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ROLL No. KAR/1718/2008

REF: GEN//2025

To

Date: 13.03.2025

M/s.Ruchira Developers LLP & Others,
Bengaluru.

Sir,

**LEGAL OPINION
SCHEDULE PROPERTY**

Item No. 1:

All the piece and parcel of the residentially converted land bearing Sy.No.76 (Old Sy No 12) measuring an extent of 01 acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 82 & Road;
West by : Survey No 12;
North by : Survey No 75;
South by : Survey No 77.

Item No.2:

All the piece and parcel of the residentially converted land bearing Sy.No.77 (Old Sy No 12) measuring an extent of 01 acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 83;
West by : Survey No 12;
North by : Survey No 76 & Road;
South by : Survey No 12.

Item No.3:

All the piece and parcel of the residentially converted land bearing Sy.No.82 (Old Sy No 12) measuring an extent of 01 acre situated at Chikkadasarahalli



Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 85 & Road;
West by : Survey No 76;
North by : Survey No 81;
South by : Survey No 83.

Item No.4:

All the piece and parcel of the residentially converted land bearing Sy.No.72 (Old Sy.No.12) measuring an extent of 01 Acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 78;
West by : Survey No 12 & Road;
North by : Survey No 73;
South by : Survey No 75.

Item No.5:

All the piece and parcel of the residentially converted land bearing Sy.No.73 (Old Sy.No.12) measuring an extent of 01 Acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Sri.Rajappa's Land;
West by : Land bearing Survey No 12;
North by : Survey No 74;
South by : Survey No 72

Item No.6:

All the piece and parcel of the residentially converted land bearing Sy.No.75 (Old Sy No 12) measuring an extent of 01 acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 81;
West by : Survey No 12 & Road;
North by : Survey No 72;
South by : Survey No 76.



Item No.7:

All the piece and parcel of the residentially converted land bearing Sy.No.78 (Old Sy No 12) measuring an extent of 01 acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 85 & Road;
West by : Survey No 72;
North by : Survey No 79;
South by : Survey No 81

Item No.8:

All the piece and parcel of the residentially converted land bearing Sy.No.85 (Old Sy No 12) measuring an extent of 01 acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Road;
West by : Survey No 78,81,82 & 83;
North by : Survey No 12;
South by : Survey No 12.

Item No.9:

All the piece and parcel of the residentially converted land bearing Sy.No.80/1 (Old Sy No 12) measuring an extent of 20 guntas situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 80/2;
West by : Survey No 74
North by : Road;
South by : Survey No.79

Item No.10:

All the piece and parcel of the residentially converted land bearing Sy.No.80/2 (Old Sy No 12) measuring an extent of 20 guntas situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 12;
West by : Survey No 80/1



North by : Road;
South by : Survey No.79

Item No.11:

All the piece and parcel of the residentially converted land bearing Sy.No.79 (Old Sy No 12) measuring an extent of 01 Acre situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bound as follows:

East by : Survey No 12;
West by : Survey No 73
North by : Survey No 80
South by : Survey No.78 & Road

INVESTIGATION OF TITLE IN RESPECT OF THE SCHEDULE PROPERTY DESCRIBED HEREUNDER

The following photocopies of the documents have been taken for scrutiny.

Sl. No	Date	Description of the Documents	Original/ Certified Copy/ Photo copy
In respect of Old Sy.No.12, New Sy.No.72:			
1	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Yellappa, in respect of Sy.No.72, measuring 1-00 Acre.	Photocopy
2	11.04.1966	Sale Deed dated 11.04.1966 executed by Yellappa in favour of Doddayellappa , in respect of Sy.No.12, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.138/1966-67, in the office of the Sub-Registrar Anekal.	Photocopy
3		RTC for the year 1984-1985 to 1996-1997 standing in the name of Doddayellappa, in respect of Sy.No.72, measuring 1 Acre.	Photocopy
4		Order No.SC.ST(A)36/1999-2000.	Photocopy
5		WP No.4827/2001 (SC/ST).	Photocopy
6		Mutation Register No.5/2000-2001, mutating the property in the name of Smt.Rajamma W/o Late	Photocopy



		Y.Motappa , in respect of Sy.No.72, measuring 1-00 Acre.	
7		RTC for the year 1997-1998 to 2010-2011 standing in the name of Rajamma W/o Y.Mottappa, in respect of Sy.No.72.	Photocopy
8		RTC for the year 2010-2011 to 2023-2024 standing in the name of Y.Muniswamy S/o Late Yellappa, in respect of Sy.No.72, measuring 20 Guntas.	Photocopy
9		Family Tree of Late Yellappa indicating his wife Late Marakka and his children 1. Laghumakka, 2. Y.Muniyappa indicating his wife Ammayamma and his children (i) C.M.Girijadevi, (ii) C.M.Keshavamurthy indicating his wife Vedha and his children • Akash, • Spandhana, (iii) C.M.Rajagopala indicating his wife Radhamma and his children • Jagan, • Sinchana, (iv) C.M.Sujatha, 3. Late Mottappa indicating his wife Rajamma and his children (i) Kanthamma, (ii) C.M.Sunil, (iii) C.M.Lakshmana, 4. Mottamma, 5. Late Muniyappa, 6. Narayanaswamy indicating his wife Yellamma and his children (i) C.N.Ravi Kumar, (ii) C.N.Bhavya, 7. Y.Muniswamy indicating his wife Munirathnamma and his children (i) Deepa, (ii) Roopa, (iii) Ramya, (iv) Gowthami, (v) Ankitha, (vi) Bharath.	Photocopy
10	10.06.2014	Sale Agreement dated 10.06.2014 executed by 1. Sri.Y.Muniyappa S/o Late Yellappa,	Photocopy



		2. Smt.C.M.Girijadevi D/o Sri.Y.Muniyappa, 3. Sri.C.M.Keshavamurthy S/o Sri.Y.Muniyappa, 4. Sri.C.M.Rajagopal S/o Sri.Y.Muniyappa, 5. Sri.C.M.Sujatha D/o Sri.Y.Muniyappa, 6. Sri.Y.Muniswamy S/o Late Yellappa, 7. C.M.Deepa D/o Sri.Y.Muniswamy, 8. C.M.Roopa D/o Sri.Y.Muniswamy, 9. C.M.Ramya D/o Sri.Y.Muniswamy, 10. C.M.Gowthami D/o Sri.Y.Muniswamy, 11.C.M.Ankitha D/o Sri.Y.Muniswamy, 12.C.M.Bharath S/o Sri.Y.Muniswamy, in favour of Sri.H.R.Ramesh, in respect of Sy.No.72, measuring 20 Guntas and 20 Guntas, totally measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-00950-2014-15 C.D.No.SRJD149, in the office of the Sub-Registrar Sarjapura.	
11	05.11.2022	Official Memorandum dated 05.11.2022 bearing No.PTCL(A)C.R/10/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.72, (Old Sy.No.12), measuring 1-00 Acre, in the name of Sri.Y.Muniyappa S/o Late Yellappa.	Photocopy
12	21.07.2023	Sale Deed dated 21.07.2023 executed by 1. Smt.Ammayamma W/o Late Y.Muniyappa, 2. Smt.C.M.Girijadevi D/o Late Y.Muniyappa, 3. Sri.C.M.Keshavamurthy S/o Late Y.Muniyappa, 4. Master.Akash.C.K S/o Sri.C.M.Keshavamurthy, 5. Kumari.Spandana.C.K D/o Sri.C.M.Keshavamurthy, 6. Sri.C.M.Rajagopal S/o Late Y.Muniyappa, 7. Master.Jagan.C.R S/o Sri.C.M.Rajagopal, 8. Kumari.Sinchana.C.R D/o Sri.C.M.Rajagopal, 9. Smt.C.M.Sujatha D/o Late Y.Muniyappa, 10. Sri.Y.Muniswamy S/o Late Sri.Yellappa, 11. Smt.Munirathnamma W/o	Photocopy



		Sri.Y.Muniswamy, 12. Ms.C.M.Deepa D/o Sri.Y.Muniswamy, 13. Ms.C.M.Roopa D/o Sri.Y.Muniswamy, 14. Ms.C.M.Ramya D/o Sri.Y.Muniswamy, 15. Ms.C.M.Gowthami D/o Sri.Y.Muniswamy, 16. Master.C.M.Bharat S/o Sri.Y.Muniswamy, 17. Smt.Rajamma W/o Late Sri.Motappa (S/o Late Sri.Yellappa), 18. Smt.Kantamma D/o Late Sri.Motappa (S/o Late Sri.Yellappa), 19. Sri.C.M.Sunil Kumar S/o Late Sri.Motappa (S/o Late Sri.Yellappa), 20. Sri.C.M.Lakshman S/o Late Sri.Motappa (S/o Late Sri.Yellappa), rep by his GPA holder Smt.Rajamma, 21. Sri.Narayanaswamy S/o Late Yellappa, 22. Smt.Yellamma W/o Sri.Narayanaswamy, 23. Sri.C.N.Ravi Kumar S/o Sri.Narayanaswamy, 24. Smt.C.N.Bhavya D/o Sri.Narayanaswamy, 25. Smt.Laghumakka @ Laghumamma D/o Late Yellappa, 26. Smt.Motamma D/o Late Yellappa, as "Vendor's" Sri.H.R.Ramesh and Sri.H.R.Krishnappa as "Consenting Witnesses" in favour of Sri.H.R.Krishnappa and Sri.Karthik.S, in respect of Sy.No.72, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-03254-2023- 24, in the office of the Sub-Registrar Sarjapura.	
13		RTC for the year 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.72, measuring 1 Acre.	Photocopy
14	08.02.2024	Official Memorandum dated 08.02.2024 bearing No.584472, issued by Deputy Commissioner, for converting the land from agricultural to non- agricultural residential purposes, in respect of Sy.No.72, measuring 1 Acre 2 Guntas, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.	Photocopy
15	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa and Sri.Karthik.S in favour of	Photocopy



		Ms.Girija Pattipati and Mrs.K.Padma Ramesh, in respect of Sy.No.72, (Old No.12), measuring an extent of 01 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10341-2023-24, in the office of the Sub-Registrar Sarjapura.	
16	17.05.2023 30.01.2021 23.08.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 30.01.2021 EC from 30.01.2021 to 22.08.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.73:			
17	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Mota, in respect of Sy.No.73, measuring 1-00 Acre.	Photocopy
18		Mutation Register No.4/2000-2001, mutating the property in the name of Sri.Motamuniswamy, in respect of Sy.No.73, measuring 1 Acre.	Photocopy
19		RTC for the year 1997-1998 to 2003-2004 standing in the name of Motamuniswamy, in respect of Sy.No.73, measuring 1 Acre.	Photocopy
20	23.07.2002	Death Certificate dated 23.07.2002 issued by Chief Registrar of Birth and Death, in the name of Motamuniswamy, who died on 21.07.2002.	Photocopy
21		Family Tree of Late Motamuniswamy indicating his wife Hanumakka and his children 1. Mottamma, 2. Anjanappa indicating his wife Girijadevi and his children (i) Ravikumar indicating his wife Sharadha and his children • Bindhu, • Indhu, • Lochan, (ii) Mamatha, (iii) Lakshmi, (iv) Krishna, (v) Rajeshwari, 3. Nanjamma.	Photocopy
22		Mutation Register No.13/2004-2005, mutating the property in the name of C.M.Anjinappa S/o Late Motamunishami, in respect of Sy.No.73, measuring 1 Acre.	Photocopy
23		RTC for the year 2004-2005 to 2020-2021	Photocopy



		standing in the name of C.M.Anjinappa, in respect of Sy.No.73, measuring 1 Acre.	
24	14.05.2014	Sale Agreement dated 14.05.2014 executed by 1. Mottamma D/o Late Motamuniswamy, 2. C.M.Anjinappa S/o Late Motamuniswamy, 3. Girijamma W/o C.M.Anjinappa, 4. Bindu.C.R D/o Ravi Kumar.C.A, 5. Indhu.C.R D/o Ravi Kumar.C.A, 6. Lochan.C.R S/o Ravi Kumar.C.A, 7. Nanjamma D/o Late Motamuniswamy, 8. Ravi Kumar.C.A S/o C.M.Anjinappa, 9. Rajeshwari.C.A D/o C.M.Anjinappa, 10. Krishna.C.A S/o C.M.Anjinappa, in favour of Sri.H.R.Krishnappa, in respect of Sy.No.73, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-00550-2014-15 C.D.No.SRJD147, in the office of the Sub-Registrar Sarjapura.	Photocopy
25	29.09.2020	Sale Agreement dated 29.09.2020 executed by 1. Mr.C.M.Anjanappa S/o Late Mota Muniswamy, 2. Mr.Ravi Kumar.C.A S/o Mr.C.M.Anjanappa, 3. Mr.Krishna.C.A S/o Mr.C.M.Anjanappa, in favour of Mr.H.R.Krishnappa and Mrs.Garre Vijaya Lakshmi, in respect of Sy.No.73, measuring 06 Guntas out of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-02104-2020-21 C.D.No.SRJD700, in the office of the Sub-Registrar Sarjapura.	Photocopy
26	29.09.2020	Sale Agreement dated 29.09.2020 executed by 1. Mr.C.M.Anjanappa S/o Late Mota Muniswamy, 2. Mr.Ravi Kumar.C.A S/o Mr.C.M.Anjanappa, 3. Mr.Krishna.C.A S/o Mr.C.M.Anjanappa, in favour of Mr.H.R.Krishnappa and Mr.Mukesh.H.P, in respect of Sy.No.73, measuring 06 Guntas out of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-02106-2020-21 C.D.No.SRJD700, in the office of the Sub-	Photocopy



		Registrar Sarjapura.	
27		Official Memorandum dated bearing vide No.PTCL(A)C.R/06/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.73, (Old Sy.No.12), measuring 1-00 Acre, in the name of Sri.C.M.Anjinappa.	Photocopy
28	04.02.2023	Sale Deed dated 04.02.2023 executed by 1. Smt.Motamma D/o Late Sri.Motamunishami (also called Mota Muniswamy), 2. Sri.C.M.Anjinappa S/o Late Sri.Motamunishami (also called Mota Muniswamy), 3. Smt.Girijadevi W/o Sri.C.M.Anjinappa, 4. Sri.C.A.Ravi Kumar S/o Sri.C.M.Anjinappa, 5. Smt.Sharada.R W/o Sri.C.A.Ravi Kumar, 6. Ms.Bindhu.C.R D/o Sri.C.A.Ravi Kumar, 7. Mrs.Indu.C.R D/o Sri.C.A.Ravi Kumar, 8. Mr.Lochan.C.R S/o Sri.C.A.Ravi Kumar, 9. Smt.C.A.Rajeshwari D/o Sri.C.M.Anjinappa, 10. Smt.Mamatha D/o Sri.C.M.Anjinappa, 11. Smt.C.A.Lakshmi D/o Sri.C.M.Anjinappa, 12. Sri.Krishna.C.A S/o Sri.C.M.Anjinappa, 13. Sri.K.Thimmaraju S/o Late Kariyappa H/o Late Smt.Nanjamma, 14. Sri.T.Raghuraja S/o Sri.K.Thimmaraju and Late Smt.Nanjamma, 15. Smt.T.Bhanupriya D/o Sri.K.Thimmaraju and Late Smt.Nanjamma, 16. Smt.T.Roopa D/o Sri.K.Thimmaraju and Late Smt.Nanjamma, in favour of Sri.H.R.Krishnappa and Sri.Karthik.S, in respect of Sy.No.73. (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-09367-2022-23 C.D.No.SRJD1315, in the office of the Sub-Registrar Sarjapura.	Photocopy
29		Mutation Register No.H22/2022-2023 mutating the property in the name of H.R.Krishnappa and	Photocopy



		Karthik.S, in respect of Sy.No.73, measuring 1 Acre.	
30		RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.73, measuring 1 Acre.	Photocopy
31	09.02.2024	Release Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa in favour of Sri.Karthik.S , in respect of Sy.No.73, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-10352-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
32	18.09.2024	Official Memorandum dated 18.09.2024 bearing No.513640, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.73, measuring 1 Acre, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.	Photocopy
33	09.08.2024	KSC & ST (A)23/2023.	Photocopy
34		Mutation Register No.H16/2024-2025 mutating the property in the name of H.R.Krishnappa, in respect of Sy.No.73.	Photocopy
35	31.08.2023 17.05.2023 30.01.2021 16.05.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 30.01.2021 EC from 01.04.2020 to 16.05.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.75:			
36	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Chikkagullappa, in respect of Sy.No.75, measuring 1-00 Acre.	Photocopy
37		RTC for the year 1989-1990 to 2005-2006 standing in the name of Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.	Photocopy
38	19.09.1998	Death Certificate dated 19.09.1998 issued by Chief Registrar of Birth and Death, in the name of Chikkagullappa, who died on 26.09.1997.	Photocopy
39		Mutation Register No.27/2005-2006, mutating the property in the name of C.Annaiahappa S/o Late Chikkagullappa and C.Muniraju S/o Late Chikkagullappa, in respect of Sy.No.75,	Photocopy



		measuring 1 Acre.	
40		RTC for the year 2006-2007 to 2011-2012 standing in the name of C.Annaiiahappa S/o Late Chikkagullappa and C.Muniraju S/o Late Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.	Photocopy
41	14.06.2006	Sale Deed dated 14.06.2006 executed by 1. Smt.Bochamma W/o Sri.Chikkagullappa, 2. Sri.Annaiyappa S/o Late Chikkagullappa, 3. Sri.C.A.Muniraju S/o Annaiyappa, 4. Sri.C.Muniraju S/o Annaiyappa, in favour of Sri.S.Manohar , in respect of Old No.12, Sy.No.75, measuring 1 Acre, Situated at Chikkadasarahalli, Sarjapura Hobli, Anekal Taluk, registered as document No.ANK-1-02726-2007-08 C.D.No.ANKD206, in the office of the Sub-Registrar Anekal.	Photocopy
42		Family Tree of Late Annaiahappa indicating his wife Venkatalakshamma and his children 1. C.A.Muniraju, 2. Radhamma, Family Tree of Late C.Muniraju indicating his wife Shankamma and his children 1. Nandeesh, 2. Rajashekar.C.M.	Photocopy
43		Mutation Register No.H3/2012-2013, mutating the property in the name of Venkatalakshamma W/o Late Annaiahappa and C.Muniraju S/o Late Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.	Photocopy
44		RTC for the year 2012-2013 to 2020-2021 standing in the name of Venkatalakshamma W/o Late Annaiahappa and C.Muniraju S/o Late Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.	Photocopy
45	25.06.2015	Cancellation of Sale Agreement dated 25.06.2015 executed by Sri.Jayaram in favour of Smt.Venkatalakshamma , in respect of Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-01017-2015-16 C.D.No.SRJD179, in the office of the Sub-Registrar Sarjapura.	Photocopy



46	25.06.2015	Sale Agreement dated 25.06.2015 executed by 1. Smt.Muniyamma D/o Late Chikkagullappa, 2. Smt.Venkatalakshmamma W/o Late Annaiahappa, 3. Sri.C.A.Muniraju S/o Late Annaiahappa, 4. Suman S/o C.A.Muniraju, 5. Prathana S/o C.A.Muniraju, 6. Anjali S/o C.A.Muniraju, 7. Smt.Anasuyamma D/o Late Chikkagullappa, 8. Sri.Muniraju.C S/o Late Chikkagullappa, 9. C.M.Nandeesh S/o Muniraju.C, 10. C.M.Rajashekhar S/o Muniraju.C, 11. Smt.Jayamma D/o Late Chikkagullappa, As "Vendor's" Sri.Jayaram S/o Rangappa as "Consenting Witness" in favour of Sri.H.R.Ramesh, in respect of Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-01019-2015-16 C.D.No.SRJD179, in the office of the Sub-Registrar Sarjapura.	Photocopy
47	29.06.2015	Release Deed dated 29.06.2015 executed by Smt.Laghumamma uruf Devi D/o Late Annaiahappa in favour of Smt.Venkatalakshmamma S/o Late Annaiahappa, in respect of Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-01057-2015-16 C.D.No.SRJD180, in the office of the Sub-Registrar Sarjapura.	Photocopy
48		RTC for the year 2022-2023 to 2023-2024 standing in the name of Venkatalakshmamma W/o Late Annaiahappa and Shankaramma W/o Late C.Muniraju, in respect of Sy.No.75, measuring 1 Acre.	Photocopy
49	22.12.2022	Official Memorandum dated 22.12.2022, bearing vide No.PTCL(A)C.R/08/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.75, (Old Sy.No.12),	Photocopy



		measuring 1-00 Acre, in the name of Smt.Venkatalakshmamma W/o Late Annaiahappa and other's.	
50	09.11.2023	Sale Deed dated 09.11.2023 executed by 1. Smt.Muniyamma Venkatappa D/o Late Chikkagullappa, 2. Smt.Venkatalakshmamma W/o Late Annayappa, 3. Sri.C.A.Muniraju S/o Late Annayappa, 4. Master.Sumam S/o Sri.C.A.Muniraju, 5. Kumari.Prarthana D/o Sri.C.A.Muniraju, 6. Kumari.Anjali D/o Sri.C.A.Muniraju, 7. Smt.Radhamma D/o Late Annayappa, 8. Smt.Anusuyamma Thoppaiah D/o Late Chikkagullappa, 9. Smt.Shankaramma W/o Late Muniraju.C, 10. Sri.M.Nandish S/o Late Muniraju.C, 11. Sri.C.M.Rajashekar S/o Late Muniraju.C, 12. Smt.Jayamma D/o Late Chikkagullappa, as "Vendor's" Sri.H.R.Ramesh rep by his GPA Holder Sri.H.R.Krishnappa as "Consenting Witnesses" in favour of Sri.H.R.Krishnappa and Sri.Kathik.S, in respect of Sy.No.75 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-07279-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
51	08.02.2024	Official Memorandum dated 08.02.2024, bearing No.584473, issued by Deputy Commissioner, for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.75, measuring 1-00 Acre 02 Guntas, in the name of H.R.Ramesh rep by his GPA Holder H.R.Krishnappa and Karthik.S.	Photocopy
52		RTC for the year 2024-2025 standing in the name of H.R.Ramesh rep by his GPA Holder H.R.Krishnappa and Karthik.S, in respect of Sy.No.75, measuring 1 Acre.	Photocopy
53	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa and Sri.Karthik.S in favour of Sri.M.Hanumanthu and Smt.M.Renukadevi , in	Photocopy



		respect of Sy.No.75, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10331-2023-24, in the office of the Sub-Registrar Sarjapura.	
54	17.05.2023 23.10.2020 16.05.2023 23.08.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 23.10.2020 EC from 01.04.2020 to 16.05.2023 EC from 01.01.2021 to 23.08.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.76:			
55	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Annaiah, in respect of Sy.No.76, measuring 1-00 Acre.	Photocopy
56	26.06.1967	Sale Deed dated 26.06.1967 executed by Annaiahappa in favour of K.Ramaiah , in respect of Sy.No.12, Block No.5, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.1377/1967-68, in the office of the Sub-Registrar Anekal.	Photocopy
57	09.09.1999	KSC.ST.39/1997-1998	Photocopy
58		RTC for the year 1979-1980 to 2013-2014 standing in the name of Annaiah, in respect of Sy.No.76, measuring 1 Acre.	Photocopy
59	04.06.2013	Will dated 04.06.2013 executed by Sri.Annaiah @ Annaiahappa in favour of Smt.Chikkavenkatamma , in respect of Sy.No.76, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.HBB-3-00022-2013-14 C.D.No.HBBD113, in the office of the Sub-Registrar Hebbala.	Photocopy
60		Court Case.	Photocopy
61		Mutation Register No.H4/2014-2015, mutating the property in the name of Chikkavenkatamma, in respect of Sy.No.76, measuring 1 Acre.	Photocopy
62		RTC for the year 2014-2015 to 2022-2023 standing in the name of Chikkavenkatamma, in respect of Sy.No.76, measuring 1 Acre.	Photocopy
63	26.08.2014	Sale Agreement dated 26.08.2014 executed by Sri.Munivenkatappa S/o Late Annaiahappa and Sri.M.Manjanna S/o Sri.Munivenkatappa in	Photocopy



		favour of Sri.H.R.Krishnappa , in respect of Sy.No.76, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-02053-2014-15 C.D.No.SRJD154, in the office of the Sub-Registrar Sarjapura.	
64		Family Tree of Late Chikka Muniswamy indicating his wife Chikkavenkatamma and his children 1. Kanaka.C, 2. Geetha.C, 3. Nagendra.C, 4. Kavitha.C, 5. Shruthi.C.	Photocopy
65	20.01.2022	Sale Agreement dated 20.01.2022 executed by 1. Smt.Chikkavenkatamma D/o Annayya @ Annayappa and W/o Chikkamuniswamy, 2. Smt.Kanaka.C D/o Chikkamuniswamy, 3. Smt.Geetha D/o Chikkamuniswamy, 4. Smt.Latha C/o Shivakumar.N, 5. Sri.Nagendra.C S/o Chikkamuniswamy, 6. Smt.Kavitha.C D/o Chikkamuniswamy, 7. Smt.Shruthi.C D/o Chikkamuniswamy, in favour of Sri.Krishnappa.H.R , in respect of Sy.No.76, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-06088-2021-22 C.D.No.SRJD1026, in the office of the Sub-Registrar Sarjapura.	Photocopy
66	29.10.2022	Official Memorandum dated 29.10.2022 bearing vide No.PTCL(A)C.R/13/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.76, (Old Sy.No.12), measuring 1 Acre, in the name of Smt.Chikkavenkatamma.	Photocopy
67	13.02.2023	Sale Deed dated 13.02.2023 executed by 1. Smt.Chikkavenkatamma D/o Sri.Annayya @ Annayappa and W/o Sri.Chikkamuniswamy, 2. Smt.Kanaka.C D/o Sri.Chikkamuniswamy, 3. Smt.Geetha D/o Sri.Chikkamuniswamy, 4. Smt.Latha D/o Sri.Chikkamuniswamy, 5. Sri.Nagendra.C S/o Sri.Chikkamuniswamy,	Photocopy



		6. Smt.Kavitha.C D/o Sri.Chikkamuniswamy, 7. Smt.Shruthi.C D/o Sri.Chikkamuniswamy, in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.76, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-09484-2022-23 C.D.No.SRJD1318, in the office of the Sub-Registrar Sarjapura.	
68	10.03.2023	Confirmation Deed dated 10.03.2023 executed by 1. Smt.Venkatalakshmi D/o Annayya @ Annayappa and W/o Late T.S.Lakshman, 2. Smt.Lakshmamma D/o A.Munivenkatappa, 3. Smt.Sasikala D/o A.Munivenkatappa, 4. Sri.Manjanna S/o A.Munivenkatappa, 5. Sri.Nikesh.M S/o Manjanna, 6. Nikil.M S/o Manjanna, 7. Smt.Sushilamma W/o Munivenkatappa, 8. Sri.Gopala Krishna S/o Munivenkatappa, 9. Hemanth.G S/o Gopala Krishna, 10. Vandana.G D/o Gopala Krishna, 11.Sri.Venkataswamy S/o M.Anneyappa, 12.Smt.Pillamma W/o Venkataswamy, 13.Sri.Balachandra.V S/o Venkataswamy, 14.Kushal S/o Balachandra.V, 15.Sushanth S/o Balachandra.V, 16.Sri.Venkatesha.V S/o Venkataswamy, 17.Sri.Manjunatha.V S/o Venkataswamy, 18.Sri.Girisha.V S/o Venkataswamy, 19.Smt.Kaveramma D/o Annayya @ Annayappa, in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.76, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-10415-2022-23 C.D.No.SRJD1342, in the office of the Sub-Registrar Sarjapura.	Photocopy
69		RTC for the year 2023-2024 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.76, measuring 1 Acre.	Photocopy
70	23.08.2023	Official Memorandum dated 23.08.2023 issued by	Photocopy



		Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.76, measuring 1 Acre, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.	
71	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa and Sri.Karthik.S in favour of Mr.Balaiah Naidu.V , in respect of Sy.No.76 (Old Sy.No.12), measuring an extent of 01 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10342-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
72	29.10.2021 30.01.2021 23.08.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 30.01.2021 EC from 30.01.2021 to 23.08.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.77:			
73	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Doddagullappa, in respect of Sy.No.77, measuring 1-00 Acre.	Photocopy
74		RTC for the year 1979-1980 to 1996-1997 standing in the name of Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.	Photocopy
75		Mutation Register No.2/1999-2000, mutating the property in the name of Muniyamma W/o Doddagullappa, in respect of Sy.No.77, measuring 1-00 Acre.	Photocopy
76		RTC for the year 1997-1998 to 2009-2010 standing in the name of Muniyamma W/o Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.	Photocopy
77		Mutation Register No.30/2009-2010, mutating the property in the name of C.D.Venkataramana S/o Late Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.	Photocopy
78		RTC for the year 2010-2011 to 2021-2022 standing in the name of C.D.Venkataramana S/o Late Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.	Photocopy
79	11.09.2014	Release Deed dated 11.09.2014 executed by Smt.C.D.Muniyamma W/o Late Sampangappa and Smt.Jayalakshamma W/o Late	Photocopy



		Munithimmarayappa in favour of Sri.C.D.Venkataramana S/o Late Doddagullappa and Sri.Muniswamy S/o Late Doddagullappa , in respect of Sy.No.77, measuring 1 Acre, and other's, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SR/J-1-02297-2014-15 C.D.No.SR/JD155, in the office of the Sub-Registrar Sarjapura.	
80		O.S.No.811/2016	Photocopy
81	11.09.2014	Sale Agreement dated 11.09.2014 executed by 1. Sri.D.G.Annaiiahappa S/o Late Doddagullappa, 2. Smt.Venkatalakshamma W/o Sri.D.G.Annaiiahappa, 3. Sri.A.Raghu S/o Sri.D.G.Annaiiahappa, 4. Smt.Manjula W/o Sri.A.Raghu, 5. Master.Akhilesh S/o Sri.A.Raghu, 6. Kumari.Mala S/o Sri.D.G.Annaiiahappa, 7. Sri.Anil Kumar S/o Sri.D.G.Annaiiahappa, 8. Varalakshamma S/o Sri.D.G.Annaiiahappa, 9. Sri.Muniswamy S/o Late Doddagullappa, 10. Smt.Munilakshamma W/o Sri.Muniswamy, 11. Smt.C.M.Manjula D/o Sri.Muniswamy, 12.Kumari.C.M.Saritha D/o Sri.Muniswamy, 13.Kumari.C.M.Savithamma D/o Sri.Muniswamy, 14.Sri.C.D.Venkataramana S/o Late Doddagullappa, 15.Smt.Chandramma W/o Sri.C.D.Venkataramana, 16.Smt.Lakshmiddevamma W/o Sri.C.A.Anand, 17.Sri.C.V.Bhuvanesh S/o Sri.C.D.Venkataramana, 18.Smt.Jayalakshamma D/o Late Doddagullappa, 19.Sri.C.D.Muniyamma D/o Late Doddagullappa, in favour of Sri.B.S.Sridhar , in respect of Sy.No.77, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli,	Photocopy



		Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-02298-2014-15 C.D.No.SRJD155, in the office of the Sub-Registrar Sarjapura.	
82	29.10.2022	Official Memorandum dated 29.10.2022 bearing No.PTCL(A)C.R/12/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.77, (Old Sy.No.12), measuring 1-00 Acre, in the name of Sri.C.D.Venkataramana.	Photocopy
83	24.12.2021	Discharge Deed dated 24.12.2021 executed by Reshme Belegarara and Rythara Deva Sahakara Sangha Niyamitha, Sarjapura, Anekal Taluk in favour of Sri.Venkataramana.C.D , in respect of Sy.No.77, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.SRJ-1-05524-2021-22 C.D.No.SRJD1007, in the office of the Sub-Registrar Sarjapura.	Photocopy
84		Mutation Register No.T16/2021-2022, mutating the property in the name of C.D.Venkataramana, in respect of Sy.No.77.	Photocopy
85		Family Tree of Venkataramana indicating his wife Chandramma and his children 1. Ananda, 2. Chandrakala, 3. Bhuvanesh.	Photocopy
86	05.12.2022	Sale Deed dated 05.12.2022 executed by 1. Sri.C.D.Venkataramana S/o Late Doddagullappa, 2. Smt.Chandramma W/o Sri.C.D.Venkataramana, 3. Sri.C.V.Anand S/o Sri.C.D.Venkataramana, 4. Smt.Lakshmidhevi W/o Sri.C.V.Anand, 5. Master.Hemanth S/o Sri.C.V.Anand, 6. Master.Ravikumar S/o Sri.C.V.Anand, 7. Mrs.Chandrakala.C.V D/o Sri.C.D.Venkataramana, 8. Mr.Bhuvanesh.C.V S/o Sri.C.D.Venkataramana, in favour of Sri.B.S.Sridhar and Sri.Karthik.S , in respect of Sy.No.77, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore,	Photocopy



		registered as document No.SRJ-1-10410-2022-23 C.D.No.SRJD1342, in the office of the Sub-Registrar Sarjapura.	
87		Mutation Register No.H29/2022-2023 mutating the property in the name of B.S.Sridhar and Karthik.S, in respect of Sy.No.77, measuring 1 Acre.	Photocopy
88		RTC for the year 2022-2023 to 2024-2025 standing in the name of B.S.Sridhar and Karthik.S, in respect of Sy.No.77, measuring 1 Acre.	Photocopy
89	23.08.2023	Official Memorandum dated 23.08.2023 bearing No.513637, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.77, measuring 1 Acre, in the name of Sri.B.S.Sridhar and Sri.Karthik.S.	Photocopy
90	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.B.S.Sridhar and Sri.Karthik.S in favour of Mr.Balaiah Naidu.V , in respect of Sy.No.77 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10354-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
91	17.05.2023 23.10.2020 16.05.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 23.10.2020 EC from 01.04.2020 to 16.05.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.78:			
92	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Marappa, in respect of Sy.No.78, measuring 1-00 Acre.	Photocopy
93		KSC.ST(A)37/1997-98.	Photocopy
94		Mutation Register No.8/2000-2001, mutating the property in the name of Muniyamma W/o Late Marappa, in respect of Sy.No.12 (78), measuring 1 Acre.	Photocopy
95		RTC for the year 1997-1998 to 2015-2016 standing in the name of Muniyamma, in respect of Sy.No.78, measuring 1 Acre.	Photocopy
96	12.07.2013	Death Certificate dated 12.07.2013 issued by Chief Registrar of Birth and Death in the name of Muniyamma, who died on 27.06.2013.	Photocopy



97		Family Tree of Late Marappa indicating his wife Late Muniyamma and his children 1. Jayalakshamma, 2. Jamunamma, 3. Ashok.C.M indicating his wife Shashikala and his children (i) Harshith.A, (ii) Dhruthi.	Photocopy
98		Mutation Register No.H3/2016-2017, mutating the property in the name of Jayalakshamma D/o Late Marappa, Jamuna.C.M D/o Late Marappa and Ashok S/o Late Marappa, in respect of Sy.No.78, measuring 1 Acre.	Photocopy
99		RTC for the year 2016-2017 to 2020-2021 standing property in the name of Jayalakshamma D/o Late Marappa, Jamuna.C.M D/o Late Marappa and Ashok S/o Late Marappa, in respect of Sy.No.78, measuring 1 Acre.	Photocopy
100	09.06.2014	Sale Agreement dated 09.06.2014 executed by 1. Smt.Jayalakshamma D/o Late Marappa, 2. Smt.Jamuna D/o Late Marappa, 3. Sri.Ashok S/o Late Marappa, 4. Smt.Shashikala W/o Ashok, 5. Harshith S/o Ashok, 6. Dhruthi D/o Ashok, in favour of Sri.H.R.Krishnappa , in respect of Sy.No.78, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-00934-2014-15 C.D.No.SRJD148, in the office of the Sub-Registrar Sarjapura.	Photocopy
101	05.11.2022	Official Memorandum dated 05.11.2022 bearing No.PTCL(A)C.R/09/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.78, (Old Sy.No.12), measuring 1-00 Acre, in the name of Jayalakshamma and other's.	Photocopy
102	17.01.2023	Sale Deed dated 17.01.2023 executed by 1. Smt.Jayalakshamma D/o Late Marappa, 2. Smt.Jamunamma (also known as Jamuna) D/o Late Marappa, 3. Sri.C.M.Ashok S/o Late Marappa,	Photocopy



		4. Smt.Sashikala W/o Sri.Ashok.C.M, 5. Master.Harshith.A S/o Sri.Ashok, 6. Kumari.Dhrithi S/o Sri.Ashok, in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.78, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-08799-2022-23 C.D.No.SRJD1304, in the office of the Sub-Registrar Sarjapura.	
103		Mutation Register No.H18/2022-2023 mutating the property in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.78, measuring 1 Acre.	Photocopy
104		RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.78, measuring 1 Acre.	Photocopy
105	23.08.2023	Official Memorandum dated 23.08.2023 bearing No.513634, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.78, measuring 1 Acre, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.	Photocopy
106	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa and Sri.Karthik.S in favour of M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla , in respect of Sy.No.78 (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10358-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
107	23.10.2020 30.01.2021 16.05.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 30.01.2021 EC from 01.04.2020 to 16.05.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.79:			
108	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Chikkasubba, in respect of Sy.No.79, measuring 1-00 Acre.	Photocopy
109		RTC for the year 1989-1990 to 1999-2000	Photocopy



		standing in the name of Chikkasubba, in respect of Sy.No.79, measuring 1-00 Acre.	
110		Mutation Register No.3/2002-2003, mutating the property in the name of Marakka W/o Chikkasubba, in respect of Sy.No.79, measuring 1 Acre.	Photocopy
111		RTC for the year 2004-2005 to 2009-2010 standing in the name of Marakka W/o Chikkasubba, in respect of Sy.No.79, measuring 1 Acre.	Photocopy
112	04.07.2006	Gift Deed dated 04.07.2006 executed by Smt.Marakka W/o Late Chikkamuniyappa in favour of Sri.Rajappa S/o Late Chikkamuniyappa , in respect of Sy.No.79, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.ANK-1-11338-2006-07 C.D.No.ANKD137, in the office of the Sub-Registrar Anekal.	Photocopy
113		Family Tree of Late Chikkamuniyappa alias G.Muniyappa indicating his wife Late Marakka and his children Rajappa.M indicating his wife Lalithamma and his children 1. Anuradha.S.R, 2. Aparna.R, 3. Upendra.S.R.	Photocopy
114		Mutation Register No.H12/2012-2013, mutating the property in the name of Rajappa S/o Chikkamuniyappa, in respect of Sy.No.79, measuring 1 Acre.	Photocopy
115		RTC for the year 2013-2014 to 2021-2022 standing in the name of Rajappa S/o Chikkamuniyappa, in respect of Sy.No.79, measuring 1 Acre.	Photocopy
116	26.05.2014	Release Deed dated 26.05.2014 executed by Anuradha D/o Rajappa and Aparna D/o Rajappa in favour of Sri.Rajappa S/o Chikkamuniyappa , in respect of Sy.No.79, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-4-00093-2014-15 C.D.No.SRJD148, in the office of the Sub-Registrar Sarjapura.	Photocopy
117	26.05.2014	Sale Agreement dated 26.05.2014 executed by 1. Sri.Rajappa S/o Chikkamuniyappa,	Photocopy



		2. Smt.Lalithamma W/o Sri.Rajappa, 3. Smt.Anuradha D/o Sri.Rajappa, 4. Smt.Aparna D/o Sri.Rajappa, 5. Upendra.S.R S/o Sri.Rajappa, in favour of Sri.H.R.Krishnappa , in respect of Sy.No.79, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.740/2014-15, in the office of the Sub-Registrar Bangalore.	
118	07.01.2023	Sale Deed dated 07.01.2023 executed by 1. Sri.Rajappa.M S/o Late Chikkamuniyappa, 2. Smt.Lalithamma W/o Sri.Rajappa.M, 3. Sri.Upendra.S.R S/o Sri.Rajappa.M, in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.79, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-08389-2022-23 C.D.No.SRJD1294, in the office of the Sub-Registrar Sarjapura.	Photocopy
119		Mutation Register No.H16/2022-2023 mutating the property in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.79, measuring 1 Acre.	Photocopy
120		RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.79, measuring 1 Acre.	Photocopy
121	24.03.2023	Confirmation Deed dated 24.03.2023 executed by Mrs.Rathnamma D/o Late Chikkamuniyappa and Mrs.Munirathnamma D/o Late Chikkamuniyappa in favour of Sri.H.R.Krishnappa and Sri.Karthik , in respect of Sy.No.79, (Old Sy.No.12), measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-10749-2022-23 C.D.No.SRJD1348, in the office of the Sub-Registrar Sarjapura.	Photocopy
122	23.08.2023	Official Memorandum dated 23.08.2023 bearing No.513636, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.79, measuring 1 Acre, in the name of	Photocopy



		Sri.H.R.Krishnappa and Sri.Karthik.S.	
123	09.02.2024	Sale Deed dated 09.02.204 executed by Sri.H.R.Krishnappa and Sri.Karthik.S in favour of M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla , in respect of Sy.No.79, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10356-2023-24, in the office of the Sub-Registrar Sarjapura	Photocopy
124	01.12.2021 01.12.2021 16.05.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 01.12.2021 EC from 01.04.2020 to 16.05.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.80:			
125	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Doddamottappa, in respect of Sy.No.80, measuring 1-00 Acre.	Photocopy
126		RTC for the year 1984-1985 to 2006-2007 standing in the name of Doddayellappa, in respect of Sy.No.80, measuring 1 Acre.	Photocopy
127		KSC.ST/43/1997-98.	Photocopy
128		Mutation Register No.1/2007-2008, mutating the property in the name of Dodda Anjinappa S/o Late Doddamotappa and Kariyappa S/o Late Doddamotappa, in respect of Sy.No.80, measuring 1 Acre.	Photocopy
129		RTC for the year 2007-2008 to 2011-2012 standing in the name of Dodda Anjinappa S/o Late Doddamotappa and Kariyappa S/o Late Doddamotappa, in respect of Sy.No.80, measuring 1 Acre.	Photocopy
130		OS No.650/2008.	Photocopy
131		Mutation Register No.37/2010-2011, mutating the property in the name of C.M.Sujatha, in respect of Sy.No.80, measuring 20 Guntas.	Photocopy
132		RTC for the year 2012-2013 to 2021-2022 standing in the name of Dodda Anjinappa S/o Late Doddamotappa and Kariyappa S/o Late Doddamotappa, measuring 20 Guntas and C.M.Sujatha, in respect of Sy.No.80, measuring 20 Guntas.	Photocopy



133		Family Tree of Late Dodda Anjinappa indicating his wife Laghumamma and his son Ashok indicating his wife Sujatha and his son Ayush.	Photocopy
134	29.10.2022	Official Memorandum dated 29.10.2022 bearing No.PTCL(A)C.R/05/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.80, (Old Sy.No.12), measuring 1-00 Acre, in the name of Sri.Dodda Anjinappa and other's.	Photocopy
135		RTC for the year 2022-2023 standing in the name of Laghumamma W/o Late Dodda Anjinappa, Kariyappa S/o Late Doddamotappa and C.M.Sujatha W/o Ashok, in respect of Sy.No.80, measuring 20 Guntas each.	Photocopy
In respect of Old Sy.No.80, New Sy.No.80/1:			
136	19.12.2016	Sale Agreement dated 19.12.2016 executed by Smt.C.M.Sujatha W/o Sri.D.Ashok and Master.Ayush S/o Sri.D.Ashok in favour of Sri.H.R.Ramesh , in respect of Sy.No.80, measuring 0-20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-03500-2016-17 C.D.No.SRJD221, in the office of the Sub-Registrar Sarjapura.	Photocopy
137	12.07.2023	Sale Deed dated 12.07.2023 executed by 1. Ms.C.M.Sujatha D/o Sri.Y.Muniyappa, 2. Smt.Lagumamma W/o Late Dodda Anjinappa, 3. Smt.Munirathnamma D/o Late Dodda Anjinappa, 4. Smt.Rajamma.C.D D/o Late Dodda Anjinappa, 5. Sri.Ashok.D S/o Late Dodda Anjinappa, 6. Master.Ayush S/o Sri.Ashok.D, 7. Kumari.Anushree.A D/o Sri.Ashok.D, 8. Kumari.A.Hitha D/o Sri.Ashok.D, 9. Sri.Kariyappa S/o Sri.Doddamota @ Doddamotappa, 10. Smt.Munirathnamma W/o Sri.Kariyappa, 11. Ms.Gowthami.C.M Adopted D/o Sri.Kariyappa, as "Vendor's" Sri.H.R.Ramesh rep by his GPA	Photocopy



		Holder Sri.H.R.Krishnappa as "Consenting Witness" in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.80/1, measuring 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No. SRJ-1-02908-2023-24, in the office of the Sub-Registrar Sarjapura.	
138		RTC for the year 2023-2024 to 2024-2025 standing in the name of Karthik.S and H.R.Krishnappa, in respect of Sy.No.80/1, measuring 20 Guntas.	Photocopy
139	08.02.2024	Official Memorandum dated 08.02.2024 bearing No.584475, issued by Deputy Commissioner, for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.80/1, measuring 21 Guntas, in the name of Sri.Karthik.S and Sri.H.R.Krishnappa.	Photocopy
140	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa and Sri.Karthik.S in favour of M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla , in respect of Sy.No.80/1, (Old Sy.No.12), measuring an extent of 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10349-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
In respect of Old Sy.No.80, New Sy.No.80/2:			
141	09.04.2014	Sale Agreement dated 09.04.2014 executed by 1. Sri.Dodda Anjinappa S/o Late Dodda Motappa, 2. Sri.Kariyappa S/o Late Dodda Motappa, 3. Smt.Munirathnamma W/o Kariyappa, in favour of Sri.B.S.Sridhar , in respect of Sy.No.80, measuring 0-20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-00085-2014-15 C.D.No.SRJD145, in the office of the Sub-Registrar Sarjapura.	Photocopy
142		RTC for the year 2023-2024 standing in the name of Laghumamma W/o Late Dodda Anjinappa and Kariyappa S/o Late Doddamotappa, in respect of Sy.No.80/2, measuring 20 Guntas.	Photocopy



143	08.12.2022	Sale Deed dated 08.12.2022 executed by 1. Smt.Lagumamma W/o Late Dodda Anjinappa, 2. Smt.Munirathnamma D/o Late Dodda Anjinappa, 3. Smt.Rajamma.C.D D/o Late Dodda Anjinappa, 4. Sri.Ashok.D S/o Late Dodda Anjinappa, 5. Master.Ayush S/o Sri.Ashok.D, 6. Kumari.Anushree.A D/o Sri.Ashok.D, 7. Kumari.A.Hitha D/o Sri.Ashok.D, 8. Sri.Kariyappa S/o Sri.Doddamota @ Doddamotappa, 9. Smt.Munirathnamma W/o Sri.Kariyappa, 10. Ms.Gowthami.C.M Adopted D/o Sri.Kariyappa, in favour of Sri.B.S.Sridhar and Sri.Karthik.S, in respect of Sy.No.80/2, Old Sy.No.12, measuring 20 Guntas, Situated at Chikkadasarahalli Village, Srjapura Hobli, Anekal Taluk, Bangalore, registered as document No.3575/2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
144		RTC for the year 2024-2025 standing in the name of B.S.Sridhar and Karthik.S, in respect of Sy.No.80/2, measuring 20 Guntas.	Photocopy
145	08.02.2024	Official Memorandum dated 08.02.2024 bearing No.584474, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.80/2, measuring 21 Guntas, in the name of Sri.B.S.Sridhar and Sri.Karthik.S.	Photocopy
146	09.02.2024	Sale Deed dated 09.02.2024 executed by Sri.B.S.Sridhar and Sri.Karthik.S in favour of M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla, in respect of Sy.No.80/2, (Old Sy.No.12), measuring an extent of 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10326-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
147	17.05.2023	EC from 01.04.1960 to 31.03.2004	Photocopy



	30.10.2021 23.08.2023 29.02.2024 29.02.2024	EC from 01.04.2004 to 29.10.2021 EC from 23.10.2020 to 22.08.2023 In respect of Sy.No.80/1: EC from 01.04.2023 to 23.02.2024 In respect of Sy.No.80/2: EC from 01.04.2023 to 23.02.2024.	
In respect of Old Sy.No.12, New Sy.No.82:			
148	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Sri.Doddasubbaiah, in respect of Sy.No.82, measuring 1-00 Acre.	Photocopy
149		RTC for the year 1984-1985 to 2001-2002 standing in the name of Chikkayellappa, in respect of Sy.No.82, measuring 1 Acre.	Photocopy
150		K SC.ST/45/1997-98.	Photocopy
151		Mutation Register No.2/2002-2003, mutating the property in the name of Chinnappa S/o Dodda Subbaiah, in respect of Sy.No.82, measuring 1 Acre.	Photocopy
152		RTC for the year 2002-2003 to 2021-2022 standing in the name of Chinnappa S/o Dodda Subbaiah, in respect of Sy.No.82, measuring 1 Acre.	Photocopy
153		Family Tree of Chinnappa indicating his wife Late Ramakka and his children 1. Kanakamma, 2. Nagarathna, 3. Rajendra.C, 4. Subhash Chandra, 5. Ravichandra, 6. Roopa.C.	Photocopy
154	18.02.2015	Sale Agreement dated 18.02.2015 executed by 1. Sri.Chinnappa S/o Late Doddasubbaiah, 2. Smt.Kanakamma D/o Sri.Chinnappa, 3. Smt.Nagarathnamma D/o Sri.Chinnappa, 4. Sri.Rajendra S/o Sri.Chinnappa, 5. Sri.Subhash Chandrabose S/o Sri.Chinnappa, 6. Smt.Roopamma D/o Sri.Chinnappa, 7. Sri.Ravichandra S/o Sri.Chinnappa, in favour of Sri.H.R.Ramesh , in respect of Old Sy.No.12, New Sy.No.82, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District,	Photocopy



		registered as document No.SRJ-1-04758-2014-15 C.D.No.SRJD167, in the office of the Sub-Registrar Sarjapura.	
155	05.11.2022	Official Memorandum dated 05.11.2022, bearing No.PTCL(A)C.R/07/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.82, (Old Sy.No.12), measuring 1 Acre, in the name of Sri.Chinnappa.	Photocopy
156	17.11.2022	Sale Deed dated 17.11.2022 executed by 1. Sri.Chinnappa S/o Late Dodda Subbaiah, 2. Sri.Rajendra.C S/o Sri.Chinnappa, 3. Mr.P.R.Naveen (Naveena) S/o Sri.Rajendra, 4. Sri.Subhash Chandra (also called Sri.Subhash Chandrabose) S/o Sri.Chinnappa, 5. Kumari.Sameeksha D/o Sri.Subhash Chandra (also called Sri.Subhash Chandrabose), 6. Master.Rahul S/o Sri.Subhash Chandra (also called Sri.Subhash Chandrabose), 7. Sri.Ravichandra S/o Sri.Chinnappa, 8. Kumari.Thanmaya D/o Sri.Ravichandra, in favour of Sri.H.R.Ramesh and Sri.Karthik.S , in respect of Sy.No.82, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-06900-2022-23 C.D.No.SRJD1256, in the office of the Sub-Registrar Sarjapura.	Photocopy
157		Mutation Register No.H10/2022-2023 mutating the property in the name of H.R.Ramesh and Karthik.S, in respect of Sy.No.82, measuring 1 Acre.	Photocopy
158		RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Ramesh and Karthik.S, in respect of Sy.No.82, measuring 1 Acre.	Photocopy
159	23.08.2023	Official Memorandum dated 23.08.2023, bearing No.513635, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.82, measuring 1 Acre, in the name of Sri.H.R.Ramesh and Sri.Karthik.S.	Photocopy
160	09.02.2024	Sale Deed dated 09.02.2024 executed by	Photocopy



		Sri.H.R.Ramesh and Sri.Karthik.S in favour of Mr.Balaiah Naidu.V , in respect of Sy.No.82 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10357-2023-24, in the office of the Sub-Registrar Sarjapura.	
161	30.08.2023 23.10.2020 16.05.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 23.10.2020 EC from 01.04.2020 to 16.05.2023 EC from 01.04.2023 to 24.02.2024.	Photocopy
In respect of Old Sy.No.12, New Sy.No.85:			
162	04.04.1963	Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, in the name of Thirumalliga, in respect of Sy.No.85, measuring 1-00 Acre.	Photocopy
163		RTC for the year 1989-1990 to 1996-1997 standing in the name of Thirumalliga, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
164	17.01.2000	Death Certificate dated 17.01.2000 issued by Chief Registrar of Birth and Death, in the name of Thirumallappa, who died on 21.11.1999.	Photocopy
165		RTC for the year 1997-1998 to 2003-2004 standing in the name of Maramma W/o Thirumalliga, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
166	03.11.2004	Gift Deed dated 03.11.2004 executed by Smt.Maramma W/o Late Thirumalliga in favour of Sri.Jayaramaiah S/o Late Thirumalliga , in respect of Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.ANK-1-15670-2004-05 C.D.No.ANKD40, in the office of the Sub-Registrar Anekal.	Photocopy
167		Mutation Register No.15/2004-2005, mutating the property in the name of Jayaramaiah S/o Late Thirumalliga, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
168		RTC for the year 2004-2005 to 2022-2023 standing in the name of Jayaramaiah S/o Late Thirumalliga, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
169	19.03.2012	Gift Deed dated 19.03.2012 executed by	Photocopy



		Sri.Jayaramaiah in favour of Smt.Maramma , in respect of Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.ANK-1-05483-2011-12 C.D.No.ANKD310, in the office of the Sub-Registrar Anekal.	
170	01.07.2016	Death Certificate dated 01.07.2016 issued by Chief Registrar of Birth and Death, in the name of Maramma, who died on 18.06.2016.	Photocopy
171		Family Tree of Late Thirumalappa indicating his wife Maramma and his children 1. Akkayamma, 2. Jayaramaiah indicating his wife Jayalakshmi and his children (i) Dhanalakshmi, (ii) Chikkanna, (iii) Netravathi.	Photocopy
172	19.04.2021	Sale Agreement dated 19.04.2021 executed by Sri.Jayaramaiah and Sri.Chikkanna in favour of Sri.H.R.Krishnappa , in respect of Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-00360-2021-22 C.D.No.SRJD845, in the office of the Sub-Registrar Sarjapura.	Photocopy
173	05.11.2022	Official Memorandum dated 05.11.2022, bearing No.PTCL(A)C.R/12/2020-21, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.85, (Old Sy.No.12), measuring 1-00 Acre, in the name of Sri.Jayaramaiah.	Photocopy
174	07.01.2023	Sale Deed dated 07.01.2023 executed by 1. Sri.Jayaramaiah S/o Late Thirumalappa, 2. Smt.Dhanalakshmi D/o Sri.Jayaramaiah, 3. Sri.Chikkanna S/o Sri.Jayaramaiah, 4. Smt.Nethravathi D/o Sri.Jayaramaiah, in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.85, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-08388-2022-23 C.D.No.SRJD1294, in	Photocopy



		the office of the Sub-Registrar Sarjapura.	
175		Mutation Register No.H17/2022-2023 mutating the property in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
176		RTC for the year 2022-2023 to 2023-2024 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
177	19.01.2023	Confirmation Deed dated 19.01.2023 executed by Smt.Akkayamma D/o Late Thirumalappa in favour of Sri.H.R.Krishnappa and Sri.Karthik.S , in respect of Sy.No.85, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-08623-2022-23 C.D.No.SRJD1300, in the office of the Sub-Registrar Sarjapura.	Photocopy
178	23.08.2023	Official Memorandum dated. 23.08.2023, bearing No.513642, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.85, measuring 1 Acre, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.	Photocopy
179		RTC for the year 2023-2024 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.85, measuring 1 Acre.	Photocopy
180	09.02.2024	Release Deed dated 09.02.2024 executed by Sri.H.R.Krishnappa in favour of Sri.Karthik.S , in respect of Sy.No.85 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-10352-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
181	23.08.2023	Official Memorandum dated 23.08.2023 bearing No.513642, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.85, measuring 1 Acre, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.	Photocopy
182	16.11.2021 31.03.2023 29.02.2024	EC from 01.04.1960 to 31.03.2004 EC from 01.04.2004 to 30.03.2023 EC from 01.04.2023 to 23.02.2024.	Photocopy
COMMON DOCUMENTS:			



183	03.04.2023	Layout Plan Approval dated 03.04.2023 issued by Anekal Planning Authority, bearing vide No.APA/118/2022-23.	Photocopy
184	19.02.2024	Joint Development Agreement dated 19.02.2024 executed by 1. Mr.Balaiah Naidu.V S/o Venu Naidu, 2. Ms.Girija Pattipati D/o Pattipati Sankaraiah Naidu, 3. Smt.K.Padma Ramesh W/o Kolla Ramesh Babu, 4. Sri.M.Hanumanthu S/o M.Gangulappa, 5. Smt.M.Renukadevi C/o M.Hemanthu, 6. Sri.Karthik.S S/o Sri.V.Somashekar, in favour of M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Sri.Ramanjalu.G, in respect of Sy.No.76 (Old Sy.No.12), measuring 1 Acre, Sy.No.77 (Old Sy.No.12), measuring 1 Acre, Sy.No.82 (Old Sy.No.12), measuring 1 Acre, Sy.No.72 (Old Sy.No.12), measuring 1 Acre, Sy.No.75 (Old Sy.No.12), measuring 1 Acre, Sy.No.85 (Old Sy.No.12), measuring 1 Acre and Sy.No.73 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10676-2023-24, in the office of the Sub-Registrar Sarjapura.	Photocopy
185	19.02.2024	General Power of Attorney dated 19.02.2024 executed by 1. Mr.Balaiah Naidu.V S/o Venu Naidu, 2. Ms.Girija Pattipati D/o Pattipati Sankaraiah Naidu, 3. Smt.K.Padma Ramesh W/o Kolla Ramesh Babu, 4. Sri.M.Hanumanthu S/o M.Gangulappa, 5. Smt.M.Renukadevi C/o M.Hemanthu, 6. Sri.Karthik.S S/o Sri.V.Somashekar, in favour of M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Sri.Ramanjalu Goniguntla, in respect of Sy.No.76 (Old Sy.No.12), measuring 1 Acre, Sy.No.77 (Old Sy.No.12), measuring 1 Acre, Sy.No.82 (Old Sy.No.12), measuring 1 Acre, Sy.No.72 (Old Sy.No.12), measuring 1 Acre, Sy.No.75 (Old Sy.No.12), measuring 1 Acre,	Photocopy



		Sy.No.85 (Old Sy.No.12), measuring 1 Acre and Sy.No.73 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-4-00683-2023-24, in the office of the Sub-Registrar Sarjapura.	
186	31.12.2024	NOC dated 31.12.2024 issued by KSPCB.	Photocopy
187	09.01.2025	NOC dated 09.01.2025 issued by BESCOM.	Photocopy

FLOW OF TITLE OF THE DOCUMENTS:

In respect of Old Sy.No.12, New Sy.No.72:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.72, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Yellappa, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

The said Yellappa has sold Sy.No.12, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, in favour of **Doddayellappa**, under Sale Deed dated 11.04.1966 registered as document No.138/1966-67, in the office of the Sub-Registrar Anekal and entered the RTC for the year 1984-1985 to 1996-1997 standing in the name of Doddayellappa, in respect of Sy.No.72, measuring 1 Acre.

Order No.SC.ST(A)36/1999-2000.

WP No.4827/2001 (SC/ST).

Mutation Register No.5/2000-2001, mutating the property in the name of **Smt.Rajamma W/o Late Y.Motappa**, in respect of Sy.No.72, measuring 1-00 Acre and entered the RTC for the year 1997-1998 to 2010-2011 standing in the name of Rajamma W/o Y.Mottappa, in respect of Sy.No.72.

RTC for the year 2010-2011 to 2023-2024 standing in the name of Y.Muniswamy S/o Late Yellappa, in respect of Sy.No.72, measuring 20 Guntas.

The Family Tree of Late Yellappa indicates his wife Late Marakka and his children Laghumakka, Y.Muniyappa, Late Mottappa, Mottamma, Late Muniyappa, Narayanaswamy and Y.Muniswamy

Y.Muniyappa indicates his wife Ammayamma and his children C.M.Girijadevi, C.M.Keshavamurthy, C.M.Rajagopala and C.M.Sujatha



C.M.Keshavamurthy indicates his wife Vedha and his children Akash and Spandhana,

C.M.Rajagopala indicates his wife Radhamma and his children Jagan and Sinchana,

Late Mottappa indicates his wife Rajamma and his children Kanthamma, C.M.Sunil and C.M.Lakshmana,

Narayanaswamy indicates his wife Yellamma and his children C.N.Ravi Kumar and C.N.Bhavya,

Y.Muniswamy indicates his wife Munirathnamma and his children Deepa, Roopa, Ramya, Gowthami, Ankitha and Bharath.

The said Sri.Y.Muniyappa S/o Late Yellappa, Smt.C.M.Girijadevi D/o Sri.Y.Muniyappa, Sri.C.M.Keshavamurthy S/o Sri.Y.Muniyappa, Sri.C.M.Rajagopal S/o Sri.Y.Muniyappa, Sri.C.M.Sujatha D/o Sri.Y.Muniyappa, Sri.Y.Muniswamy S/o Late Yellappa, C.M.Deepa D/o Sri.Y.Muniswamy, C.M.Roopa D/o Sri.Y.Muniswamy, C.M.Ramya D/o Sri.Y.Muniswamy, C.M.Gowthami D/o Sri.Y.Muniswamy, C.M.Ankitha D/o Sri.Y.Muniswamy and C.M.Bharath S/o Sri.Y.Muniswamy have entered into Sale Agreement dated 10.06.2014, with **Sri.H.R.Ramesh**, agreeing to sell Sy.No.72, measuring 20 Guntas and 20 Guntas, totally measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-00950-2014-15 C.D.No.SRJD149, in the office of the Sub-Registrar Sarjapura.

The said Sri.Y.Muniyappa S/o Late Yellappa got converted the land in Sy.No.72, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum dated 05.11.2022 bearing No.PTCL(A)C.R/10/2020-21, issued by Deputy Commissioner, Bangalore.

The said Smt.Ammayamma W/o Late Y.Muniyappa, Smt.C.M.Girijadevi D/o Late Y.Muniyappa, Sri.C.M.Keshavamurthy S/o Late Y.Muniyappa, Master.Akash.C.K S/o Sri.C.M.Keshavamurthy, Kumari.Spandana.C.K D/o Sri.C.M.Keshavamurthy, Sri.C.M.Rajagopal S/o Late Y.Muniyappa, Master.Jagan.C.R S/o Sri.C.M.Rajagopal, Kumari.Sinchana.C.R D/o Sri.C.M.Rajagopal, Smt.C.M.Sujatha D/o Late Y.Muniyappa, Sri.Y.Muniswamy S/o Late Sri.Yellappa, Smt.Munirathnamma W/o Sri.Y.Muniswamy, Ms.C.M.Deepa D/o Sri.Y.Muniswamy, Ms.C.M.Roopa D/o Sri.Y.Muniswamy, Ms.C.M.Ramya D/o Sri.Y.Muniswamy, Ms.C.M.Gowthami D/o Sri.Y.Muniswamy, Master.C.M.Bharat S/o Sri.Y.Muniswamy, Smt.Rajamma W/o Late Sri.Motappa (S/o Late Sri.Yellappa), Smt.Kantamma D/o Late Sri.Motappa (S/o Late Sri.Yellappa), Sri.C.M.Sunil Kumar S/o Late



Sri.Motappa (S/o Late Sri.Yellappa), Sri.C.M.Lakshman S/o Late Sri.Motappa (S/o Late Sri.Yellappa), rep by his GPA holder Smt.Rajamma, Sri.Narayanaswamy S/o Late Yellappa, Smt.Yellamma W/o Sri.Narayanaswamy, Sri.C.N.Ravi Kumar S/o Sri.Narayanaswamy, Smt.C.N.Bhavya D/o Sri.Narayanaswamy, Smt.Laghumakka @ Laghumamma D/o Late Yellappa and Smt.Motamma D/o Late Yellappa, as "Vendor's" Sri.H.R.Ramesh and Sri.H.R.Krishnappa as "Consenting Witnesses" have sold Sy.No.72, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 21.07.2023, registered as document No.SRJ-1-03254-2023-24, in the office of the Sub-Registrar Sarjapura and entered the RTC for the year 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.72, measuring 1 Acre.

The said Sri.H.R.Krishnappa and Sri.Karthik.S got converted the land in Sy.No.72, measuring 1 Acre 2 Guntas, from agricultural to non-agricultural residential purposes, vide Official Memorandum dated 08.02.2024 bearing No.584472, issued by Deputy Commissioner, Bangalore.

The said Sri.H.R.Krishnappa and Sri.Karthik.S have sold Sy.No.72, (Old No.12), measuring an extent of 01 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Ms.Girija Pattipati and Mrs.K.Padma Ramesh**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10341-2023-24, in the office of the Sub-Registrar Sarjapura.

EC from 01.04.1960 to 23.02.2024.

In respect of Old Sy.No.12, New Sy.No.73:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.73, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

Mutation Register No.4/2000-2001, mutating the property in the name of Sri.Motamuniswamy, in respect of and entered the RTC for the year 1997-1998 to 2003-2004 standing in the name of Motamuniswamy, in respect of Sy.No.73, measuring 1 Acre.

The Death Certificate dated 23.07.2002 issued by Chief Registrar of Birth and Death, in the name of Motamuniswamy, who died on 21.07.2002.



The Family Tree of Late Motamuniswamy indicates his wife Hanumakka and his children Mottamma, Anjanappa and Nanjamma

Anjanappa indicates his wife Girijadevi and his children Ravikumar, Mamatha, Lakshmi, Krishna and Rajeshwari

Ravikumar indicates his wife Sharadha and his children Bindhu, Indhu and Lochan,

After the death of Motamuniswamy the Khatha of the said Sy.No.73, measuring 1 Acre, was transferred in the name of C.M.Anjinappa S/o Late Motamuniswamy, vide Mutation Register No.13/2004-2005 and entered the RTC for the year 2004-2005 to 2020-2021 standing in the name of C.M.Anjinappa, in respect of Sy.No.73, measuring 1 Acre.

The said Mottamma D/o Late Motamuniswamy, C.M.Anjinappa S/o Late Motamuniswamy, Girijamma W/o C.M.Anjinappa, Bindu.C.R D/o Ravi Kumar.C.A, Indhu.C.R D/o Ravi Kumar.C.A, Lochan.C.R S/o Ravi Kumar.C.A, Nanjamma D/o Late Motamuniswamy, Ravi Kumar.C.A S/o C.M.Anjinappa, Rajeshwari.C.A D/o C.M.Anjinappa and Krishna.C.A S/o C.M.Anjinappa have entered into a Sale Agreement dated 14.05.2014, with **Sri.H.R.Krishnappa**, agreeing to sell Sy.No.73, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-00550-2014-15 C.D.No.SRJD147, in the office of the Sub-Registrar Sarjapura.

The said Mr.C.M.Anjanappa S/o Late Mota Muniswamy, Mr.Ravi Kumar.C.A S/o Mr.C.M.Anjanappa and Mr.Krishna.C.A S/o Mr.C.M.Anjanappa have entered into a Sale Agreement dated 29.09.2020 with **Mr.H.R.Krishnappa and Mrs.Garre Vijaya Lakshmi**, agreeing to sell Sy.No.73, measuring 06 Guntas out of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-02104-2020-21 C.D.No.SRJD700, in the office of the Sub-Registrar Sarjapura.

The said Mr.C.M.Anjanappa S/o Late Mota Muniswamy, Mr.Ravi Kumar.C.A S/o Mr.C.M.Anjanappa and Mr.Krishna.C.A S/o Mr.C.M.Anjanappa have entered into a Sale Agreement dated 29.09.2020 with **Mr.H.R.Krishnappa and Mr.Mukesh.H.P**, agreeing to sell Sy.No.73, measuring 06 Guntas out of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-02106-2020-21 C.D.No.SRJD700, in the office of the Sub-Registrar Sarjapura.

The said Sri.C.M.Anjinappa got converted the land in Sy.No.73, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential



purposes, vide Official Memorandum bearing vide No.PTCL(A)C.R/06/2020-21, dated , issued by Deputy Commissioner, Bangalore.

The said Smt.Motamma D/o Late Sri.Motamunishami (also called Mota Muniswamy), Sri.C.M.Anjinappa S/o Late Sri.Motamunishami (also called Mota Muniswamy), Smt.Girijadevi W/o Sri.C.M.Anjinappa, Sri.C.A.Ravi Kumar S/o Sri.C.M.Anjinappa, Smt.Sharada.R W/o Sri.C.A.Ravi Kumar, Ms.Bindhu.C.R D/o Sri.C.A.Ravi Kumar, Mrs.Indu.C.R D/o Sri.C.A.Ravi Kumar, Mr.Lochan.C.R S/o Sri.C.A.Ravi Kumar, Smt.C.A.Rajeshwari D/o Sri.C.M.Anjinappa, Smt.Mamatha D/o Sri.C.M.Anjinappa, Smt.C.A.Lakshmi D/o Sri.C.M.Anjinappa, Sri.Krishna.C.A S/o Sri.C.M.Anjinappa, Sri.K.Thimmaraju S/o Late Kariyappa H/o Late Smt.Nanjamma, Sri.T.Raghuraja S/o Sri.K.Thimmaraju and Late Smt.Nanjamma, Smt.T.Bhanupriya D/o Sri.K.Thimmaraju and Late Smt.Nanjamma and Smt.T.Roopaa D/o Sri.K.Thimmaraju and Late Smt.Nanjamma have sold Sy.No.73. (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 04.02.2023, registered as document No.SRJ-1- 367-2022-23 C.D.No.SRJD1315, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said sale deed the Khatha of the said Sy.No.73, measuring 1 Acre was transferred in the name of H.R.Krishnappa and Karthik.S, vide Mutation Register No.H22/2022-2023 and entered the RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.73, measuring 1 Acre.

The said Sri.H.R.Krishnappa has executed Release Deed dated 09.02.2024 and released all his rights, title and interest on Sy.No.73, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.Karthik.S**, registered as document No.SRJ-1-10352-2023-24, in the office of the Sub-Registrar Sarjapura.

The said Sri.H.R.Krishnappa and Sri.Karthik.S got converted the land in Sy.No.73, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum dated 18.09.2024 bearing No.513640, issued by Deputy Commissioner, Bangalore.

KSC & ST (A)23/2023.

Mutation Register No.H16/2024-2025 mutating the property in the name of H.R.Krishnappa, in respect of Sy.No.73.

EC from 01.04.1960 to to 23.02.2024.



In respect of Old Sy.No.12, New Sy.No.75:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli, Sarjapura Hobli, Anekal Taluk, belongs to Chikkagullappa, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

RTC for the year 1989-1990 to 2005-2006 standing in the name of Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.

The Death Certificate dated 19.09.1998 issued by Chief Registrar of Birth and Death, in the name of Chikkagullappa, who died on 26.09.1997.

After the death of Chikkagullappa the Khatha of the said Sy.No.75, measuring 1 Acre, was transferred in the name of C.Annaiiahappa S/o Late Chikkagullappa and C.Muniraju S/o Late Chikkagullappa, vide Mutation Register No.27/2005-2006, and entered the RTC for the year 2006-2007 to 2011-2012 standing in the name of C.Annaiiahappa S/o Late Chikkagullappa and C.Muniraju S/o Late Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.

The said Smt.Bochamma W/o Sri.Chikkagullappa, Sri.Annaiyappa S/o Late Chikkagullappa, Sri.C.A.Muniraju S/o Annaiyappa and Sri.C.Muniraju S/o Annaiyappa have sold Old No.12, Sy.No.75, measuring 1 Acre, Situated at Chikkadasarahalli, Sarjapura Hobli, Anekal Taluk, in favour of **Sri.S.Manohar**, under Sale Deed dated 14.06.2006, registered as document No.ANK-1-02726-2007-08 C.D.No.ANKD206, in the office of the Sub-Registrar Anekal.

The Family Tree of Late Annaiahappa indicates his wife Venkatalakshamma and his children C.A.Muniraju and Radhamma,

The Family Tree of Late C.Muniraju indicates his wife Shankamma and his children Nandeesh and Rajashekar.C.M.

After the death of Annaiahappa the Khatha of the said Sy.No.75, measuring 1 Acre, was transferred in the name of Venkatalakshamma W/o Late Annaiahappa and C.Muniraju S/o Late Chikkagullappa, vide Mutation Register No.H3/2012-2013 and entered the RTC for the year 2012-2013 to 2020-2021 standing in the name of Venkatalakshamma W/o Late Annaiahappa and C.Muniraju S/o Late Chikkagullappa, in respect of Sy.No.75, measuring 1 Acre.

Cancellation of Sale Agreement dated 25.06.2015 executed by Sri.Jayaram in favour of **Smt.Venkatalakshamma**, in respect of Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk,



Bangalore District, registered as document No.SRJ-1-01017-2015-16 C.D.No.SRJD179, in the office of the Sub-Registrar Sarjapura.

The said Smt.Muniyamma D/o Late Chikkagullappa, Smt.Venkatalakshmamma W/o Late Annaiahappa, Sri.C.A.Muniraju S/o Late Annaiahappa, Suman S/o C.A.Muniraju, Prathana S/o C.A.Muniraju, Anjali S/o C.A.Muniraju, Smt.Anasuyamma D/o Late Chikkagullappa, Sri.Muniraju.C S/o Late Chikkagullappa, C.M.Nandeesh S/o Muniraju.C, C.M.Rajashekhar S/o Muniraju.C, Smt.Jayamma D/o Late Chikkagullappa as "Vendor's" Sri.Jayaram S/o Rangappa as "Consenting Witness" have entered into a Sale Agreement dated 25.06.2015 with **Sri.H.R.Ramesh**, agreeing to sell Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-01019-2015-16 C.D.No.SRJD179, in the office of the Sub-Registrar Sarjapura.

The said Smt.Laghumamma uruf Devi D/o Late Annaiahappa has executed Release Deed dated 29.06.2015 and released all his rights, title and interest in Sy.No.75, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Smt.Venkatalakshmamma S/o Late Annaiahappa**, registered as document No.SRJ-1-01057-2015-16 C.D.No.SRJD180, in the office of the Sub-Registrar Sarjapura.

RTC for the year 2022-2023 to 2023-2024 standing in the name of Venkatalakshmamma W/o Late Annaiahappa and Shankaramma W/o Late C.Muniraju, in respect of Sy.No.75, measuring 1 Acre.

The said Smt.Venkatalakshmamma W/o Late Annaiahappa and other's got converted the land in Sy.No.75, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing vide No.PTCL(A)C.R/08/2020-21, dated 22.12.2022, issued by Deputy Commissione, Bangalore.

The said Smt.Muniyamma Venkatappa D/o Late Chikkagullappa, Smt.Venkatalakshmamma W/o Late Annayappa, Sri.C.A.Muniraju S/o Late Annayappa, Master.Sumam S/o Sri.C.A.Muniraju, Kumari.Prarthana D/o Sri.C.A.Muniraju, Kumari.Anjali D/o Sri.C.A.Muniraju, Smt.Radhamma D/o Late Annayappa, Smt.Anusuyamma Thoppaiah D/o Late Chikkagullappa, Smt.Shankaramma W/o Late Muniraju.C, Sri.M.Nandish S/o Late Muniraju.C, Sri.C.M.Rajashekar S/o Late Muniraju.C and Smt.Jayamma D/o Late Chikkagullappa as "Vendor's" Sri.H.R.Ramesh rep by his GPA Holder Sri.H.R.Krishnappa as "Consenting Witnesses" have sold Sy.No.75 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and**



Sri.Karthik.S, under Sale Deed dated 09.11.2023, registered as document No.SRJ-1-07279-2023-24, in the office of the Sub-Registrar Sarjapura.

The said H.R.Ramesh rep by his GPA Holder H.R.Krishnappa and Karthik.S got converted the land in Sy.No.75, measuring 1-00 Acre **02 Guntas**, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.584473, dated 08.02.2024, issued by Deputy Commissioner, Bangalore.

RTC for the year 2024-2025 standing in the name of H.R.Ramesh rep by his GPA Holder H.R.Krishnappa and Karthik.S, in respect of Sy.No.75, measuring 1 Acre.

The said Sri.H.R.Krishnappa and Sri.Karthik.S have sold Sy.No.75, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Sri.M.Hanumanthu and Smt.M.Renukadevi**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10331-2023-24, in the office of the Sub-Registrar Sarjapura.

EC from 01.04.1960 to 23.02.2024.

In respect of Old Sy.No.12, New Sy.No.76:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.76, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Annaiah, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

The said Annaiahappa has sold Sy.No.12, Block No.5, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, in favour of **K.Ramaiah**, under Sale Deed dated 26.06.1967, registered as document No.1377/1967-68, in the office of the Sub-Registrar Anekal.

KSC.ST.39/1997-1998

RTC for the year 1979-1980 to 2013-2014 standing in the name of Annaiah, in respect of Sy.No.76, measuring 1 Acre.

The said Sri.Annaiah @ Annaiahappa has executed Will dated 04.06.2013 in favour of **Smt.Chikkavenkatamma**, in respect of Sy.No.76, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.HBB-3-00022-2013-14 C.D.No.HBBD113, in the office of the Sub-Registrar Hebbala.



Court Case.

Mutation Register No.H4/2014-2015, mutating the property in the name of Chikkavenkatamma, in respect of Sy.No.76, measuring 1 Acre and entered the RTC for the year 2014-2015 to 2022-2023 standing in the name of Chikkavenkatamma, in respect of Sy.No.76, measuring 1 Acre.

The said Sri.Munivenkatappa S/o Late Annaiahappa and Sri.M.Manjanna S/o Sri.Munivenkatappa have entered into Sale Agreement dated 26.08.2014 with **Sri.H.R.Krishnappa**, agreeing to sell Sy.No.76, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-02053-2014-15 C.D.No.SRJD154, in the office of the Sub-Registrar Sarjapura.

The Family Tree of Late Chikka Muniswamy indicating his wife Chikkavenkatamma and his children Kanaka.C, Geetha.C, Nagendra.C, Kavitha.C and Shruthi.C.

The said Smt.Chikkavenkatamma D/o Annayya @ Annayappa and W/o Chikkamuniswamy, Smt.Kanaka.C D/o Chikkamuniswamy, Smt.Geetha D/o Chikkamuniswamy, Smt.Latha C/o Shivakumar.N, Sri.Nagendra.C S/o Chikkamuniswamy, Smt.Kavitha.C D/o Chikkamuniswamy and Smt.Shruthi.C D/o Chikkamuniswamy have entered into a Sale Agreement dated 20.01.2022 with **Sri.Krishnappa.H.R.**, agreeing to sell Sy.No.76, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-06088-2021-22 C.D.No.SRJD1026, in the office of the Sub-Registrar Sarjapura.

The said Smt.Chikkavenkatamma got converted the land in Sy.No.76, (Old Sy.No.12), measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.PTCL(A)C.R/13/2020-21, dated 29.10.2022 issued by Deputy Commissioner, Bangalore.

The said Smt.Chikkavenkatamma D/o Sri.Annayya @ Annayappa and W/o Sri.Chikkamuniswamy, Smt.Kanaka.C D/o Sri.Chikkamuniswamy, Smt.Geetha D/o Sri.Chikkamuniswamy, Smt.Latha D/o Sri.Chikkamuniswamy, Sri.Nagendra.C S/o Sri.Chikkamuniswamy, Smt.Kavitha.C D/o Sri.Chikkamuniswamy and Smt.Shruthi.C D/o Sri.Chikkamuniswamy have sold Sy.No.76, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 13.02.2023, registered as document No.SRJ-1-09484-2022-23 C.D.No.SRJD1318, in the office of the Sub-Registrar Sarjapura.



The said Smt.Venkatalakshmi D/o Annayya @ Annayappa and W/o Late T.S.Lakshman, Smt.Lakshamma D/o A.Munivenkatappa, Smt.Sasikala D/o A.Munivenkatappa, Sri.Manjanna S/o A.Munivenkatappa, Sri.Nikesh.M S/o Manjanna, Nikil.M S/o Manjanna, Smt.Sushilamma W/o Munivenkatappa, Sri.Gopala Krishna S/o Munivenkatappa, Hemanth.G S/o Gopala Krishna, Vandana.G D/o Gopala Krishna, Sri.Venkataswamy S/o M.Anneyappa, Smt.Pillamma W/o Venkataswamy, Sri.Balachandra.V S/o Venkataswamy, Kushal S/o Balachandra.V, Sushanth S/o Balachandra.V, Sri.Venkatesha.V S/o Venkataswamy, Sri.Manjunatha.V S/o Venkataswamy, Sri.Girisha.V S/o Venkataswamy and Smt.Kaveramma D/o Annayya @ Annayappa have executed Confirmation Deed dated 10.03.2023 and confirmed the execution of the said sale deed in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, in respect of Sy.No.76, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-10415-2022-23 C.D.No.SRJD1342, in the office of the Sub-Registrar Sarjapura.

RTC for the year 2023-2024 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.76, measuring 1 Acre.

The said Sri.H.R.Krishnappa and Sri.Karthik.S got converted the land in Sy.No.76, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum dated 23.08.2023 issued by Deputy Commissioner, Bangalore.

The said Sri.H.R.Krishnappa and Sri.Karthik.S gave sold Sy.No.76 (Old Sy.No.12), measuring an extent of 01 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Mr.Balaiah Naidu.V**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10342-2023-24, in the office of the Sub-Registrar Sarjapura.

EC from 01.04.1960 to 31.03.2004 to 23.02.2024.

In respect of Old Sy.No.12, New Sy.No.77:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.77, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Doddagullappa, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, and entered the RTC for the year 1979-1980 to 1996-1997 standing in the name of Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.



Mutation Register No.2/1999-2000, mutating the property in the name of Muniyamma W/o Doddagullappa, in respect of Sy.No.77, measuring 1-00 Acre and entered the RTC for the year 1997-1998 to 2009-2010 standing in the name of Muniyamma W/o Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.

After the death of Doddagullappa the Khatha of the said Sy.No.77, measuring 1 Acre, was transferred in the name of C.D.Venkataramana S/o Late Doddagullappa, vide Mutation Register No.30/2009-2010 and entered the RTC for the year 2010-2011 to 2021-2022 standing in the name of C.D.Venkataramana S/o Late Doddagullappa, in respect of Sy.No.77, measuring 1 Acre.

The said Smt.C.D.Muniyamma W/o Late Sampangappa and Smt.Jayalakshamma W/o Late Munithimmarayappa have executed Release Deed dated 11.09.2014 and released all their rights, title and interest in Sy.No.77, measuring 1 Acre, and other's, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, in favour of **Sri.C.D.Venkataramana S/o Late Doddagullappa and Sri.Muniswamy S/o Late Doddagullappa**, registered as document No.SRJ-1-02297-2014-15 C.D.No.SRJD155, in the office of the Sub-Registrar Sarjapura.

O.S.No.811/2016.

The said Sri.D.G.Annaiiahappa S/o Late Doddagullappa, Smt.Venkatalakshamma W/o Sri.D.G.Annaiiahappa, Sri.A.Raghu S/o Sri.D.G.Annaiiahappa, Smt.Manjula W/o Sri.A.Raghu, Master.Akhilesh S/o Sri.A.Raghu, Kumari.Mala S/o Sri.D.G.Annaiiahappa, Sri.Anil Kumar S/o Sri.D.G.Annaiiahappa, Varalakshamma S/o Sri.D.G.Annaiiahappa, Sri.Muniswamy S/o Late Doddagullappa, Smt.Munilakshamma W/o Sri.Muniswamy, Smt.C.M.Manjula D/o Sri.Muniswamy, Kumari.C.M.Saritha D/o Sri.Muniswamy, Kumari.C.M.Savithamma D/o Sri.Muniswamy, Sri.C.D.Venkataramana S/o Late Doddagullappa, Smt.Chandramma W/o Sri.C.D.Venkataramana, Smt.Lakshmiddevamma W/o Sri.C.A.Anand, Sri.C.V.Bhuvanesh S/o Sri.C.D.Venkataramana, Smt.Jayalakshamma D/o Late Doddagullappa and Sri.C.D.Muniyamma D/o Late Doddagullappa have entered into a Sale Agreement dated 11.09.2014 with **Sri.B.S.Sridhar**, agreeing to sell Sy.No.77, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-02298-2014-15 C.D.No.SRJD155, in the office of the Sub-Registrar Sarjapura.

The said Sri.C.D.Venkataramana got converted the land in Sy.No.77, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing



No.PTCL(A)C.R/12/2020-21, dated 29.10.2022, issued by Deputy Commissioner, Bangalore.

Discharge Deed dated 24.12.2021 executed by Reshme Belegarara and Rythara Deva Sahakara Sangha Niyamitha, Sarjapura, Anekal Taluk in favour of **Sri.Venkataramana.C.D**, in respect of Sy.No.77, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, registered as document No.SRJ-1-05524-2021-22 C.D.No.SRJD1007, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said discharge deed the Khatha of the said Sy.No.77, was transferred in the name of C.D.Venkataramana, vide Mutation Register No.T16/2021-2022.

The Family Tree of Venkataramana indicates his wife Chandramma and his children Ananda, Chandrakala and Bhuvanesh.

The said Sri.C.D.Venkataramana S/o Late Doddagullappa, Smt.Chandramma W/o Sri.C.D.Venkataramana, Sri.C.V.Anand S/o Sri.C.D.Venkataramana, Smt.Lakshmidevi W/o Sri.C.V.Anand, Master.Hemanth S/o Sri.C.V.Anand, Master.Ravikumar S/o Sri.C.V.Anand, Mrs.Chandrakala.C.V D/o Sri.C.D.Venkataramana and Mr.Bhuvanesh.C.V S/o Sri.C.D.Venkataramana have sold Sy.No.77, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.B.S.Sridhar and Sri.Karthik.S**, under Sale Deed dated 05.12.2022, registered as document No.SRJ-1-10410-2022-23 C.D.No.SRJD1342, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said sale deed the Khatha of the said Sy.No.77, measuring 1 Acre was transferred in the name of B.S.Sridhar and Karthik.S, vide Mutation Register No.H29/2022-2023 and entered the RTC for the year 2022-2023 to 2024-2025 standing in the name of B.S.Sridhar and Karthik.S, in respect of Sy.No.77, measuring 1 Acre.

The said Sri.B.S.Sridhar and Sri.Karthik.S got converted the land in Sy.No.77, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.513637, dated 23.08.2023 issued by Deputy Commissioner, Bangalore.

The said Sri.B.S.Sridhar and Sri.Karthik.S have sold Sy.No.77 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Mr.Balaiah Naidu.V**, vide Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10354-2023-24, in the office of the Sub-Registrar Sarjapura.

EC from 01.04.1960 to 31.03.2004 to 23.02.2024.



In respect of Old Sy.No.12, New Sy.No.78:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.78, measuring 1-00 Acre, belongs to Marappa, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

KSC.ST(A)37/1997-98.

Mutation Register No.8/2000-2001, mutating the property in the name of Muniyamma W/o Late Marappa, in respect of Sy.No.12 (78), measuring 1 Acre and entered the RTC for the year 1997-1998 to 2015-2016 standing in the name of Muniyamma, in respect of Sy.No.78, measuring 1 Acre.

The Death Certificate dated 12.07.2013 issued by Chief Registrar of Birth and Death in the name of Muniyamma, who died on 27.06.2013.

The Family Tree of Late Marappa indicates his wife Late Muniyamma and his children Jayalakshamma, Jamunamma and Ashok.C.M

Ashok.C.M indicates his wife Shashikala and his children Harshith.A and Dhruthi.

After the death of Muniyamma the Khatha of the said Sy.No.78, measuring 1 Acre, was transferred in the name of Jayalakshamma D/o Late Marappa, Jamuna.C.M D/o Late Marappa and Ashok S/o Late Marappa, vide Mutation Register No.H3/2016-2017 and entered the RTC for the year 2016-2017 to 2020-2021 standing property in the name of Jayalakshamma D/o Late Marappa, Jamuna.C.M D/o Late Marappa and Ashok S/o Late Marappa, in respect of Sy.No.78, measuring 1 Acre.

The said Smt.Jayalakshamma D/o Late Marappa, Smt.Jamuna D/o Late Marappa, Sri.Ashok S/o Late Marappa, Smt.Shashikala W/o Ashok, Harshith S/o Ashok and Dhruthi D/o Ashok have entered into a Sale Agreement dated 09.06.2014 with **Sri.H.R.Krishnappa**, agreeing to sell Sy.No.78, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-00934-2014-15 C.D.No.SRJD148, in the office of the Sub-Registrar Sarjapura.

The said Jayalakshamma and other's got converted the land in Sy.No.78, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.PTCL(A)C.R/09/2020-21, dated 05.11.2022, issued by Deputy Commissioner, Bangalore.



The said Smt.Jayalakshnamamma D/o Late Marappa, Smt.Jamunamma (also known as Jamuna) D/o Late Marappa, Sri.C.M.Ashok S/o Late Marappa, Smt.Sashikala W/o Sri.Ashok.C.M, Master.Harshith.A S/o Sri.Ashok and Kumari.Dhrithi S/o Sri.Ashok have sold Sy.No.78, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 17.01.2023, registered as document No.SRJ-1-08799-2022-23 C.D.No.SRJD1304, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said sale deed the Khatha of the said Sy.No.78, measuring 1 Acre, was transferred in the name of H.R.Krishnappa and Karthik.S, vide Mutation Register No.H18/2022-2023 and entered the RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.78, measuring 1 Acre.

The said Official Memorandum dated 23.08.2023 bearing No.513634, issued by Deputy Commissioner for converting the land from agricultural to non-agricultural residential purposes, in respect of Sy.No.78, measuring 1 Acre, in the name of Sri.H.R.Krishnappa and Sri.Karthik.S.

The said Sri.H.R.Krishnappa and Sri.Karthik.S have sold Sy.No.78 (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10358-2023-24, in the office of the Sub-Registrar Sarjapura.

EC from 01.04.1960 to 23.02.2024.

In respect of Old Sy.No.12, New Sy.No.79:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.79, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Chikkasubba, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63, and entered the RTC for the year 1989-1990 to 1999-2000 standing in the name of Chikkasubba, in respect of Sy.No.79, measuring 1-00 Acre.

Mutation Register No.3/2002-2003, mutating the property in the name of Marakka W/o Chikkasubba, in respect of Sy.No.79, measuring 1 Acre and entered the RTC for the year 2004-2005 to 2009-2010 standing in the name of Marakka W/o Chikkasubba, in respect of Sy.No.79, measuring 1 Acre.



The said Smt.Marakka W/o Late Chikkamuniyappa has gifted Sy.No.79, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, in favour of **Sri.Rajappa S/o Late Chikkamuniyappa**, under Gift Deed dated 04.07.2006, registered as document No.ANK-1-11338-2006-07 C.D.No.ANKD137, in the office of the Sub-Registrar Anekal.

The Family Tree of Late Chikkamuniyappa alias G.Muniyappa indicates his wife Late Marakka and his son Rajappa.M indicates his wife Lalithamma and his children Anuradha.S.R, Aparna.R and Upendra.S.R.

Mutation Register No.H12/2012-2013, mutating the property in the name of Rajappa S/o Chikkamuniyappa, in respect of Sy.No.79, measuring 1 Acre and entered the RTC for the year 2013-2014 to 2021-2022 standing in the name of Rajappa S/o Chikkamuniyappa, in respect of Sy.No.79, measuring 1 Acre.

The said Anuradha D/o Rajappa and Aparna D/o Rajappa have executed Release Deed dated 26.05.2014 and released all their rights, title and interest in Sy.No.79, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Sri.Rajappa S/o Chikkamuniyappa**, registered as document No.SRJ-4-00093-2014-15 C.D.No.SRJD148, in the office of the Sub-Registrar Sarjapura.

The said Sri.Rajappa S/o Chikkamuniyappa, Smt.Lalithamma W/o Sri.Rajappa, Smt.Anuradha D/o Sri.Rajappa, Smt.Aparna D/o Sri.Rajappa and Upendra.S.R S/o Sri.Rajappa have entered into a Sale Agreement dated 26.05.2014 with **Sri.H.R.Krishnappa**, agreeing to sell Sy.No.79, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.740/2014-15, in the office of the Sub-Registrar Bangalore.

The said Sri.Rajappa.M S/o Late Chikkamuniyappa, Smt.Lalithamma W/o Sri.Rajappa.M and Sri.Upendra.S.R S/o Sri.Rajappa.M have sold Sy.No.79, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 07.01.2023, registered as document No.SRJ-1-08389-2022-23 C.D.No.SRJD1294, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said sale deed the Khatha of the said Sy.No.79, measuring 1 Acre, was transferred in the name of H.R.Krishnappa and Karthik.S, vide Mutation Register No.H16/2022-2023 and entered the RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.79, measuring 1 Acre.

The said Mrs.Rathnamma D/o Late Chikkamuniyappa and Mrs.Munirathnamma D/o Late Chikkamuniyappa have executed Confirmation



Deed dated 24.03.2023 and confirmed the execution of the said sale deed in favour of **Sri.H.R.Krishnappa and Sri.Karthik**, in respect of Sy.No.79, (Old Sy.No.12), measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-10749-2022-23 C.D.No.SRJD1348, in the office of the Sub-Registrar Sarjapura.

The said Sri.H.R.Krishnappa and Sri.Karthik.S got converted the land in Sy.No.79, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.513636, dated 23.08.2023 issued by Deputy Commissioner, Bangalore.

The said Sri.H.R.Krishnappa and Sri.Karthik.S have sold Sy.No.79, (Old Sy.No.12), measuring an extent of 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10356-2023-24, in the office of the Sub-Registrar Sarjapura

EC from 01.04.1960 to 23.02.2024.

In respect of Old Sy.No.12, New Sy.No.80:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.80, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Doddamottappa, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

RTC for the year 1984-1985 to 2006-2007 standing in the name of Doddayellappa, in respect of Sy.No.80, measuring 1 Acre.

KSC.ST/43/1997-98.

Mutation Register No.1/2007-2008, mutating the property in the name of Dodda Anjinappa S/o Late Doddamotappa and Kariyappa S/o Late Doddamotappa, in respect of Sy.No.80, measuring 1 Acre and entered the RTC for the year 2007-2008 to 2011-2012 standing in the name of Dodda Anjinappa S/o Late Doddamotappa and Kariyappa S/o Late Doddamotappa, in respect of Sy.No.80, measuring 1 Acre.

OS No.650/2008.



Mutation Register No.37/2010-2011, mutating the property in the name of C.M.Sujatha, in respect of Sy.No.80, measuring 20 Guntas and entered the RTC for the year 2012-2013 to 2021-2022 standing in the name of Dodda Anjinappa S/o Late Doddamotappa and Kariyappa S/o Late Doddamotappa, measuring 20 Guntas and C.M.Sujatha, in respect of Sy.No.80, measuring 20 Guntas.

The Family Tree of Late Dodda Anjinappa indicating his wife Laghumamma and his son Ashok indicating his wife Sujatha and his son Ayush.

The said Sri.Dodda Anjinappa and other's got converted the land in Sy.No.80, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.PTCL(A)C.R/05/2020-21, dated 29.10.2022, issued by Deputy Commissioner, Bangalore.

RTC for the year 2022-2023 standing in the name of Laghumamma W/o Late Dodda Anjinappa, Kariyappa S/o Late Doddamotappa and C.M.Sujatha W/o Ashok, in respect of Sy.No.80, measuring 20 Guntas each.

In respect of Old Sy.No.80, New Sy.No.80/1:

The said Smt.C.M.Sujatha W/o Sri.D.Ashok and Master.Ayush S/o Sri.D.Ashok have entered into a Sale Agreement dated 19.12.2016 with **Sri.H.R.Ramesh**, agreeing to sell Sy.No.80, measuring 0-20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-03500-2016-17 C.D.No.SRJD221, in the office of the Sub-Registrar Sarjapura.

The said Ms.C.M.Sujatha D/o Sri.Y.Muniyappa, Smt.Lagumamma W/o Late Dodda Anjinappa, Smt.Munirathnamma D/o Late Dodda Anjinappa, Smt.Rajamma.C.D D/o Late Dodda Anjinappa, Sri.Ashok.D S/o Late Dodda Anjinappa, Master.Ayush S/o Sri.Ashok.D, Kumari.Anushree.A D/o Sri.Ashok.D, Kumari.A.Hitha D/o Sri.Ashok.D, Sri.Kariyappa S/o Sri.Doddamota @ Doddamotappa, Smt.Munirathnamma W/o Sri.Kariyappa and Ms.Gowthami.C.M Adopted D/o Sri.Kariyappa as "Vendor's" Sri.H.R.Ramesh rep by his GPA Holder Sri.H.R.Krishnappa as "Consenting Witness" have sold Sy.No.80/1, measuring 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 12.07.2023, registered as document No. SRJ-1-02908-2023-24, in the office of the Sub-Registrar Sarjapura and entered the RTC for the year 2023-2024 to 2024-2025 standing in the name of Karthik.S and H.R.Krishnappa, in respect of Sy.No.80/1, measuring 20 Guntas.



The said Sri.Karthik.S and Sri.H.R.Krishnappa got converted the land in Sy.No.80/1, measuring **21** Guntas, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.584475, dated 08.02.2024 issued by Deputy Commissioner, Bangalore.

The said Sri.H.R.Krishnappa and Sri.Karthik.S have sold Sy.No.80/1, (Old Sy.No.12), measuring an extent of 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10349-2023-24, in the office of the Sub-Registrar Sarjapura.

In respect of Old Sy.No.80, New Sy.No.80/2:

The said Sri.Dodda Anjinappa S/o Late Dodda Motappa, Sri.Kariyappa S/o Late Dodda Motappa and Smt.Munirathnamma W/o Kariyappa have entered into a Sale Agreement dated 09.04.2014 with **Sri.B.S.Sridhar**, agreeing to sell Sy.No.80, measuring 0-20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-00085-2014-15 C.D.No.SRJD145, in the office of the Sub-Registrar Sarjapura.

RTC for the year 2023-2024 standing in the name of Laghumamma W/o Late Dodda Anjinappa and Kariyappa S/o Late Doddamotappa, in respect of Sy.No.80/2, measuring 20 Guntas.

The said Smt.Lagumamma W/o Late Dodda Anjinappa, Smt.Munirathnamma D/o Late Dodda Anjinappa, Smt.Rajamma.C.D D/o Late Dodda Anjinappa, Sri.Ashok.D S/o Late Dodda Anjinappa, Master.Ayush S/o Sri.Ashok.D, Kumari.Anushree.A D/o Sri.Ashok.D, Kumari.A.Hitha D/o Sri.Ashok.D, Sri.Kariyappa S/o Sri.Doddamota @ Doddamotappa, Smt.Munirathnamma W/o Sri.Kariyappa and Ms.Gowthami.C.M Adopted D/o Sri.Kariyappa have sold Sy.No.80/2, Old Sy.No.12, measuring 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.B.S.Sridhar and Sri.Karthik.S**, under Sale Deed dated 08.12.2022, registered as document No.3575/2023-24, in the office of the Sub-Registrar Sarjapura and entered the RTC for the year 2024-2025 standing in the name of B.S.Sridhar and Karthik.S, in respect of Sy.No.80/2, measuring 20 Guntas.

The said Sri.B.S.Sridhar and Sri.Karthik.S got converted the land in Sy.No.80/2, measuring **21** Guntas, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.584474, dated 08.02.2024 issued by Deputy Commissioner, Bangalore.



The said Sri.B.S.Sridhar and Sri.Karthik.S have sold Sy.No.80/2, (Old Sy.No.12), measuring an extent of 20 Guntas, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Mr.Ramanjulu Goniguntla**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10326-2023-24, in the office of the Sub-Registrar Sarjapura.
EC from 01.04.1960 to 23.02.2024.

In respect of Old Sy.No.12, New Sy.No.82:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.82, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Sri.Doddasubbaiah, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63.

RTC for the year 1984-1985 to 2001-2002 standing in the name of Chikkayellappa, in respect of Sy.No.82, measuring 1 Acre.

K SC.ST/45/1997-98.

Mutation Register No.2/2002-2003, mutating the property in the name of Chinnappa S/o Dodda Subbaiah, in respect of Sy.No.82, measuring 1 Acre and entered the RTC for the year 2002-2003 to 2021-2022 standing in the name of Chinnappa S/o Dodda Subbaiah, in respect of Sy.No.82, measuring 1 Acre.

The Family Tree of Chinnappa indicates his wife Late Ramakka and his children Kanakamma, Nagarathna, Rajendra.C, Subhash Chandra, Ravichandra and Roopa.C.

The said Sri.Chinnappa S/o Late Doddasubbaiah, Smt.Kanakamma D/o Sri.Chinnappa, Smt.Nagarathnamma D/o Sri.Chinnappa, Sri.Rajendra S/o Sri.Chinnappa, Sri.Subhash Chandrabose S/o Sri.Chinnappa, Smt.Roopamma D/o Sri.Chinnappa and Sri.Ravichandra S/o Sri.Chinnappa have entered into a Sale Agreement dated 18.02.2015 with **Sri.H.R.Ramesh**, agreeing to sell Old Sy.No.12, New Sy.No.82, measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-04758-2014-15 C.D.No.SRJD167, in the office of the Sub-Registrar Sarjapura.

The said Sri.Chinnappa got converted the land in .No.82, (Old Sy.No.12), measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.PTCL(A)C.R/07/2020-21, dated 05.11.2022, issued by Deputy Commissioner, Bangalore.



The said Sri.Chinnappa S/o Late Dodda Subbaiah, Sri.Rajendra.C S/o Sri.Chinnappa, Mr.P.R.Naveen (Naveena) S/o Sri.Rajendra, Sri.Subhash Chandra (also called Sri.Subhash Chandrabose) S/o Sri.Chinnappa, Kumari.Sameeksha D/o Sri.Subhash Chandra (also called Sri.Subhash Chandrabose), Master.Rahul S/o Sri.Subhash Chandra (also called Sri.Subhash Chandrabose), Sri.Ravichandra S/o Sri.Chinnappa and Kumari.Thanmaya D/o Sri.Ravichandra have sold Sy.No.82, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, in favour of **Sri.H.R.Ramesh and Sri.Karthik.S**, under Sale Deed dated 17.11.2022, registered as document No.SRJ-1-06900-2022-23 C.D.No.SRJD1256, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said sale deed the Khatha of the said Sy.No.82, measuring 1 Acre was transferred in the name of H.R.Ramesh and Karthik.S, vide Mutation Register No.H10/2022-2023 and entered the RTC for the year 2022-2023 to 2024-2025 standing in the name of H.R.Ramesh and Karthik.S, in respect of Sy.No.82, measuring 1 Acre.

The said Sri.H.R.Ramesh and Sri.Karthik.S got converted the land in Sy.No.82, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.513635, dated 23.08.2023, issued by Deputy Commissioner, Bangalore.

The said Sri.H.R.Ramesh and Sri.Karthik.S have sold Sy.No.82 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Mr.Balaiah Naidu.V**, under Sale Deed dated 09.02.2024, registered as document No.SRJ-1-10357-2023-24, in the office of the Sub-Registrar Sarjapura.

EC from 01.04.1960 to 24.02.2024.

In respect of Old Sy.No.12, New Sy.No.85:

On perusal of the above documents and in the recitals thereof, I observe that originally, the property bearing Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, belongs to Thirumalliga, who acquired the same under Grant Certificate dated 04.04.1963 issued by Tahsildar, Anekal Taluk, bearing vide No.LND.SR.39/1962-63 and entered the RTC for the year 1989-1990 to 1996-1997 standing in the name of Thirumalliga, in respect of Sy.No.85, measuring 1 Acre.

The Death Certificate dated 17.01.2000 issued by Chief Registrar of Birth and Death, in the name of Thirumallappa, who died on 21.11.1999.



After the dearg or Thirumalliga the Khatha of the said Sy.No.85, measuring 1 Acre, was transferred in the name of Maramma W/o Thirumalliga and the same is evident from RTC for the year 1997-1998 to 2003-2004.

The said Smt.Maramma W/o Late Thirumalliga has gifted Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Sri.Jayaramaiah S/o Late Thirumalliga**, under Gift Deed dated 03.11.2004, registered as document No.ANK-1-15670-2004-05 C.D.No.ANKD40, in the office of the Sub-Registrar Anekal.

In pursuance of the said gift deed the Khatha of the said Sy.No.85, measuring 1 Acre, was transferred in the name of Jayaramaiah S/o Late Thirumalliga, vide Mutation Register No.15/2004-2005 and entered the RTC for the year 2004-2005 to 2022-2023 standing in the name of Jayaramaiah S/o Late Thirumalliga, in respect of Sy.No.85, measuring 1 Acre.

The said Sri.Jayaramaiah has gifted Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of **Smt.Maramma**, under Gift Deed dated 19.03.2012, registered as document No.ANK-1-05483-2011-12 C.D.No.ANKD310, in the office of the Sub-Registrar Anekal.

The Death Certificate dated 01.07.2016 issued by Chief Registrar of Birth and Death, in the name of Maramma, who died on 18.06.2016.

The Family Tree of Late Thirumalappa indicates his wife Maramma and his children Akkayamma and Jayaramaiah

Jayaramaiah indicates his wife Jayalakshmi and his children Dhanalakshmi, Chikkanna and Netravathi.

The said Sri.Jayaramaiah and Sri.Chikkanna have entered into a Sale Agreement dated 19.04.2021 with **Sri.H.R.Krishnappa**, agreeing to sell Sy.No.85, measuring 1-00 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, registered as document No.SRJ-1-00360-2021-22 C.D.No.SRJD845, in the office of the Sub-Registrar Sarjapura.

The said Sri.Jayaramaiah got converted the land in Sy.No.85, (Old Sy.No.12), measuring 1-00 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum dated 05.11.2022, bearing No.PTCL(A)C.R/12/2020-21, issued by Deputy Commissioner, Bangalore.

The said Sri.Jayaramaiah S/o Late Thirumalappa, Smt.Dhanalakshmi D/o Sri.Jayaramaiah, Sri.Chikkanna S/o Sri.Jayaramaiah and Smt.Nethravathi D/o Sri.Jayaramaiah have sold Sy.No.85, (Old Sy.No.12), measuring 1 Acre,



Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, under Sale Deed dated 07.01.2023, registered as document No.SRJ-1-08388-2022-23 C.D.No.SRJD1294, in the office of the Sub-Registrar Sarjapura.

In pursuance of the said sale deed the Khatha of the said Sy.No.85, measuring 1 Acre, was transferred in the name of H.R.Krishnappa and Karthik.S, vide Mutation Register No.H17/2022-2023 and entered the RTC for the year 2022-2023 to 2023-2024 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.85, measuring 1 Acre.

The said Smt.Akkayamma D/o Late Thirumalappa have executed Confirmation Deed dated 19.01.2023 and confirmed the execution of the said sale deed in favour of **Sri.H.R.Krishnappa and Sri.Karthik.S**, in respect of Sy.No.85, (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, registered as document No.SRJ-1-08623-2022-23 C.D.No.SRJD1300, in the office of the Sub-Registrar Sarjapura.

The said Sri.H.R.Krishnappa and Sri.Karthik.S got converted the land in Sy.No.85, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum dated bearing No.513642, 23.08.2023, issued by Deputy Commissioner, Bangalore.

RTC for the year 2023-2024 to 2024-2025 standing in the name of H.R.Krishnappa and Karthik.S, in respect of Sy.No.85, measuring 1 Acre.

The said Sri.H.R.Krishnappa has executed Release Deed dated 09.02.2024 and released all his rights, title and interest in Sy.No.85 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, in favour of **Sri.Karthik.S**, registered as document No.SRJ-1-10352-2023-24, in the office of the Sub-Registrar Sarjapura.

The said Sri.H.R.Krishnappa and Sri.Karthik.S got converted the land in Sy.No.85, measuring 1 Acre, from agricultural to non-agricultural residential purposes, vide Official Memorandum bearing No.513642, dated 23.08.2023 issued by Deputy Commissioner, Bangalore.

EC from 01.04.1960 to 23.02.2024.

COMMON DOCUMENTS:

Layout Plan Approval dated 03.04.2023 issued by Anekal Planning Authority, bearing vide No.APA/118/2022-23.

The said Mr.Balaiah Naidu.V S/o Venu Naidu, Ms.Girija Pattipati D/o Pattipati Sankaraiah Naidu, Smt.K.Padma Ramesh W/o Kolla Ramesh Babu, Sri.M.Hanumanthu S/o M.Gangulappa, Smt.M.Renukadevi C/o M.Hemanthu and Sri.Karthik.S S/o Sri.V.Somashekar have entered into a Joint Development Agreement dated 19.02.2024 with **M/s.Ruchira Developers LLP**



rep by its Partner and Authorized Signatory **Sri.Ramanjalu.G**, to develop Sy.No.76 (Old Sy.No.12), measuring 1 Acre, Sy.No.77 (Old Sy.No.12), measuring 1 Acre, Sy.No.82 (Old Sy.No.12), measuring 1 Acre, Sy.No.72 (Old Sy.No.12), measuring 1 Acre, Sy.No.75 (Old Sy.No.12), measuring 1 Acre, Sy.No.85 (Old Sy.No.12), measuring 1 Acre and Sy.No.73 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-1-10676-2023-24, in the office of the Sub-Registrar Sarjapura. 37% share to the Owner's and 63% share to the Developer.

The said Mr.Balaiah Naidu.V S/o Venu Naidu, Ms.Girija Pattipati D/o Pattipati Sankaraiah Naidu, Smt.K.Padma Ramesh W/o Kolla Ramesh Babu, Sri.M.Hanumanthu S/o M.Gangulappa, Smt.M.Renukadevi C/o M.Hemanthu and Sri.Karthik.S S/o Sri.V.Somashekar have entered into a General Power of Attorney dated 19.02.2024 empowering **M/s.Ruchira Developers LLP rep by its Partner and Authorized Signatory Sri.Ramanjalu Goniguntla**, to perform certain acts, including rights to transfer of Sy.No.76 (Old Sy.No.12), measuring 1 Acre, Sy.No.77 (Old Sy.No.12), measuring 1 Acre, Sy.No.82 (Old Sy.No.12), measuring 1 Acre, Sy.No.72 (Old Sy.No.12), measuring 1 Acre, Sy.No.75 (Old Sy.No.12), measuring 1 Acre, Sy.No.85 (Old Sy.No.12), measuring 1 Acre and Sy.No.73 (Old Sy.No.12), measuring 1 Acre, Situated at Chikkadasarahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, registered as document No.SRJ-4-00683-2023-24, in the office of the Sub-Registrar Sarjapura.

NOC dated 31.12.2024 issued by KSPCB.

NOC dated 09.01.2025 issued by BESCOM.

Thus, the document of title referred above establishes that **M/s.Ruchira Developers LLP & Others**, are the absolute owners of the subject property.

All the above transactions are recorded in the Encumbrance Certificates discloses the said property is free from encumbrance.

OPINION

I have gone through the photocopies of the title deeds relating to the schedule property and the documents referred and enlisted herein above are perfect evidence of title subject to production of all Original documents. I further certify that the Title **M/s.Ruchira Developers LLP & Others** have a valid and clear marketable title over the property and Karthick & others executed a Joint Development Agreement with M/s.Ruchira Developers LLP & Others.

