa Mojani (RR Balabhadra Nakalu) in respect of land bearing Sy.No.44/2.

It is noticed from Family Tree of Sri. Gangavarpu Narayana Reddy dated 16.12.2022 issued by

Merusri Developers

NCC URBAN WINDSOR, 17/1, Ground Floor, Opp. Jakkur Aerodrome Bellary Road,
Yashoda Nagar, Yelahanka, Bengaluru, Karnataka 560064.

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Tahasildar, Yashvanthapura that, the said Sri. Gangavarpu Narayana Reddy died on 17.09.2022 intestate leaving behind his wife Smt. Gangavarpu Bujamma and children viz., Smt. Channamma Prabhavathi, Smt. Mittameeda Kalapa, Sri. Gangavarpu Madhusudhan Reddy and Sri. Gangavarpu Sudhir Reddy as legal heirs to succeed to his estates. Copy of Death Certificate of Sri. Gangavarpu Narayana Reddy dated 15.11.2022 is perused.

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 25.10.2024 recognizing Smt. G. Bujamma as Kathedar of land bearing Sy.No.44/6 (150300201201220534). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

Thus the Legal heirs of Late Sri.G.Narayana Reddy became the absolute owners of aforesaid property in Sy.No.44/6.

For Land bearing Sy.Nos.45/1 and 45/2:

On perusal of the documents produced for scrutiny it is noticed that, the land bearing Sy.No.45 of Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, measuring 4 Acres 19 Guntas *was earlier owned and possessed by* Sri. Aswathappa, he having acquired the same through Inam Order dated 14.08.1963 passed in case No.5/1959-60 by Special Deputy Commissioner for Inams Abolition, Bangalore. Further, the office of Special Deputy Commissioner for Inams Abolition, Bangalore has issued an Endorsement dated 29.01.1965 in his favour.

It is noticed that, the Legal heirs of one Late Sri. Kanthappa made an application in case No. LRF CR 217/1979-80 before the Court of the Land Tribunal, Devanahalli Taluk for tenancy rights in respect of land bearing Sy.No.45 and same was rejected vide its Order dated 11.06.1982. Being aggrieved by the said order, the legal heirs of Sri. Kanthappa preferred an appeal No. LRF. HD 64/1998-99 and LRF HD. 6/1999-2000 before the Court of Assistant Commissioner, Doddaballapura sub-division, Doddaballapura and same was dismissed vide its Order dated 18.03.2008.

Being aggrieved by the said Order, Sri. Venkatesh and others preferred an appeal No.488/2008 before the Court of Karnataka Appellate Tribunal at Bangalore and same was allowed on 30.11.2017 by setting aside the Order dated 18.03.2008 and directed to the matter is remitted back to the AC and as directed the legal heirs of Late Sri.Kanthappa filed application before the additional DC in LRF(DH)64/98-99, LRF CR 06/99-2000 and the said application of Kanthappa was cancelled by Additional DC. The Rev. Petition 01/2018 before the Karnataka Appellate Tribunal at Bangalore was dismissed vide its Order dated 31.08.2020.

After the demise of Sri.Ashwathappa, his brother's son Sri. N. Venkataram S/o. Late Narayanaswamyappa along with his son Sri. Vijayakumar sold and conveyed land bearing Sy.No.45 of Maragondanahalli Village, measuring 4 Acres 19 Guntas *in favour of* Sri. Rajanna @ S.A. Raju through Sale Deed dated 06.06.2009 (Doc. No.992/2009-10). It is noticed that, Sri.K. Ramamurthy S/o.Kanthappa signed in the said Sale Deed as consenting witness. The factum of Sale





Deed has been mutated in the mutation register as M.R. No.34/2008-09.

Thereafter, Sri. Rajanna @ S.A. Raju along with his wife Smt. Sharadamma and children viz., Kumari Apoorva and Kumari Ananya *represented by their mother and natural guardian Smt. Sharadamma* sold and conveyed land bearing Sy.No.45 of Maragondanahalli Village, measuring 4 Acres 19 Guntas in the following manner:

- Land bearing Sy.No.45, measuring 2 Acres 09 ½ Guntas *in favour of* Sri. Govindareddy vide Sale Deed dated 16.07.2012 (Doc. No.2096/2012-13). The factum of Sale Deed has been mutated in the mutation register as M.R. No.H1/2012-13.
- Land bearing Sy.No.45, measuring 2 Acres 09 ½ Guntas *in favour of* Sri. S. Malla Shetty @ C.S. Vijaya Kumar through Sale Deed dated 16.07.2012 (Doc. No.2097/2012-13).

The land bearing Sy.No.45 was phoded and re-surveyed as new Hissa Sy.No.45/1, measuring 2 Acres 09 ½ Guntas assigned to the portion owned by Sri. Govinda Reddy *and* new hiss Sy.No.45/2, measuring 2 Acres 09 ½ Guntas assigned to the portion owned by Sri. S. Mallashetty as evident from Hissa Mojani in respect of land bearing Sy.No.45.

Thereafter, Sri. Govinda Reddy has entered into a Sale Agreement dated 16.11.2018 (Doc. No.7513/2018-19) *with* Sri. G. Narayanareddy for sale of said land bearing Sy.No.45/1, measuring 2 Acres 09 ½ Guntas *and same was cancelled by way of* Cancellation Deed dated 13.08.2020 (Doc. No.2457/2020-21).

Later, Sri. Govinda Reddy through his GPA holder Sri. G. Sudhir Reddy sold and conveyed residentially converted land bearing old Sy.No.45, new Sy.No.45/1 (vide Official Memorandum dated 02.11.2021 bearing No.271841) of Maragondanahalli Village, Kundana Hobli, Devanahalli taluk, Bangalore Rural District, measuring 1 Acre 23 Guntas *in favour of* Sri. G. Sudhir Reddy by way of Sale Deed dated 01.09.2022 (Doc. No.6600/2022-23).

Copy of GPA dated 13.08.2020 executed by Sri. Govinda Reddy *in favour of* Sri. G. Sudhir Reddy (Doc. No.153/2020-21) empowering the attorney to do various acts, deeds and things, including the power to alienate the said land bearing Sy.No.45/1, measuring 2 Acres 09 ½ Guntas is perused.

Later, Sri. S. Malla Shetty @ C.S. Vijaya Kumar sold and conveyed land bearing new Sy.No.45/2 (old Sy.No.45) of Maragondanahalli Village, Kundana Hobli, Devanahalli taluk, Bangalore Rural District, measuring 2 Acres 09 ½ Guntas *in favour of* Sri. G. Sudhir Reddy by virtue of Sale Deed dated 31.07.2013 (Doc. No.3568/2013-14).

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 26.10.2024 recognizing Sri. G. Sudhir Reddy as Kathedar of land bearing Sy.No.45/1 (150300201201220368). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

The Office of Jalige Village Panchayath has issued E-Katha (Form No.11B) Certificate dated 26.10.2024 recognizing Sri. G. Sudhir Reddy as Kathedar of land bearing Sy.No.45/2





(150300201201220536). The property tax is paid for the period 2024-25 vide receipt dated 28.10.2024.

Copies of Certificate of Incorporation of Merusri Townhouses Private Limited dated 27.09.2024 and MOA and AOA of Merusri Townhouses Private Limited are perused.

III (b). REVENUE RECORDS:

- (i) The Office of Tahasildar, Devanahalli Taluk has issued an Endorsement dated 14.02.2018 confirming that, non-availability of IHR No.288/1983-84 and M.R. No.2/1962-63.
- (ii) The names of owners and subsequent owners are reflected in RTCs from the period 1968-69 to 1982-83 and from 1988-89 to 2001-02 as katheddar in possession of land bearing Sy.No.43/1.
- (iii) The names of owners and subsequent owners are reflected in RTCs from the period 2002-03 to 2024-25 as katheddar in possession of land bearing Sy.No.43/1.
- (iv) The names of owners and subsequent owners are reflected in RTCs from the period 1968-69 to 1982-83 and from 1988-89 to 2001-02 as katheddar in possession of land bearing Sy.No.43/2.
- (v) The names of owners and subsequent owners are reflected in RTCs from the period 2003-04 to 2024-25 as katheddar in possession of land bearing Sy.No.43/2.
- (vi) The names of owners and subsequent owners are reflected in RTCs from the period 1968-69 to 1982-83 and from 1988-89 to 2001-02 as katheddar in possession of land bearing Sy.No.44/3.
- (vii) The names of owners and subsequent owners are reflected in RTCs from the period 2002-03 to 2015-16 as katheddar in possession of land bearing Sy.No.44/3.
- (viii) The names of owners and subsequent owners are reflected in RTCs from the period 1973-74 to 1982-83 and from 1988-89 to 2001-02 as katheddar in possession of land bearing Sy.No.44/2.
- (ix) The names of owners and subsequent owners are reflected in RTCs from the period 2002-03 to 2019-20 as katheddar in possession of land bearing Sy.No.44/2.
- (x) The names of owners and subsequent owners are reflected in RTCs from the period 2020-21 to 2024-25 as katheddar in possession of land bearing Sy.No.44/6.
- (xi) The names of owners and subsequent owners are reflected in RTCs from the period 1983-84 to 1992-93 and from 1997-98 to 2001-02 as katheddar in possession of land bearing Sy.No.45.
- (xii) The names of owners and subsequent owners are reflected in RTCs from the period 2001-02 to 2011-12 as katheddar in possession of land bearing Sy.No.45/P1.

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- (xiii) The names of owners and subsequent owners are reflected in RTCs from the period 2012-13 to 2015-16 as kathedar in possession of land bearing Sy.No.45/1.
- (xiv) The names of owners and subsequent owners are reflected in RTCs from the period 2013-14 to 2017-18 as kathedar in possession of land bearing Sy.No.45/2.

III(c). SURVEY RECORDS:

- (i) Copy of Karda, Atlas, Tippani and RR Balabthagada Nakalu in respect of land bearing Sy.No.43/1 and Alienation sketch in respect of land bearing Sy.No.43/1 available for perusal;
- (ii) Copy of Survey Sketch in respect of land bearing Sy.No.43/2 available for perusal;
- (iii) Tippani in respect of land bearing Sy.No.44 and RR Balabthagada Nakalu in respect of land bearing Sy.No.44/3 available for perusal;
- (iv) Copy of Survey Sketch in respect of land bearing Sy.No.44/6 available for perusal;
- (v) Copy of Survey sketch in respect of land bearing Sy.No.45/1, Atlas in respect of land bearing Sy.Nos.45/1 and 45/2, Hissa Mojani in respect of land bearing Sy.No.45, Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.45/1 and Karnataka Revision Settlement Akarbandh in respect of land bearing Sy.No.45/2 and Village Map of Maragondanahalli Village available for perusal;

III(d). ENDORSEMENT- RECORDS:

- (i) The office of the Assistant Commissioner, Doddaballapura has issued an Endorsement dated 22.06.2012 confirming that no cases are pending under Karnataka SC/ST (PTCL) Act in respect of land bearing Sy.Nos.43/1, 45/2, 44/2 and 44/3.
- (ii) The Office of Tahasildar, Devanahalli Taluk has issued an Endorsement dated 02.01.2018 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.43/1.
- (iii) The Office of Tahasildar, Devanahalli Taluk has issued an Endorsement dated 02.01.2018 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.43/2.
- (iv) The Office of Tahasildar, Devanahalli Taluk has issued an Endorsement dated 28.12.2017 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.Nos.44/4, 44/5 and 43/2.





- (v) The Office of Tahasildar, Devanahalli Taluk has issued an Endorsement dated 28.12.2017 confirming that there are no tenancy claims under section 48 A of Karnataka Land Reforms Act against land bearing Sy.No.45/2.

III(e). NIL- ACQUISITION ENDORSEMENT/S:

- (i) The Office of KIADB has issued an Endorsement (NOC) dated 21.03.2016 states that, states that the land bearing Sy.Nos.44/2, 43/2, 44/4, 44/5, 45/1 are not acquired for of its purpose.

CONVERSION RECORDS:

- (i) The land bearing Sy.No.43/1, measuring 2 Acres 10 Guntas and land bearing Sy.No.43/2, measuring 2 Acres 09 Guntas and land bearing Sy.No.44/4, measuring 0-21 ¼ Guntas and land bearing Sy.No.44/5, measuring 1 Acre 02 ½ Guntas and land bearing Sy.No.45/2, measuring 2 Acres 09 ½ Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 04.09.2018 bearing No. LAND10007607 issued by Deputy Commissioner, Bangalore Rural District, Bangalore.
- (ii) The land bearing Sy.No.44/6, measuring 1 Acre 27 ½ Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 30.10.2021 bearing No.271842 issued by Deputy Commissioner, Bangalore Rural District, Bangalore.
- (iii) The land bearing Sy.No.45/1, measuring 2 Acres 09 ½ Guntas was converted from agricultural into non-agricultural residential purposes vide Official Memorandum dated 02.11.2011 bearing No. 271841 issued by Deputy Commissioner, Bangalore Rural District.
- Encumbrance certificate produced for scrutiny, discloses only the admitted document and there is no registered charge / mortgage in or upon the subject property for the period covered in the E.C/s.

II. OPINION:

On the basis of documents scrutinized & information furnished, We hereby certify that Smt. G. Bujjamma is the absolute owner of *land bearing Sy.Nos.43/1, 43/2, 44/4 and 44/5*, Smt. Gangavarpu Bujjamma and her children viz., Smt. Chalamala Prabhavathi, Smt. Mittameeda Kalapa, Sri. Gangavarpu Madhusudhan Reddy and Sri. Gangavarpu Sudhir Reddy are the absolute owners of *land bearing Sy.No.44/6 and Sri. G. Sudhir Reddy is the absolute owner of land bearing Sy.Nos.45/1 and 45/2 and their title to the aforesaid properties* are valid, clear and marketable.

Merusri Legal Department



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