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Strictly Confidential

Date: July 28, 2023

CKPC Horizon Private Limited
No. 02/2, K. No. 12.5,
4th Floor, Kamala Tower No. 9,
Roopena Agrahara, Bommanahalli,
Bengaluru – 560 068.

REPORT ON TITLE TO THE PROPERTY

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property being land bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet (earlier bearing Plot Nos. 1, 11 and 12A formed in and upon the land bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village), situated at Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, and bounded as follows:

On the East by : Road;
On the West by : Plot No. 10 (remaining portion of land in Survey No. 64);
On the North by : Road; and
On the South by : Plot Nos. 12B, 12C and 13 (remaining portion of land in Survey Nos. 63/1 and 64).

The aforementioned immovable property is hereinafter referred to as the "Property".

LIST OF DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Property, the following documents have been examined:

Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
1.	Extract of the Index of Lands issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village (<i>illegible and mutilated copy</i>);



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
2.	Extract of the Entry bearing M.R. No. 2/1983-84 made in the Mutation Register, reflecting the mutation of Khatha in respect of the land measuring an extent of 10 Acres 31 Guntas comprised in Survey No. 63 of Kasavanahalli Village, in the name of Mrs. Narayanamma, wife of Late Mr. Chikkaramaiah Reddy and on behalf of the minor children of Late Mr. A.C. Prakash Reddy (son of Late Mr. A.G. Chikkaramaiah);
3.	Sale Deed dated 14.09.1987 executed by Mrs. Narayanamma, wife of Late Mr. Chikkaramaiah Reddy, in favour of Mr. T. Thippa Reddy, son of Mr. Thimma Reddy, in respect of the land of the measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63 of Kasavanahalli Village, and registered on 16.11.1987, as Document No. 5741/1987-88, in Book-I, Volume No. 2680, at pages 14 to 19, in the Office of the Sub-Registrar, Bengaluru South;
4.	Extract of the Entry bearing M.R. No. 8/1987-88 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63 of Kasavanahalli Village, in the name of Mr. T. Thippa Reddy, son of Mr. Thimma Reddy;
5.	Extract of the Entry bearing M.R. No. 2/1993-94 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 6 Acres 21 Guntas comprised in Survey No. 63 of Kasavanahalli Village, in the name of Mr. P. Ram Prasad, son of Late Mr. A.C. Prakash Reddy;
6.	Sale Deed dated 20.11.1994 executed by Mr. T. Thippa Reddy, son of Late Mr. Thimma Reddy, in favour of Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu, in respect of the land measuring an extent of 2 Acres 5 Guntas comprised in Survey No. 63 of Kasavanahalli Village, and registered as Document No. 7045/1994-95, in Book-I, Volume No. 3965, at pages 219 to 224, in the Office of the Sub-Registrar, Bengaluru South Taluk;
7.	Extract of the Entry bearing M.R. No. 12/1994-95 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 2 Acres 5 Guntas comprised in Survey No. 63 of Kasavanahalli Village, in the name of Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu;

Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
8.	Sale Deed dated 21.12.1994 executed by Mr. T. Thippa Reddy, son of Late Mr. Thimma Reddy, in favour of Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu, in respect of the land measuring an extent of 2 Acres 5 Guntas comprised in Survey No. 63 of Kasavanahalli Village, and registered as Document No. 7047/1994-95, in Book-I, Volume No. 3965, at pages 225 to 230, in the Office of the Sub-Registrar, Bengaluru South Taluk;
9.	Extract of the Entry bearing M.R. No. 11/1994-95 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 2 Acres 5 Guntas comprised in Survey No. 63 of Kasavanahalli Village, in the name of Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu;
10.	Extract of the Entry bearing M.R. No. 39/2003-04 made in the Mutation Register;
11.	Extract of the Entry bearing M.R. No. 5/2004-05 made in the Mutation Register;
12.	Extract of the Index of Lands issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village (<i>illegible and mutilated copy</i>);
13.	Endorsement dated 19.05.2023 bearing Reference No. R.K./C.R/254/2023-24, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapuram, stating that the extract of the Entry bearing I.H.C. No. 4/1978-79 made in the Register of Inheritance Cases, cannot be provided as the same is not available;
14.	Endorsement dated 14.06.2023 bearing Reference No. R.K./C.R/704/2023-24 issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapuram, stating that the extract of the Entry bearing I.H.R. No. A6/1978-79 made in the Mutation Register, cannot be provided as the same is not available;
15.	Sale Deed dated 27.11.1981 executed by Mr. G. Yogananda, son of Late Mr. A.G. Govinda Reddy, in favour of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, in respect of the land measuring an extent of 3 Acres 4 Guntas (out of 9 Acres 16 Guntas) comprised in Survey No. 64 of Kasavanahalli Village, and registered on 30.11.1981, as



PARTICULARS OF DOCUMENTS EXAMINED	
Sl. No.	
	Document No. 4992/1981-82, in Book-I, Volume No. 1762, at pages 69 to 73, in the Office of the Sub-Registrar, Bengaluru South Taluk;
16.	Extract of the Entry bearing M.R. No. 5/1993-94 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village, in the name of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa;
17.	Sale Deed dated 27.11.1981 executed by Mr. G. Yogananda, son of Late Mr. A.G. Govinda Reddy, in favour of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, in respect of the land measuring an extent of 3 Acres 6 Guntas (out of 9 Acres 16 Guntas) comprised in Survey No. 64 of Kasavanahalli Village, and registered on 11.01.1982, as Document No. 5760/1981-82, in Book-I, Volume No. 1778, at pages 38 to 43, in the Office of the Sub-Registrar, Bengaluru South Taluk;
18.	Extract of the Entry bearing M.R. No. 5/1992-93 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 3 Acres 6 Guntas comprised in Survey No. 64 of Kasavanahalli Village, in the name of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa;
19.	Sale Deed dated 05.08.1994 executed by Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, in favour of Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy, in respect of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, and registered on 23.09.1994, as Document No. 3785/1994-95, in Book-I, Volume No. 3951, at pages 6 to 11, in the Office of the Sub-Registrar, Bengaluru South Taluk;
20.	Extract of the Entry bearing M.R. No. 3/1994-95 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, in the name of Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy;
21.	Sale Deed dated 11.08.1994 executed by Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, in favour of Mrs. N. Kamamma, wife of Mr. A.G. Narayana Reddy, in respect of the land measuring an extent of 1 Acre 24 Guntas comprised in Survey No. 64 of Kasavanahalli Village, and registered on 23.09.1994 as Document No. 3787/1994-



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
	95, in Book-I, Volume No. 3951, at pages 12 to 17, in the Office of the Sub-Registrar, Bengaluru South Taluk;
22.	Extract of the Entry bearing M.R. No. 2/1994-95 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 1 Acre 24 Guntas comprised in Survey No. 64 of Kasavanahalli Village, in the name of Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy;
23.	Sale Deed dated 11.08.1994 executed by Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, in favour of Mr. S.A. Channappa, son of Mr. S. Muniyappa, in respect of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, and registered on 23.09.1994, as Document No. 3789/1994-95, in Book-I, Volume No. 3951, at pages 18 to 23, in the Office of the Sub-Registrar, Bengaluru South Taluk;
24.	Extract of the Entry bearing M.R. No. 1/1994-95 made in the Mutation Register, reflecting the mutation of the Khatha in respect of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, in the name of Mr. S.A. Channappa, son of Mr. S. Muniyappa;
25.	Copies of: (i) Official Memorandum bearing Reference No. B.DIS/ALN/SR(SA)/54/1995-96 dated 21.02.1996, issued by the Special Deputy Commissioner, Bengaluru District, Bengaluru, according permission for conversion of the land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63 of Kasavanahalli Village; (ii) Report dated 18.07.1995 bearing Reference No. ALN.SR.39:95-96, prepared by the Tahsildar, Bengaluru South Taluk, Krishnarajapuram; (iii) Demand Notice dated 21.09.1995 bearing Reference No. ALN.SR.(S.A)54:95-96 demanding the payment of the conversion fine; (iv) Challan dated 23.12.1995 evidencing the payment of the conversion fine; and (v) Sketch prepared for the purpose of conversion of land;
26.	Copies of: (i) Official Memorandum dated 28.06.1995 bearing Reference No. BDS/ALN/SR(SA)/182/1994-95, issued by the Special Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village; (ii) Report dated 28.04.1995 bearing Reference No. ALN/SR/2/1995-96,



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
	prepared by the Tahsildar, Bengaluru South Taluk, Krishnarajapuram; (iii) Demand Notice dated 22.06.1995 bearing Reference No. ALN/SR(SA)/182/1994-95, issued by the Office of the Special Deputy Commissioner, Bengaluru District, demanding the payment of conversion fine; (iv) Challan dated 24.06.1995 evidencing the payment of conversion fine;
27.	Copies of: (i) Official Memorandum dated 02.08.1995 bearing Reference No. B.DIS/ALN/SR(SA)/43/1995-96, issued by the Special Deputy Commissioner, Bengaluru District, according permission for conversion of the land measuring an extent of 1 Acre 15 Guntas comprised in Survey No. 64 of Kasavanahalli Village; (ii) Report dated 24.06.1995 bearing Reference No. ALN/SR/3/1995-96, prepared by the Tahsildar, Bengaluru South Taluk, Krishnarajapuram; (iii) Demand Notice dated 29.07.1995 bearing Reference No. ALN/SR(SA)/43/1995-96, issued by the Special Deputy Commissioner demanding the payment of conversion fine; (iv) Challan dated 31.07.1995 evidencing the payment of conversion fine; (v) Sketch prepared for the purpose of conversion.
28.	General Power of Attorney dated 06.09.1994 executed by (i) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and (ii) Mr. S.A. Channappa, son of Mr. S. Muniyappa, in favour of Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, as their Power of Attorney Holder, to do certain acts, including the power to sell, in respect of the lands viz., (i) land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village; (ii) land measuring an extent of 1 Acre 24 Guntas comprised in Survey No. 64 of Kasavanahalli Village; and (iii) land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, and registered as Document No. 620/1994-95, in Book-IV, Volume No. 17, Additional Volume No. 127, at pages 99 to 103, in the Office of the Sub-Registrar, Bengaluru South Taluk;
29.	General Power of Attorney dated 12.06.1996 executed by Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu, in favour of Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, appointing him as his Power of Attorney Holder, to do certain acts and things, including the power to sell, <i>inter alia</i> in respect of the residential Plot bearing Plot Nos. 1 and 12, formed in and upon the Survey No. 63 of Kasavanahalli Village, and registered on 14.06.1996, as Document No. 886/1996-



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
	97, in Book-IV, Volume No. 17, Additional Volume No. 202, at pages 35 to 40, in the Office of the Sub-Registrar, Bengaluru South Taluk;
30.	Sale Deed dated 07.09.1995 executed by (1) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and (2) Mr. S.A. Channappa, son of Mr. S. Muniyappa (persons referred to in Sl. Nos. (1) and (2) are duly represented by their Power of Attorney Holder, Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, in favour of Laxmi Capital and Finvest Private Limited, represented by its Director, Mr. Vinod C. Jain, in respect of the residential site bearing Plot No. 11 measuring an extent of 9,600 square feet, formed in and upon the Survey No. 64 of Kasavanahalli Village, and registered on 13.10.1995 as Document No. 4647/1995-96, in Book-I, Volume No. 4166, at pages 45 to 50, in the Office of the Sub-Registrar, Bengaluru South Taluk;
31.	Sale Deed dated 01.01.1997 executed by (1) Mr. T. Sudhakar, son of Mr. T. Sanjeevarayudu; (2) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and (3) Mr. S.A. Channappa, son of Mr. S. Muniyappa (persons referred to in Serial Nos. (1) to (3) duly represented by their Power of Attorney Holder, Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa), in favour of Laxmi Capital and Finvest Private Limited, represented by its Director, Mr. Vinod C. Jain, in respect of the lands viz., (i) residential site bearing Plot No. 12A, bearing Municipal Khatha No. 2721/12A, measuring an extent of 6,340 square feet, formed in and upon the Survey No. 63/1 and 64; and (ii) residential site bearing Plot No. 1 bearing Khatha No. 2768/1, measuring an extent of 2,620 square feet, formed in and upon the erstwhile Survey No. 63, both situated at Kasavanahalli Village, totally admeasuring an extent of 8,960 square feet, and registered on 02.01.1997 as Document No. 4344/1996-97, in Book-I, Volume No. 4202, at pages 199 to 204, in the Office of the Sub-Registrar, Bengaluru South Taluk;
32.	Fresh Certificate of Incorporation pursuant to change of name of the company - 'Laxmi Capital and Finvest Private Limited' to 'CKPC Horizon Private Limited', dated 29.05.2023 issued by the Assistant Registrar of Companies, Bengaluru;
33.	Extract of the Land Tax Assessment List (Form 9) issued by the Doddakannanahalli Gram Panchayat, Varthur Hobli, Bengaluru South Taluk, in respect of the Plot No. 11 in the name of Laxmi Capital and Finvest Private Limited, for the year 1995-96;



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
34.	Extract of the Demand Register (Form 10) issued by the Director, Doddakannenhalli Gram Panchayat, Varthur Hobli, Bengaluru South Taluk, in respect of the Plot No. 11, in the name of Laxmi Capital and Finvest Private Limited, for the year 1995-96;
35.	Extract of the Land Tax Assessment List (Form 9) issued by the Director, Doddakannenhalli Gram Panchayat, Varthur Hobli, Bengaluru South Taluk, in respect of the Plot Nos. 1 and 12A in the name of Laxmi Capital and Finvest Private Limited, for the year 2003-04;
36.	Extract of the Demand Register (Form 10) issued by the Director, Doddakannenhalli Gram Panchayat, Varthur Hobli, Bengaluru South Taluk, in respect of the Plot Nos. 1 and 12A in the name of Laxmi Capital and Finvest Private Limited, for the year 2003-04;
37.	(i) Khatha Certificate; and (ii) Khatha Extract dated 04.01.2020, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 9,600 square feet, in the name of Laxmi Capital and Finvest Private Limited;
38.	(i) Khatha Certificate; and (ii) Khatha Extract dated 04.01.2020, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal Khatha No. 2918/2721/12A, measuring an extent of 8,960 square feet in the name of Laxmi Capital and Finvest Private Limited;
39.	Special Notice dated 30.03.2023 bearing Reference No. BBMP/MSd/ARO/KTR/915/22-23, issued by the Assistant Revenue Officer, Marathahalli Sub-Division, Bruhat Bengaluru Mahanagara Palike;
40.	(i) Khatha Certificate dated 30.03.2023; and (ii) Khatha Extract dated 30.03.2023, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet, in the name of Laxmi Capital and Finvest Private Limited;
41.	Tax Paid Receipt dated 18.10.2003 issued by the Doddakannenhalli Gram Panchayat, evidencing the payment of property taxes in respect

Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
	of the Municipal Khatha No. 2720/11 for the years: 1999-2000 to 2003-04;
42.	Tax Paid Receipts issued by the Bruhat Bengaluru Mahanagara Palike, evidencing the payment of property taxes in respect of the property bearing Municipal Khatha No. 2720/11, for the years: 2004-05 to 2010-11; 2017-18 to 2018-19; 2022-23; and 2023-24;
43.	Tax Paid Receipt dated 13.10.2003 issued by the Doddakannenhalli Gram Panchayat evidencing the payment of property taxes in respect of the Municipal Khatha No. 2721/12A for the years: 1999-2000 to 2003-04;
44.	Tax Paid Receipts issued by the Bruhat Bengaluru Mahanagara Palike, evidencing the payment of property taxes in respect of the property bearing Municipal Khatha No. 2721/12A, for the years: 2004-05 to 2010-11; 2013-14; 2017-18; 2022-23; and 2023-24;
45.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani') issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village for the years: (i) 1969-70 to 1972-73; and (ii) 1980-81 to 2001-02;
46.	Extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/ 'Pahani') issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village for the years: 1969-70 to 1972-73; and 1997-98 to 2001-02;
47.	Copy of the Village Map of Kasavanahalli Village;
48.	Copy of the Karda Nakal issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village;
49.	Copy of the Moola Tippani issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village;
50.	Copy of the Hissa Survey Tippani evidencing the sub-division of land comprised in Survey No. 63 of Kasavanahalli Village, into new Survey Nos. 63/1 and 63/2;



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
51.	Copy of the R.R. Pakka Book evidencing the sub-division of land comprised in Survey No. 63 of Kasavanahalli Village, into new Survey Nos. 63/1 and 63/2;
52.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 63/1 of Kasavanahalli Village;
53.	Copy of the Karda Nakal issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village;
54.	Copy of the Moola Tippani issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village;
55.	Extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 64 of Kasavanahalli Village;
56.	Survey Sketch issued by the Taluk Land Surveyor, Bengaluru East Taluk and attested by Assistant Director of Land Records, Bengaluru East Taluk, demarcating the Property from the larger extent of lands comprised in Survey No. 63/1 and 64 of Kasavanahalli Village;
57.	Order bearing Reference No. LRF(83)470:95-96 dated 17.05.1997, passed by the Assistant commissioner, Bengaluru North Sub-Division, Bengaluru;
58.	Entry bearing M.R. No. 1/1997-98 made in the Mutation Register;
59.	Order dated 11.06.2007 in case bearing Reference No. LRF(BE)93/2004-05 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru;
60.	Extract of the Entry bearing M.R. No. 1/2007-08 made in the Mutation Register;
61.	Order dated 11.06.2007 in case bearing Reference No. LRF(BE)03/2005-06 passed by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru;
62.	Extract of the Entry bearing M.R. No. 2/2007-08 made in the Mutation Register;



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
63.	Endorsement dated 21.03.2023 bearing Reference No. Bengaluru/SLAO-2/3822/2022-23 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, stating and confirming that the lands viz., (i) Survey No. 63/1 measuring 4 Acres 10 Guntas; and (ii) Survey No. 64 measuring 4 Acres 24 Guntas, situated at Kasavanahalli Village, have not been acquired for any of their schemes as on the said date;
64.	Endorsement dated 24.04.2023 bearing Reference No. BD/ALAO/487A/2022-23, issued by the Land Acquisition Officer, Bangalore Development Authority, Bengaluru, stating and confirming that the lands viz., (i) Survey No. 63/1 measuring 4 Acres 10 Guntas; and (ii) Survey No. 64 measuring 4 Acres 24 Guntas, situated at Kasavanahalli Village, have not been notified under the Notification bearing Reference No. UDD/196/MNX/2004 dated 14.02.2005;
65.	Endorsement dated 10.03.2023 bearing Reference No. KHB/LA/Kasavanahalli(63/1)/2022-23, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru, stating and confirming that the lands viz., (i) Survey No. 63/1 measuring 4 Acres 10 Guntas; and (ii) Survey No. 64 measuring 4 Acres 24 Guntas, situated at Kasavanahalli Village, have not been acquired for any of their schemes as on the said date;
66.	Encumbrance Certificates issued in respect of the Plot No. 1 formed in and upon the Survey No. 63 of Kasavanahalli Village, for the following period covering: (i) 01.04.1995 to 31.03.2004; (ii) 01.04.2004 to 10.01.2020; and (iii) 10.01.2020 to 16.03.2023;
67.	Encumbrance Certificates issued in respect of the Plot No. 11 formed in and upon the Survey No. 64 of Kasavanahalli Village, for the following period covering: (i) 01.04.1995 to 31.03.2004; (ii) 01.04.2004 to 10.01.2020; (iii) 01.10.2020 to 16.03.2023; (iv) 01.04.2022 to 24.04.2023;
68.	Encumbrance Certificates issued in respect of the Plot No. 12A of Kasavanahalli Village, for the following period covering: (i) 01.04.1995 to 31.03.2004; and (iii) 01.04.2004 to 16.03.2023; and



Sl. No.	PARTICULARS OF DOCUMENTS EXAMINED
69.	Encumbrance Certificate issued in respect of the Property, for the period: 24.04.2023 to 07.06.2023.

COMMENTS BASED ON THE DOCUMENTS EXAMINED:

Upon review of the aforesaid documents pertaining to the Property, it is observed as follows:

1. The Property, i.e., the land measuring an extent of 18,560 square feet presently bearing Municipal Khatha No. 2917/2720/11, is comprises of three sites/ plots, viz., (a) Plot No. 11 measuring 9,600 square feet; (b) Plot No. 1 measuring 2,620 square feet; and (c) Plot No. 12A measuring 6,340 square feet, formed in and upon the lands bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.
2. It transpires that the Site bearing Plot No. 11 measuring an extent of 9,600 square feet has been carved from the portion of the land measuring 4 Acres 24 Guntas (out of 9 Acres 16 Guntas) comprised in Survey No. 64 of Kasavanahalli Village; and that the Sites bearing Plot No. 1 measuring 2,620 square feet and Plot No. 12A measuring 6,340 square feet, have been carved from the larger extent of lands, viz., (i) land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63/1; and (ii) portion of the land measuring an extent of 4 Acres 24 Guntas comprised in Survey No. 64, both situated at Kasavanahalli Village.

Survey No. 63/1:

3. It transpires from the extract of the Index of Lands (*illegible and mutilated copy*) issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village (*Document No. 1*), that the land bearing Survey No. 63 of Kasavanahalli Village comprises of 10 Acres 20 Guntas (excluding 24 Guntas of 'B' Kharab). It further transpires that one Mr. A.G. Chikkaramaiah Reddy is shown as the holder of the said land, having acquired the same under the family partition and that the Khatha in respect of the same stood in his name, vide Entry bearing R.R. No. 305 made in the Record of Rights.

We have not been provided with copies of: (a) Extract of the Entry bearing R.R. No. 305 made in the Record of Rights; and (b) Partition Deed entered into between the family members of Mr. A.G. Chikkaramaiah Reddy. It is



represented that the said documents are not available. We are relying on the said revenue record i.e., Index of Lands, to confirm the manner in which Mr. A.G. Chikkaramaiah Reddy acquired the ownership in respect of the land measuring 10 Acres 20 Guntas comprised in Survey No. 63 of Kasavanahalli Village.

4. As noted above, the Index of Lands reflects that Survey No. 63 comprises 10 Acres 20 Guntas of cultivable land and 24 Guntas of kharab land. It is, however, noted from the subsequent revenue records, i.e., RTCs, that Survey No. 63 comprises 10 Acres 31 Guntas of cultivable land and 13 Guntas of 'B' kharab land. It appears that the land comprised in Survey No. 63 was re-surveyed and the extent of cultivable land has been recorded as 10 Acres 31 Guntas and the extent of 'B' kharab land as 13 Guntas. The re-surveyed and revised extents of cultivable land and kharab land have also been recorded in the extract of the Karnataka Revision Settlement Akarbandh (*discussed below*). *We have not been provided with the Re-Survey Extract issued by the Department of Survey Settlement reflecting the said re-survey and revision in the extent of land. However, in relation to the said re-survey and revision in the extents of land, reliance can be placed on the RTCs and Karnataka Revision Settlement Akarbandh.*
5. It is gathered from the aforementioned extract of the Index of Lands that the said Mr. A.G. Chikkaramaiah Reddy died intestate and pursuant to his death the Khatha in respect of the land measuring an extent of 10 Acres 31 Guntas comprised in Survey No. 63 of Kasavanahalli Village was mutated to stand in the name of his son, Mr. A.C. Prakash Reddy, vide Entry bearing I.H.R. No. 2/1965-66 made in the Register of Inheritance Cases; and Entry bearing R.R. No. 407 made in the Record of Rights. It is further noted that the RTCs for the years: 1969-70 to 1983-84 (*discussed below*) reflect Mr. A.C. Prakash Reddy as the khatedar and cultivator in respect of the land measuring an extent of 10 Acres 31 Guntas comprised in Survey No. 63 of Kasavanahalli Village.

We have, however, not been provided with the following documents:

- a) *Extract of the Entry bearing I.H.R. No. 2/1965-66 made in the Register of Inheritance Cases;*
- b) *Extract of the Entry bearing R.R. No. 407 made in the Record of Rights;*
- c) *Genealogical Tree of Mr. A.G. Chikkaramaiah Reddy, issued by the competent authority; and*
- d) *Death Certificate of Mr. A.G. Chikkaramaiah Reddy, issued by the competent authority.*



In this regard, it is represented that the aforementioned documents are not available.

However, based on the entries made in the RTCs, the ownership of Mr. A.C. Prakash Reddy to the land comprised in Survey No. 63 of Kasavanahalli Village can be traced from the year 1969.

6. We have been provided with the copy of the extract of the Entry bearing M.R. No. 2/1983-84 made in the Mutation Register (*Document No. 2*). It transpires from the said document that the aforementioned Mr. A.C. Prakash Reddy died intestate on 09.0.1983, and his wife (name is not mentioned) also died intestate. Pursuant to the death of Mr. A.C. Prakash Reddy, the Khatha in respect of the land measuring an extent of 10 Acres 31 Guntas comprised in Survey No. 63 of Kasavanahalli Village was mutated in the name of Mrs. Narayanamma, wife of Late Mr. A.G. Chikkaramaiah Reddy (on behalf of the minor children of Late Mr. A.C. Prakash Reddy). *We have, however, not been provided with copies of: (i) Death Certificate of Mr. A.C. Prakash Reddy, son of Late Mr. A.G. Chikkaramaiah Reddy; and (ii) Genealogical Tree of Mr. A.C. Prakash Reddy, son of Late Mr. A.G. Chikkaramaiah Reddy, issued by the competent authority. In this regard, it is represented that the said documents are not available.*
7. Thereafter, the aforementioned Mrs. Narayanamma had sold and conveyed the land measuring an extent of 4 Acres 10 Guntas (out of 10 Acres 31 Guntas) comprised on the Northern side of Survey No. 63 of Kasavanahalli Village, to and in favour of Mr. T. Thippa Reddy, son of Mr. Thimma Reddy, under the Sale Deed dated 14.09.1987, registered on 16.11.1987, as Document No. 5741/1987-88, in Book-I, Volume No. 2680, at pages 14 to 19, in the Office of the Sub-Registrar, Bengaluru South (*Document No. 3*). Pursuant thereto, the Khatha in respect of the said land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63 of Kasavanahalli Village was mutated in the name of Mr. T. Thippa Reddy, son of Mr. Thimma Reddy, vide Entry bearing M.R. No. 8/1987-88 made in the Mutation Register (*Document No. 4*).
8. It is noted that the children of Late Mr. A.C. Prakash Reddy have not made as parties to the aforesaid Sale Deed dated 14.09.1987. In this regard, it is noted from the extract of the Entry bearing M.R. No. 2/1993-94 made in the Mutation Register (*Document No. 5*), that the aforesaid Mrs. Narayanamma, wife of Late Mr. Chikkaramaiah Reddy, died intestate and upon her death, the children of Late Mr. A.C. Prakash Reddy, namely: (i) Mr. P. Ram Prasad; (ii) Ms. P. Anitha; and (iii) Ms. P. Rachita, had applied for the mutation of the Khatha in respect of the land measuring an extent



of 6 Acres 21 Guntas (excluding the portion of land measuring an extent of 4 Acres 10 Guntas) comprised in Survey No. 63 of Kasavanahalli Village, along with certain other properties. It is further noted from the said Entry that the Khatha in respect of the land measuring an extent of 6 Acres 21 Guntas comprised in Survey No. 63 of Kasavanahalli Village (along with certain other properties) was registered in the name of Mr. P. Ram Prasad, son of Late Mr. A.C. Prakash Reddy; and that the Khatha in respect of the land bearing Survey No. 8 measuring 6 Acres 12 Guntas was registered in the names of daughters of Late Mr. A.C. Prakash Reddy. Hence, it appears that the legal heirs of Late Mr. A.C. Prakash Reddy have not disputed the factum of sale of the land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63 of Kasavanahalli Village made by Mrs. Narayanamma in favour of Mr. T. Thippa Reddy, under the abovementioned Sale Deed dated 14.09.1987. As the said Sale Deed was executed and registered in the year 1987 and as there are no claims from the legal heirs of Late Mr. A.C. Prakash Reddy till date, any claims after lapse of 35 years may not be sustainable and are barred by limitation under the provisions of the Limitation Act, 1963.

9. Thereafter, the aforesaid Mr. T. Thippa Reddy had sold and conveyed the said land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63 of Kasavanahalli Village, to and in favour of Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu, under the following Sale Deeds:
- (i) The Southern portion of land measuring 2 Acres 5 Guntas (out of 4 Acres 10 Guntas), comprised in Survey No. 63 of Kasavanahalli Village was conveyed under the Sale Deed dated 20.11.1994, registered as Document No. 7045/1994-95, in Book-I, Volume No. 3965, at pages 219 to 224, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 6*). Pursuant thereto, the Khatha in respect of the said land measuring an extent of 2 Acres 5 Guntas comprised in Survey No. 63 of Kasavanahalli Village was mutated to stand in the name of Mr. T. Sudhakar, vide Entry bearing M.R. No. 12/1994-95 made in the Mutation Register (*Document No. 7*).
 - (ii) The remaining Northern portion of land measuring an extent of 2 Acres 5 Guntas (out of 4 Acres 10 Guntas) comprised in Survey No. 63 of Kasavanahalli Village was conveyed under the Sale Deed dated 21.12.1994, registered as Document No. 7047/1994-95, in Book-I, Volume No. 3965, at pages 225 to 230, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 8*). Pursuant thereto, the Khatha in respect of the said land measuring an extent of 2 Acres 5 Guntas comprised in Survey No. 63 of Kasavanahalli



Village was mutated to stand in the name of Mr. T. Sudhakar, vide Entry bearing M.R. No. 11/1994-95 made in the Mutation Register (*Document No. 9*).

10. Thereafter, the land comprised in Survey No. 63 of Kasavanahalli Village was sub-divided/ phodied and assigned with new survey numbers, vide Order dated 07.06.2004 bearing Reference No. MPR(P)19/2004-05, as follows: (a) the Northern portion of land measuring 4 Acres 10 Guntas held by Mr. T. Sudhakar has been assigned with Survey No. 63/1; and (b) the Southern portion of land measuring 6 Acres 21 Guntas held by Mr. P. Rama Prasad and 13 Guntas of 'B' kharab land has been assigned with Survey No. 63/2. It is observed that the factum of recording the said sub-division/ phodi in the revenue records was initially rejected, vide Entry bearing M.R. No. 39/2003-04 made in the Mutation Register, on the ground that the Form-10 (Intimation Slip) was not submitted (*Document No. 10*). Subsequently, upon submission of the Form-10 (Intimation Slip), the factum of the said sub-division/ phodi of land was recorded in the revenue records, vide Entry bearing M.R. No. 5/2004-05 made in the Mutation Register (*Document No. 11*). *We have, however, not been provided with the copy of the Order dated 07.06.2004 bearing Reference No. MPR(P)19/2004-05, for our examination. In the absence of the same, reliance can be made on the aforesaid Entry bearing M.R. No. 5/2004-05 made in the Mutation Register and the relevant Survey Records which are discussed below.*
11. In the aforementioned manner, Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu had acquired the ownership of in respect of the land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63/1 of Kasavanahalli Village.

Survey No. 64:

It transpires from the extract of the Index of Lands (*illegible and mutilated copy*) issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village (*Document No. 12*), that the land bearing Survey No. 64 of Kasavanahalli Village comprises of 9 Acres 12 Guntas (excluding 4 Guntas of Kharab land). It further transpires that one Mr. A.G. Govinda Reddy is shown as the holder of the said land, having acquired the same under the family partition and that the Khatha in respect of the same stood in his name, vide Entry bearing R.R. No. 305 made in the Record of Rights. It is further noted that the RTCs for the years: 1969-70 to 1977-78 (*discussed below, excluding for the year 1973-74 which is not available*), reflect Mr. A.G. Govinda Reddy as the khatedar and cultivator in respect of the land bearing Survey No. 64 of Kasavanahalli

Village. We have not been provided with copies of: (a) Extract of the Entry bearing R.R. No. 305 made in the Record of Rights; and (b) Partition Deed entered into between the family members of Mr. A.G. Govinda Reddy. It is represented that the said documents are not available. However, based on the entries made in the RTCs, the ownership of Mr. A.G. Govinda Reddy to the land comprised in Survey No. 64 of Kasavanahalli Village can be traced from the year 1969.

12. It transpires from the RTCs for the years: 1980-81 to 1992-93 (discussed below), that the aforesaid Mr. A.G. Govinda Reddy died intestate and pursuant to his death, the Khatha in respect of the land measuring an extent of 9 Acres 12 Guntas (excluding 4 Guntas of Kharab land) comprised in Survey No. 64 of Kasavanahalli Village was mutated to stand in the name of his son, Mr. G. Yogananda, vide Entry bearing I.H.C. No. 4/1978-79 made in the Register of Inheritance Cases. We have, however, not been provided with the copy of the extract of the said Entry bearing I.H.C. No. 4/1978-89. In this regard, we have been provided with an Endorsement dated 19.05.2023 bearing Reference No. R.K./C.R/254/2023-24, issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapuram, stating that the extract of the Entry bearing I.H.C. No. 4/1978-79 made in the Register of Inheritance Cases, cannot be provided as the same is not available (Document No. 13). However, the recitals of the Sale Deed dated 27.11.1981 (discussed below) state that Mr. G. Yogananda acquired the ownership in respect of the land measuring an extent of 9 Acres 12 Guntas comprised in Survey No. 64 of Kasavanahalli Village under a family partition and that the Khatha in respect of the same was registered in his name, vide Entry bearing I.H.R. No. 6/1978-89 made in the Register of Inheritance Cases. We have, however, not been provided with the copy of the extract of the said Entry bearing I.H.R. No. 6/1978-89. In this regard, we have been provided with an Endorsement dated 14.06.2023 bearing Reference No. R.K/C.R/704/2023-24 issued by the Tahsildar, Bengaluru East Taluk, Krishnarajapuram, stating that the extract of the Entry bearing I.H.R. No. A6/1978-79 made in the Mutation Register, cannot be provided as the same is not available (Document No. 14).

It is noted from the abovementioned Endorsement dated 14.06.2023 that the I.H.R. number is erroneously mentioned as I.H.R. No. A6/1978-79 instead of the correct reference as I.H.R. No. 6/1978-79. It appears that the same is an erroneous entry. It is, however, to be noted that the factum of registration of the Khatha in respect of the land measuring an extent of 9 Acres 12 Guntas comprised in Survey No. 64 of Kasavanahalli Village is duly recorded in the said RTCs.



We have, however, not been provided with copies of: (i) Death Certificate of Mr. A.G. Govinda Reddy; (ii) Genealogical Tree of Mr. A.G. Govinda Reddy, issued by the competent authority, reflecting details of his legal heirs; and (iii) Partition Deed entered into between the children of Late Mr. A.G. Govinda Reddy. In this regard, it is represented that the same are not available.

13. Thereafter, Mr. G. Yogananda, son of Late Mr. A.G. Govinda Reddy, had sold and conveyed the Northern portion of the land measuring an extent of 6 Acres 10 Guntas (out of 9 Acres 16 Guntas) comprised in Survey No. 64 of Kasavanahalli Village, to and in favour of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, under the following Sale Deeds:

- (i) The Northern portion of land measuring 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village was conveyed under the Sale Deed dated 27.11.1981, registered on 30.11.1981, as Document No. 4992/1981-82, in Book-I, Volume No. 1762, at pages 69 to 73, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 15*). Pursuant thereto, the Khatha in respect of the said land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village, was mutated in the name of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, vide Entry bearing M.R. No. 5/1993-94 made in the Mutation Register (*Document No. 16*).
- (ii) The middle portion of land measuring an extent of 3 Acres 6 Guntas comprised in Survey No. 64 of Kasavanahalli Village was conveyed under the Sale Deed dated 27.11.1981, registered on 11.01.1982, as Document No. 5760/1981-82, in Book-I, Volume No. 1778, at pages 38 to 43, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 17*). Pursuant thereto, the Khatha in respect of the said land measuring an extent of 3 Acres 6 Guntas comprised in Survey No. 64 of Kasavanahalli Village, was mutated in the name of Mr. D.R. Shivram, son of Late Mr. D.N. Ramappa, vide Entry bearing M.R. No. 5/1992-93 made in the Mutation Register (*Document No. 18*).

It is observed that the children of Mr. G. Yogananda were not made parties to the aforesaid Sale Deeds dated 27.11.1981. In this regard, it is to be noted that the recitals of the said Sale Deeds state that the sales made thereunder were for the legal benefit of the family of Mr. G. Yogananda. It is pertinent to note that Mr. G. Yogananda being karta of the Hindu Undivided Family, had the power to alienate the joint family property for value, either for legal necessity or for the benefit of the estate, to bind the



interests of all the undivided members of the family, whether they are adults or minors, and that there are no claims from the children of Mr. G. Yogananda within the statutory limitation period as prescribed under the Limitation Act, 1963, i.e., 3 years from the date of registered Sale Deed in the case of adults and 3 years from the date of attaining majority in the case of minors, and both the statutory limitation period have been expired.

14. It transpires that the aforesaid Mr. D.R. Shivram had thereafter sold and conveyed the said land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village, to and in favour of Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy, under the following Sale Deeds:

- (i) The Northern portion of land measuring 1 Acre 20 Guntas (out of 3 Acres 4 Guntas) comprised in Survey No. 64 of Kasavanahalli Village was conveyed under the Sale Deed dated 05.08.1994, registered on 23.09.1994, as Document No. 3785/1994-95, in Book-I, Volume No. 3951, at pages 6 to 11, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 19*). Pursuant thereto, the Khatha in respect of the said land measuring an extent 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, was mutated in the name of Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy, vide Entry bearing M.R. No. 3/1994-95 made in the Mutation Register (*Document No. 20*). *We have not been provided with copy of the Plan, delineating the boundaries of the said land, annexed to the said Sale Deed dated 05.08.1994 for our examination. However, the location of the land conveyed under the aforementioned Sale Deed dated 05.08.1994 can be sufficiently determined from the boundaries provided in the schedule of the Sale Deed dated 05.08.1994.*
- (ii) The remaining Southern portion of land measuring an extent of 1 Acre 24 Guntas (out of 3 Acres 4 Guntas) comprised in Survey No. 64 of Kasavanahalli Village was conveyed under the Sale Deed dated 11.08.1994, registered on 23.09.1994, as Document No. 3787/1994-95, in Book-I, Volume No. 3951, at pages 12 to 17, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 21*). Pursuant thereto, the Khatha in respect of the land measuring an extent 1 Acre 24 Guntas comprised in Survey No. 64 of Kasavanahalli Village, was mutated in the name of Mrs. N. Kamamma, wife of Late Mr. A.G. Narayana Reddy, vide Entry bearing M.R. No. 2/1994-95 made in the Mutation Register (*Document No. 22*). *We have not been provided with copy of the Plan, delineating the boundaries of the said land, annexed to the*



said Sale Deed dated 11.08.1994 for our examination. However, the location of the land conveyed under the aforementioned Sale Deed dated 11.08.1994 can be sufficiently determined from the boundaries provided in the schedule of the Sale Deed dated 11.08.1994.

15. It further transpires that the aforesaid Mr. D.R. Shivram had also sold and conveyed the Northern portion of land measuring an extent of 1 Acre 20 Guntas (from and out of the said middle portion of land measuring 3 Acres 6 Guntas) comprised in Survey No. 64 of Kasavanahalli Village, to and in favour of Mr. S.A. Channappa, son of Mr. S. Muniyappa, under the Sale Deed dated 11.08.1994, registered on 23.09.1994, as Document No. 3789/1994-95, in Book-I, Volume No. 3951, at pages 18 to 23, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 23*). Pursuant thereto, the Khatha in respect of the land measuring an extent 1 Acre 24 Guntas comprised in Survey No. 64 of Kasavanahalli Village was mutated in the name of Mr. S.A. Channappa, son of Mr. S. Muniyappa, vide Entry bearing M.R. No. 1/1994-95 made in the Mutation Register (*Document No. 24*). *We have not been provided with the Plan, delineating the boundaries of the said land, annexed to the said Sale Deed dated 11.08.1994 for our examination. However, the location of the land conveyed under the aforementioned Sale Deed dated 11.08.1994 can be sufficiently determined from the boundaries provided in the schedule of the Sale Deed dated 11.08.1994.*
16. Thus, in the afore-stated manner:
- (a) The ownership in respect of the land measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63/1 was acquired by Mr. T. Sudhakar, son of Mr. T. Sanjeevarayadu;
 - (b) The ownership in respect of the land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 was acquired by Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and
 - (c) The ownership in respect of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 was acquired by Mr. S.A. Channappa, son of Mr. S. Muniyappa.
17. Based on the examination of boundaries provided under the aforesaid respective Sale Deeds and the Survey Records, which are discussed below, it is noted that the aforesaid three land parcels are contiguous to each other.



Conversion of land:

18. Upon an application filed by Mr. T. Sudhakar, son of Mr. T. Sanjeevarayudu, the Special Deputy Commissioner, Bengaluru District, vide Official Memorandum dated 21.02.1996 bearing Reference No. B.DIS/ALN/SR(SA)/54/1995-96, had accorded permission for conversion of land as follows: (a) the land measuring an extent of 3 Acres 10 Guntas comprised in Survey No. 63 was converted from agricultural purposes to non-agricultural Commercial (Office Space) purposes; and (b) the land measuring an extent of 1 Acre comprised in Survey No. 63 was converted from agricultural purposes to non-agricultural Residential purposes, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964. In relation to the above, we have been provided with copies of following documents: (i) Official Memorandum dated 21.02.1996 bearing Reference No. B.DIS/ALN/SR(SA)/54/1995-96, issued by the Special Deputy Commissioner, Bengaluru District; (ii) Report dated 18.07.1995 bearing Reference No. ALN.SR.39:95-96, prepared by the Tahsildar, Bengaluru South Taluk, Krishnarajapuram; (iii) Demand Notice dated 21.09.1995 bearing Reference No. ALN.SR.(S.A)54:95-96, demanding the payment of the conversion fine; (iv) Challan dated 23.12.1995 evidencing the payment of the conversion fine; and (v) Sketch prepared for the purpose of conversion of land (*Document No. 25, collectively*). *We have not been provided with the extract of the Entry made in the Mutation Register, pursuant to conversion of the land inter alia measuring an extent of 4 Acres 10 Guntas comprised in Survey No. 63/1 of Kasavanahalli Village. However, it is to be noted that the factum of said conversion of land has been duly recorded in the RTCs issued in respect of the land bearing Survey No. 63/1 of Kasavanahalli Village.*
19. Upon an application filed by Mrs. N. Kamalamma, wife of Mr. A.G. Narayana Reddy, the Special Deputy Commissioner, Bengaluru District, vide Official Memorandum dated 28.06.1995 bearing Reference No. BDS/ALN/SR(SA)/182/1994-95, had accorded permission for conversion of land from agricultural purposes to non-agricultural residential purposes, in respect of the land measuring an extent of 3 Acres 4 Guntas (including regularization and conversion of land measuring an extent of 4 Guntas of 'A' Kharab) comprised in Survey No. 64, under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964. In relation to the above, we have been provided with copies of the following documents: (i) Official Memorandum dated 28.06.1995 bearing Reference No. BDS/ALN/SR(SA)/182/1994-95, issued by the Special Deputy Commissioner, Bengaluru District; (ii) Report dated 28.04.1995 bearing Reference No. ALN/SR/2/1995-96, prepared by the Tahsildar, Bengaluru South Taluk, Krishnarajapuram; (iii) Demand Notice dated 22.06.1995

bearing Reference No. ALN/SR(SA)/182/1994-95, issued by the Office of the Special Deputy Commissioner, Bengaluru District, demanding the payment of conversion fine; and (iv) Challan dated 24.06.1995 evidencing the payment of conversion fine (*Document No. 26, collectively*). *We have not been provided with copies of: (i) Sketch prepared for the purpose of conversion; and (ii) Extract of the Entry made in the Mutation Register pursuant to conversion of the said land. However, it is to be noted that the factum of said conversion of land measuring 3 Acres 4 Guntas has been duly recorded in the RTCs issued in respect of the land bearing Survey No. 64 of Kasavanahalli Village.*

20. Upon an application filed by Mr. S.A. Channappa, son of Mr. S. Muniyappa, the Special Deputy Commissioner, Bengaluru District, vide Official Memorandum dated 02.08.1995 bearing Reference No. B.DIS/ALN/SR(SA)/43/1995-96, had accorded permission for conversion of land as follows: (a) the portion of land measuring an extent of 1 Acre comprised in Survey No. 64 of Kasavanahalli Village was converted from agricultural purpose to non-agricultural Residential purpose; (b) the portion of land measuring an extent of 15 Guntas comprised in Survey No. 64 of Kasavanahalli Village was converted from agricultural purpose to non-agricultural Public and Semi Public purpose; and the remaining portion of land measuring 5 Guntas comprised in Survey No. 64 of Kasavanahalli Village was reserved for road as per the then prevailing Comprehensive Development Plan (CDP), under the provisions of Section 95 of the Karnataka Land Revenue Act, 1964. It is noted from the Revised Master Plan – 2015 drawn up by the Bangalore Development Authority (Reference: Map 3.18 – Begur map [a]), that the said land is presently earmarked as 'Industrial Hi-Tech Zone'. In relation to the above, we have been provided with copies of the following documents: (i) Report dated 24.06.1995 bearing Reference No. ALN/SR/3/1995-96, prepared by the Tahsildar, Bengaluru South Taluk, Krishnarajapuram; (iii) Demand Notice dated 29.07.1995 bearing Reference No. ALN/SR(SA)/43/1995-96, issued by the Special Deputy Commissioner demanding the payment of conversion fine; (iv) Challan dated 31.07.1995 evidencing the payment of conversion fine; and (v) Sketch prepared for the purpose of conversion (*Document No. 27, collectively*). *We have, however, not been provided with the extract of the Entry made in the Mutation Register pursuant to conversion of the land measuring an extent of 1 Acre 15 Guntas comprised in Survey No. 64 of Kasavanahalli Village. However, it is to be noted that the factum of said conversion of land measuring 1 Acre 15 Guntas has been duly recorded in the RTCs issued in respect of the land bearing Survey No. 64 of Kasavanahalli Village.*



Formation of layout:

21. It is noted that: (1) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; (2) Mr. S.A. Channappa, son of Mr. S. Muniyappa; and (3) Mr. T. Sudhakar, son of Mr. T. Sanjeevarayudu, along with the adjacent landowners, had formed a residential layout consisting of residential plots/sites in and upon the lands, viz., (i) land measuring an extent of 4 Acres 19 Guntas comprised in Survey No. 64; and (ii) land measuring an extent of 4 Acres 10 Guntas comprised Survey No. 63/1, both situated at Kasavanahalli Village, along with certain other land parcels.

We have not been provided with copy of the Sanctioned Layout Plan issued by the jurisdictional Planning Authority in respect of the formation of residential layout in and upon the land bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village. However, it is noted that the sites comprised in the Property were initially assigned with Grama Panchayat Khatha by then the jurisdictional administrative authority i.e., Doddakannanahalli Gram Panchayat and have subsequently been assigned with Municipal Khatha by the Bruhat Bengaluru Mahanagara Palike. Hence, it appears that upon satisfaction of the jurisdictional administrative authorities in relation to the formation of the said layout, the sites comprised in the Property have been assessed to the property taxes and assigned with Khatha (the same has been further discussed below).

22. It transpires that: (1) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and (2) Mr. S.A. Channappa, son of Mr. S. Muniyappa, had appointed Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, as their Power of Attorney Holder, to do certain acts and deeds, including the power to sell, in respect of their respective lands, viz., (i) the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village; (ii) the land measuring an extent of 1 Acre 24 Guntas comprised in Survey No. 64 of Kasavanahalli Village; and (iii) land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village, under the General Power of Attorney dated 06.09.1994, registered as Document No. 620/1994-95, in Book-IV, Volume No. 17, Additional Volume No. 127, at pages 99 to 103, in the Office of the Sub-Registrar, Bengaluru South Taluk (Document No. 28).
23. It transpires that Mr. T. Sudhakar, son of Mr. T. Sanjeevarayudu, had appointed Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, as his Power of Attorney Holder, to do certain acts and things, including the power to sell, *inter alia* in respect of the residential sites viz., (i) Plot No. 1 measuring an extent of 2,620 square feet; and (ii) Plot No. 12 measuring an extent of 5,780 square feet, formed in and upon land bearing Survey No.

63 of Kasavanahalli Village, under the General Power of Attorney dated 12.06.1996, registered on 14.06.1996, as Document No. 886/1996-97, in Book-IV, Volume No. 17, Additional Volume No. 202, at pages 35 to 40, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 29*).

24. Thereafter: (1) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and (2) Mr. S.A. Channappa, son of Mr. S. Muniyappa, persons referred to in Serial Nos. (1) and (2) duly represented by their Power of Attorney Holder, Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa, had sold and conveyed the Residential Site bearing Plot No. 11 measuring an extent of 9,600 square feet, formed in and upon the Survey No. 64 of Kasavanahalli Village, to and in favour of Laxmi Capital and Finvest Private Limited, represented by its Director, Mr. Vinod C. Jain, under the Sale Deed dated 07.09.1995, registered on 13.10.1995, as Document No. 4647/1995-96, in Book-I, Volume No. 4166, at pages 45 to 50, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 30*). *We have not been provided with the copy of the Plan, delineating the boundaries of the said site, annexed to the said Sale Deed dated 07.09.1995 for our examination. However, the location of the site conveyed under the aforementioned Sale Deed dated 07.09.1995 can be sufficiently determined from the boundaries provided in the schedule of the Sale Deed dated 07.09.1995.*
25. Similarly, (1) Mr. T. Sudhakar, son of Mr. T. Sanjeevarayudu; (2) Mrs. N. Kamalamma, wife of Late Mr. A.G. Narayana Reddy; and (3) Mr. S.A. Channappa, son of Mr. S. Muniyappa (persons referred to in Serial Nos. (1) to (3) duly represented by their Power of Attorney Holder, Mr. K. Satish Kumar, son of Late Mr. K. Krishnappa), had sold and conveyed the sites, viz., (i) Residential Site bearing Plot No. 12A, bearing Village Panchayat Khatha No. 2721/12A, measuring an extent of 6,340 square feet, formed in and upon the Survey No. 64; and (ii) Residential Site bearing Plot No. 1 bearing Village Panchayat Khatha No. 2768/1, measuring an extent of 2,620 square feet, formed in and upon the Survey No. 63/1, both situated at Kasavanahalli Village, totally admeasuring an extent of 8,960 square feet, to and in favour of Laxmi Capital and Finvest Private Limited, represented by its Director, Mr. Vinod C. Jain, under the Sale Deed dated 01.01.1997, registered on 02.01.1997 as Document No. 4344/1996-97, in Book-I, Volume No. 4202, at pages 199 to 204, in the Office of the Sub-Registrar, Bengaluru South Taluk (*Document No. 31*). It appears that the portion of land measuring 560 square feet (out of 6,340 square feet) comprised in the Site bearing Plot No. 12A was held by Mrs. Kamalamma and Mr. S.A. Channappa. *We have not been provided with copy of the Plan, delineating the boundaries of the said sites, annexed to the said Sale Deed*



dated 01.01.1997 for our examination. However, the location of the sites conveyed under the aforementioned Sale Deed dated 01.01.1997 can be sufficiently determined from the boundaries provided in the schedule of the Sale Deed dated 01.01.1997.

26. In the afore-stated manner, Laxmi Capital and Finvest Private Limited has acquired the ownership, right, title and interest over the sites, viz., (i) Residential Site bearing Plot No. 11 measuring an extent of 9,600 square feet, formed in and upon the Survey No. 64; (ii) Residential Site bearing Plot No. 12A, bearing Municipal Khatha No. 2721/12A, measuring an extent of 6,340 square feet, formed in and upon the Survey No. 64; and (iii) Residential Site bearing Plot No. 1, bearing Municipal Khatha No. 2768/1, measuring an extent of 2,620 square feet, totally admeasuring an extent of 18,560 square feet.
27. It transpires that the name of the company, 'Laxmi Capital and Finvest Private Limited' has been changed to 'CKPC Horizon Private Limited'. In this regard, we have been provided with the copy of Fresh Certificate of Incorporation pursuant to change of name of the company – 'Laxmi Capital and Finvest Private Limited' to 'CKPC Horizon Private Limited', dated 29.05.2023 issued by the Assistant Registrar of Companies, Bengaluru (Document No. 32).

Municipal Records and Property Taxes:

28. We have been provided with the extracts of the Land Tax Assessment List (Form 9) and Demand Register (Form 10), for the year, 1995-96, issued by the Doddakannanahalli Gram Panchayat, Varthur Hobli, Bengaluru South Taluk, in respect of Plot No. 11 in the name of Laxmi Capital and Finvest Private Limited (Document Nos. 33 and 34, respectively).
29. We have been provided with the extracts of the Land Tax Assessment List (Form 9) and Demand Register (Form 10) for the year, 2003-04, issued by the Doddakannanahalli Gram Panchayat, Varthur Hobli, Bengaluru South Taluk, in respect of the Plot Nos. 1 and 12A in the name of Laxmi Capital and Finvest Private Limited (Document No. 35 and 36, respectively).
30. We have been provided with copies of: (i) Khatha Certificate; and (ii) Khatha Extract dated 04.01.2020, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 9,600 square feet, in the name of Laxmi Capital and Finvest Private Limited (Document No. 37, collectively).



31. We have been provided with copies of: (i) Khatha Certificate; and (ii) Khatha Extract dated 04.01.2020, issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal Khatha No. 2918/2721/12A, measuring an extent of 8,960 square feet, in the name of Laxmi Capital and Finvest Private Limited (*Document No. 38, collectively*).
32. We have been provided with the copy of the Special Notice dated 30.03.2023 bearing Reference No. BBMP/MSd/ARO/KTR/915/22-23, issued by the Assistant Revenue Officer, Marathahalli Sub-Division, Bruhat Bengaluru Mahanagara Palike, in terms of which, the Municipal Khatha No. 2918/2721/12A has been amalgamated with Municipal Khatha No. 2917/2720/11 and the Khatha in respect of the land measuring an extent of 18,560 square feet, is registered in the name of Laxmi Capital and Finvest Private Limited (*Document No. 39*).
33. We have been provided with copies of: (i) Khatha Certificate dated 30.03.2023; and (ii) Khatha Extract dated 30.03.2023, issued by the Bruhat Bengaluru Mahanagara Palike, in respect of the property bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet, in the name of Laxmi Capital and Finvest Private Limited (*Document No. 40, collectively*).
- It is advisable to obtain rectification to the Municipal Records, viz., Khatha Certificate and Khatha Extract in respect of the property bearing Khatha No. 2917/2720/11, to reflect the present name of the company, 'CKPC Horizon Private Limited'.*
34. We have been provided with the copy of the Tax Paid Receipt dated 18.10.2003 issued by the Doddakannanahalli Gram Panchayat, evidencing the payment of property taxes in respect of the Grama Panchayat Khatha No. 2720/11, for the years: 1999-2000 to 2003-04 (*Document No. 41*).
35. We have been provided with copies of the Tax Paid Receipts issued by the Bruhat Bengaluru Mahanagara Palike, evidencing the payment of property taxes in respect of the property bearing Municipal Khatha No. 2720/11, for the years: 2004-05 to 2010-11; 2017-18 to 2018-19; 2022-23; and 2023-24 (*Document No. 42, collectively*).
36. We have been provided with the copy of the Tax Paid Receipt dated 13.10.2003 issued by the Doddakannanahalli Gram Panchayat, evidencing the payment of property taxes in respect of the Gram Panchayat Khatha No. 2721/12A, for the years: 1999-2000 to 2003-04 (*Document No. 43*).



37. We have been provided with the copies of the Tax Paid Receipts issued by the Bruhat Bengaluru Mahanagara Palike, evidencing the payment of property taxes in respect of the property bearing Municipal Khatha No. 2721/12A, for the years: 2004-05 to 2010-11; 2013-14; 2017-18; 2022-23; and 2023-24 (*Document No. 44, collectively*).

Revenue and Survey Records:

38. It is noted from the aforementioned extract of the Index of Lands that the land comprised in Survey No. 63 and 64 of Kasavanahalli Village that an entry stating 'Sarkari Phada' for the non-payment of the land revenue has been made. However, the subsequent Revenue Records i.e., RTCs do not reflect any such entries and it appears that all the outstanding land revenue/ dues payable to the Government have been cleared.
39. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs' / 'Pahani') issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village for the years: (i) 1969-70 to 1972-73; and (ii) 1980-81 to 2001-02 (*Document No. 45*). It is gathered from the said RTCs, as follows:
- (a) For the years: (i) 1969-70 to 1972-73; and (ii) 1980-81 to 1983-84, Mr. A.C. Prakash Reddy, is reflected as the khathedar and cultivator, in respect of the land bearing Survey No. 63 of Kasavanahalli Village;
 - (b) For the years: 1984-85 to 1986-87, Mrs. Narayanamma, wife of Late Mr. A.G. Channaramaiah Reddy, is reflected as the khathedar and cultivator, in respect of the land bearing Survey No. 63 of Kasavanahalli Village;
 - (c) For the years: 1987-88 to 1992-93, (i) Mrs. Narayanamma, wife of Late Mr. A.G. Channaramaiah Reddy; and (ii) Mr. T. Thippa Reddy, are reflected as the khathedars and cultivators, in respect of the land bearing Survey No. 63 of Kasavanahalli Village;
 - (d) For the year, 1993-94, (i) Mr. T. Thippa Reddy; (ii) Mr. P. Ramprasad, son of Late Mr. A.C. Prakash Reddy, are reflected as the khathedars and cultivators, in respect of the land bearing Survey No. 63 of Kasavanahalli Village; and
 - (e) For the years: 1994-95 to 2001-02, (i) Mr. T. Sudhakar; (ii) Mr. P. Ramprasad, son of Late Mr. A.C. Prakash Reddy, are reflected as the khathedars and cultivators, in respect of the land bearing Survey No. 63 of Kasavanahalli Village.



We have, however, not been provided with the extracts of the RTCs issued in respect of the land comprised in Survey No. 63 of Kasavanahalli Village, for the years: 1973-74 to 1979-80 for our examination. It is, however, observed from the RTCs of the years prior to and post the missing years that there are no deviations either in the ownership or in the occupancy of the land comprised in Survey No. 63 of Kasavanahalli Village.

40. We have been provided with the extracts of the Record of Rights, Tenancy and Crop Inspection Certificates ('RTCs'/'Pahani') issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village, for the years: 1969-70 to 2001-02 (Document No. 46). It is gathered from the same as follows:

- (a) For the years: 1969-70 to 1972-73, Mr. A.G. Narayana Reddy, is reflected as the khathedar and cultivator, in respect of the land bearing Survey No. 64 of Kasavanahalli Village;
- (b) For the years: 1974-75 to 1978-79, Ms. Sarojamma, is reflected as the khathedar and cultivator, in respect of the land bearing Survey No. 64 of Kasavanahalli Village;
- (c) For the years: 1979-80 to 1983-84, Mr. Yogananda Reddy, son of Mr. Govinda Reddy, is reflected as the khathedar and Ms. Sarojamma is reflected as the cultivator, in respect of the land bearing Survey No. 64 of Kasavanahalli Village;
- (d) For the years: 1984-85 to 1991-92, Mr. Yogananda Reddy, son of Mr. Govinda Reddy, is reflected as the khathedar; and (i) Mr. Yogananda Reddy; and (ii) Ms. Sarojamma, are reflected as the cultivators, in respect of the land bearing Survey No. 64 of Kasavanahalli Village;
- (e) For the year, 1992-93, Mr. D.R. Shivram, is reflected as the Khathedar, and (i) Mr. Yoganand; (ii) Ms. Sarojamma; and (iii) Mr. D.R. Shivram, are reflected as the cultivators, in respect of the land bearing Survey No. 64 of Kasavanahalli Village;

It is observed that one Ms. Sarojamma is reflected as one of the cultivators in respect of the land comprised in Survey No. 64 for the years 1974-75 and 1992-93. It is further noted from the RTCs for the years: 1984-95 and 1985-86 the said Ms. Sarojamma is reflected as the mother of Mr. Yoganand.



- (f) For the year, 1993-94, Mr. D.R. Shivram, is reflected as the Khathedar, and (i) Mr. S.A. Channappa; (ii) Mr. D.R. Shivram; and (iii) Ms. N. Kamalamma, are reflected as the as the cultivators, in respect of the land bearing Survey No. 64 of Kasavanahalli Village;
- (g) For the years: 1994-95 to 1995-96, (i) Mr. S.A. Channappa; (ii) Ms. N. Kamalamma; (iii) Ms. Pushpa; (iv) Mr. T. Sudhakar; and (iv) Mr. D.R. Shivram, are reflected as the khathedars and cultivators, in respect of the land bearing Survey No. 64 of Kasavanahalli Village; and
- (h) For the years: 1997-98 to 2001-02, (i) Mr. S.A. Channappa; (ii) Mr. T. Sudhakar; (iii) Mr. D.R. Shivram; and (iv) Ms. N. Kamalamma, are reflected as the khathedars, and (i) Mr. S.A. Channappa; (ii) Mr. T. Sudhakar; (iii) Mr. D.R. Shivram, are reflected as cultivators in respect of the land bearing Survey No. 64 of Kasavanahalli Village. The land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village, has been acquired by the Government.

We have, however, not been provided with the extracts of the RTCs issued in respect of the land comprised in Survey No. 64 of Kasavanahalli Village, for the years: 1973-74 and 1996-97 for our examination. It is, however, observed from the RTCs of the years prior to and post the missing years that there are no deviations either in the ownership or in the occupancy of the land comprised in Survey No. 64 of Kasavanahalli Village.

41. We have been provided with the copy of the Village Map of Kasavanahalli Village (*Document No. 47*), indicating the location, shape and boundaries of the land comprised in Survey Nos. 63 and 64 of Kasavanahalli Village.

Note: It is noted from the aforesaid Village Map of Kasavanahalli Village that the land comprised in Survey No. 63 of Kasavanahalli Village (larger extent) is abutted by a lake on the Eastern side. However, we note that the lake is not abutting/ adjacent to the subject property.

42. We have been provided with copies of: (i) Karda Nakal; and (ii) Moola Tippani issued in respect of the land bearing Survey No. 63 of Kasavanahalli Village (*Document Nos. 48 and 49, respectively*). It is noted that the outline of the land comprised in Survey No. 63 in the Village Map matches with the outline of the land comprised in Survey No. 63, as reflected under the aforesaid Moola Tippani.



43. We have been provided with copies of: (i) Hissa Survey Tippani; and (ii) R.R. Pakka Book, evidencing the sub-division of land comprised in Survey No. 63 of Kasavanahalli Village, into new Survey Nos. 63/1 and 63/2 (*Document Nos. 50 and 51, collectively*).
44. We have been provided with the extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 63/1 of Kasavanahalli Village (*Document No. 52*). It is noted from the same that the Survey No. 63/1 comprises of land measuring an extent of 1 Hectare and 72 Ares (i.e., 4 Acres 10 Guntas).
45. We have been provided with copies of: (i) Karda Nakal; and (ii) Moola Tippani issued in respect of the land bearing Survey No. 64 of Kasavanahalli Village (*Document Nos. 53 and 54, respectively*). It is noted that the outline of the land comprised in Survey No. 64 in the Village Map matches with the outline of the land comprised in Survey No. 64 as reflected under the aforesaid Moola Tippani.
46. We have been provided with the extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 64 of Kasavanahalli Village (*Document No. 55*). It is noted from the same that Survey No. 64 comprises 9 Acres 12 Guntas of cultivable land and there being 4 Guntas of Kharab land. *It is noted that the said extract of the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 64 of Kasavanahalli Village does not provide the classification of Kharab land. However, it is noted from the RTCs that the said 4 Guntas of kharab land is classified as 'A' Kharab land. It is to be noted further that the said 4 Guntas of 'A' kharab land has been duly regularized and converted.*
47. We have been provided with the Survey Sketch issued by the Taluk Land Surveyor, Bengaluru East Taluk and attested by Assistant Director of Land Records, Bengaluru East Taluk, demarcating the Property from the larger extent of lands comprised in Survey No. 63/1 and 64 of Kasavanahalli Village (*Document No. 56*). In terms of the same, the Property comprises of land measuring an extent of 3.50 Guntas in Survey No. 63/1 and the land measuring an extent of 13.543 Guntas in Survey No. 64. It is further noted from the same that the Property is bounded by the Roads on both Eastern and Northern sides.



Proceedings under the provisions of Section 79-A and 79-B of the
Karnataka Land Reforms Act, 1961 against the erstwhile landowners:

48. It transpires that the proceedings under the provisions of Section 79-A, 79-B and 80 of the Karnataka Land Reforms Act, 1961, were initiated against Mrs. Kamalamma in relation to the purchase of the land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village and that the Assistant Commissioner, Bengaluru North (Additional) Sub-Division, Bengaluru, vide Order dated 17.05.1997 in proceedings bearing Reference No. LRF(83)470:95-96, directed the revenue authorities to forfeit the said land to the Government (*Document No. 57*). Pursuant to the said Order dated 17.05.1997, the said land was forfeited to the Government, vide Entry bearing M.R. No. 1/1997-98 made in the Mutation Register (*Document No. 58*).
49. Thereafter, in an Appeal bearing 1327 of 2003 filed by Mrs. Kamalamma before the Karnataka Appellate Tribunal, the aforesaid Order dated 17.05.1997 passed in Case Reference No. LRF(83)470:95-96 was set aside and remanded the matter to the Court of the Assistant Commissioner for fresh consideration, vide Order dated 01.09.2004. Upon re-examination, the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, vide Order dated 11.06.2007 in case bearing Reference No. LRF(BE)93/2004-05, had dropped the proceedings initiated under the provisions of Section 79-A, 79-B and 80 of the Karnataka Land Reforms Act, 1961 (*Document No. 59*). Pursuant thereto, the Khatha in respect of the land measuring an extent of 3 Acres 4 Guntas comprised in Survey No. 64 of Kasavanahalli Village was restored in the name of Mrs. Kamalamma, vide Entry bearing M.R. No. 1/2007-08 made in the Mutation Register (*Document No. 60*). It is noticed that the proceedings reference and date of the order of passed by the Assistant Commissioner was erroneously referred to as Order dated 28.01.1998 passed in Case Reference No. LRF(83)475:95-96 instead of correct reference as 'Order dated 17.05.1997 passed in Case Reference No. LRF(83)470:95-96'.
50. It transpires that the proceedings under the provisions of Section 79-A, 79-B and 80 of the Karnataka Land Reforms Act, 1961, were initiated against Mr. S.A. Channappa in relation to the purchase of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village and that the Assistant Commissioner, Bengaluru North (Additional) Sub-Division, Bengaluru, vide Order dated 28.01.1998 in proceedings bearing Reference No. LRF(83)475:95-96, directed the revenue authorities to forfeit the said land to the Government.



51. Thereafter, in an Appeal bearing 1326 of 2003 filed by Mr. S.A. Channappa before the Karnataka Appellate Tribunal, Order dated 28.01.1998 passed in Case Reference No. LRF(83)475:95-96 was set aside and remanded the matter to the Court of the Assistant Commissioner for fresh consideration, vide Order dated 27.01.2005. Upon re-examination, the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, vide Order dated 11.06.2007 in case bearing Reference No. LRF(BE)03/2005-06, had dropped the proceedings initiated under the provisions of Section 79-A, 79-B and 80 of the Karnataka Land Reforms Act, 1961 (*Document No. 61*). Pursuant thereto, the Khatha in respect of the land measuring an extent of 1 Acre 20 Guntas comprised in Survey No. 64 of Kasavanahalli Village was restored in the name of Mr. S.A. Channappa, vide Entry bearing M.R. No. 2/2007-08 made in the Mutation Register (*Document No. 62*).

Endorsements:

52. We have been provided with the Endorsement dated 21.03.2023 bearing Reference No. Bengaluru/SLAO-2/3822/2022-23, issued by the Special Land Acquisition Officer-2, Karnataka Industrial Area Development Board, stating and confirming that the lands viz., (i) Survey No. 63/1 measuring 4 Acres 10 Guntas; and (ii) Survey No. 64 measuring 4 Acres 24 Guntas, situated at Kasavanahalli Village, have not been acquired for any of their schemes as on the date 21.03.2023 (*Document No. 63*).
53. We have been provided with the Endorsement dated 24.04.2023 bearing Reference No. BD/ALAO/487A/2022-23, issued by the Land Acquisition Officer, Bangalore Development Authority, Bengaluru, stating and confirming that the lands viz., (i) Survey No. 63/1 measuring 4 Acres 10 Guntas; and (ii) Survey No. 64 measuring 4 Acres 24 Guntas, situated at Kasavanahalli Village, have not been notified under the Notification bearing Reference No. UDD/196/MNX/2004 dated 14.02.2005 (*Document No. 64*).
54. We have been provided with the Endorsement dated 10.03.2023 bearing Reference No. KHB/LA/Kasavanahalli(63/1)/2022-23, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru, stating and confirming that the lands viz., (i) Survey No. 63/1 measuring 4 Acres 10 Guntas; and (ii) Survey No. 64 measuring 4 Acres 24 Guntas, situated at Kasavanahalli Village, have not been acquired for any of their schemes as on the date 10.03.2023 (*Document No. 65*).



Encumbrance Certificates:

55. We have been provided with the Encumbrance Certificates issued in respect of the Plot No. 1 formed in and upon the land bearing Survey No. 63 of Kasavanahalli Village, for the following period covering: (i) 01.04.1995 to 31.03.2004; (ii) 01.04.2004 to 10.01.2020; and (iii) 10.01.2020 to 16.03.2023 (*Document No. 66, collectively*). In terms of the same, the Sale Deed dated 17.01.1997 executed by Mr. Sudhakar and others, in favour of Laxmi Capital and Finest Private Limited, registered as Document No. 4344/1996-97 is reflected.
56. We have been provided with the Encumbrance Certificates issued in respect of the Plot No. 11 formed in and upon the land bearing Survey No. 64 of Kasavanahalli Village, for the following period covering: (i) 01.04.1995 to 31.03.2004; (ii) 01.04.2004 to 10.01.2020; (iii) 01.10.2020 to 16.03.2023; (iv) 01.04.2022 to 24.04.2023 (*Document No. 67*). In terms of the same, the Sale Deed dated 07.09.1995, executed by Mrs. N. Kamalamma and others, in favour of M/s. Laxmi Capital and Finest Private Limited, registered as Document No. 4647/1995-96 is reflected.
57. We have been provided with the Encumbrance Certificates issued in respect of the Plot No. 12A of Kasavanahalli Village, for the following period covering: (i) 01.04.1995 to 31.03.2004; and (ii) 01.04.2004 to 16.03.2023 (*Document No. 68*). In terms of the same, Sale Deed dated 17.01.1997, executed by Mr. Sudhakar and others, in favour of Laxmi Capital and Finest Private Limited and registered as Document No. 4344/1996-97 is reflected.
58. We have been provided with the Encumbrance Certificate issued in respect of the Property, for the period: 24.04.2023 to 07.06.2023 (*Document No. 69*). It is noted from the same that no transactions are reflected.

It is advisable to obtain Encumbrance Certificates issued in respect of the lands bearing Survey Nos. 63 and 64, for the period covering the period from 01.04.1960 to 31.03.2000 and examine the same.

Zone/ Usage of Land:

59. It is noted that, as per the Revised Master Plan – 2015 drawn up by the Bangalore Development Authority (Reference: Map 3.18 – Begur map [a]), the Property is earmarked as 'Industrial Hi-Tech Zone'. It is further noted that the Property falls within the zone of airports height restrictions.



DUA ASSOCIATES

Advocates & Solicitors

DISCLAIMER:

This Report is provided on the basis of review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. This Report is subject to our comments stated herein above. This Report is limited to ascertaining the legal right, title and interest of the present owners based on the representations of the said owners. This Report is further subject to scrutiny and verification of all original documents of title pertaining to the Property and referred to herein.

For the purposes of this Report, we have assumed that the photocopies of the several documents and deeds examined by us are genuine and authentic; that the existence, capacity and authority of each of the parties to enter into and perform their respective obligations under the said title documents is undisputable; and that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of being rescinded for any fraud or misrepresentation on the part of any party.

CONCLUSION:

On a review and analysis of the documents/ information furnished to us, and subject howsoever to our comments stated herein above, we are of the opinion that **CKPC Horizon Private Limited** [CIN: U68200KA1994PTC016354], having its registered address at No. 02/2, K. No. 12.5, 4th Floor, Kamala Tower No. 9, Roopena Agrahara, Bommanahalli, Bengaluru Rural – 560 068, is currently the absolute owner vested with absolute rights of ownership, title and interest in the Property i.e., the immovable property being land bearing Municipal Khatha No. 2917/2720/11, measuring an extent of 18,560 square feet (earlier bearing Plot Nos. 1, 11 and 12A formed in and upon the land bearing Survey Nos. 63/1 and 64 of Kasavanahalli Village), situated at Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District.

It is advisable to obtain: (a) rectification to the Municipal Records, viz., Khatha Certificate and Khatha Extract in respect of the property bearing Khatha No. 2917/2720/11, to reflect the present name of the company, 'CKPC Horizon Private Limited'; and (b) Encumbrance Certificates issued in respect of the lands bearing Survey Nos. 63 and 64 of Kasavanahalli Village, for the period covering the period from 01.04.1960 to 31.03.2000 and examine the same.

