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ADVOCATE**

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1

DATE: 05.03.2025

QUERIST. M/s ANTHILL PROJECTS LLP., a Limited Liability Partnership Firm having its Regd. Office at C1-225, 2nd Floor, BDA Flats, Domlur, Bangalore 560 071, represented by its Designated Partner, Mr. Arjun Anjaneya Reddy Aadhaar No. 3787-8116-4256.

QUERY: Whether the owners here in have acquired prime facie title to their respective portions of the subject lands, and whether the developer has got right to develop the lands which are been given to the developer to develop through formation of residential layout on the subject lands?

OWNERS:

1. **Smt. SPANDANA J.**, aged about 33 Years, W/o Sri Arjun A Reddy, R/ at No. 83, 1st Main Road, Versova Layout, CV Raman

1



Nagar, Bangalore 560093, PAN: BECPJ0099D, Aadhaar No. 9015-3577-9788.

2. **Smt. SAMYAMA G. J.** aged about 28 Years, W/o Sri. Yethin V Reddy, Residing at No. 114, 3rd Cross Road, Ferns Habitat, Doddanakkundi, Marathahalli, Outer Ring Road, Bangalore 560037, PAN: BECPJ0101A, Aadhaar No. 5273-9743-2886,
 3. **Sri. ARJUN A.**, aged about 35 years. S/o Sri P. Anjaneya Reddy r/at #83, 1st Main Road, Versova Layout, C V Raman Nagar, Bangalore - 560093 Aadhar: 3787-8116-4256 PAN: BGSPA8487Q
 4. **Ms. SINDHU S.**, aged about 36 years D/o Mr. R. Somashekar Reddy, R/at No.24, East End D Main, behind Jayadeva Hospital, Jayanagar 9th Block, Bangalore 560069 Aadhar: 7550-4298-5430, PAN: PZRPS0492H
 5. **Sri. V. KODANDA**, aged About 56 Years S/o Late Sri Venkataswamy and S/o. late Smt. Yashodhamma, PAN: AITPK2043C, Aadhaar: 8323 6677 3365
 6. **Smt. ANITHA K.C.**, aged about 52 Years W/o Sri V. Kodanda, Aadhaar: 5153 2753 6617
 7. **Kum. CHAITRA.K.**, aged about 27 Years D/o Mr. V Kodanda, PAN: GORPK1717, Aadhaar: 499058838303
- 5 to 7 are residing at No. 316, Scarlet Bells Apartment, 6th Main, Indiranagar II Stage, Near Axon Hospital, Bangalore 560038
8. **Sri. V. HARISH**, aged about 53 years, S/o. Late Sri Venkataswamy Reddy and S/o. late Smt. Yashodhamma. , PAN: AAYPH2653Q, Aadhar No: 5502 3513 4524
 9. **Smt. R. SAVITHA**, aged about 45 years, W/o Sri. V. Harish, Aadhaar: 5781 1664 2203
 10. **Sri. DAKSHAK H.**, aged about 20 years, S/o. V.Harish, Aadhar No: 976513316380
- 8 to 10 are Residing at Ground Floor, #36 (Old No.69), 6th Cross, Cambridge Layout, Ulsoor, Bangalore-560008. and they are represented by GPA Holder MR. V Pramodh



11. Sri. V. PRAMODH, aged about 46 Years s/o. Late Sri Venkataswamy Reddy, and S/o. late Smt. Yashodhamma, PAN: AHEPP4596P, Aadhar No: 5823 1670 5970

12. Smt. BABITHA, aged about 42 years. W/o. Sri V. Pramodh, Aadhar No: 5630 7753 5354

13. Ms. BINDUSHREE, aged about 12 years, D/o. Sri V. Pramodh Aadhar No: 8813 5243 7357 (Since Minor represented by her mother and natural Guardian Smt. Babitha)

11 to 13 are residing at No.36 (Old No.69) First Floor, 6th Cross, Cambridge Layout., Ulsoor, Bangalore-560008.

14. Smt. P. PARVATHAMMA, aged about 77 years. W/o. Late Sri M. Shankar Reddy, D/o. late Sri Papaiah Reddy PAN: FJBPP0017B, Aadhar No: 6055 5496 1148

15. Sri. GUNASHEKAR.S, aged about 48 years, S/o. Late Sri M. Shankar Reddy and S/o Smt. Parvathamma, PAN: BYKPS2872P, Aadhar No: 4714 3202 2668

16. Ms. DISHA.G, aged about 12 years, D/o. Sri Gunashekar.S, PAN: EMMPD6744J, Aadhar No: 2412 8434 4459 (Since Minor represented by her father and natural Guardian Sri Gunashekar.S)

17. Master. SHISHIR.G, aged about 4 Years, S/o. Sri Gunashekar.S, (Since Minor represented by his father and natural Guardian Sri Gunashekar.S)

14 to 17 are residing at No. 164, Nandha Gokula. Kodathi Main Road, Kodathi Village, Bangalore-560035.

18. Smt. S. VEDHAVATHY, aged about 48 years, W/o. Sri G. Padmanabha Reddy, D/o. Smt. P.Parvathamma, PAN: AGSPV9420D, Aadhar No: 4731 6854 8236

19. Sri. PRITHVI RAJ P., aged about 26 years, S/o. Sri G. Padmanabha Reddy, Grandson of Smt. Parvathamma, PAN: EFJPP2167F Aadhar No: 8538 0286 6134, Represented by GPA Holder Smt. S. Vedhavathy



20. Kum. P. PRIYANKA, aged about 21 years, D/o. Sri G. Padmanabha Reddy, PAN: EFFPP9741R, Aadhar No: 5230 8949 3854

18 and 20. are presently residing at #817, 13th Cross, 23rd Main, JP Nagar, Bangalore-560078.

21. Smt. P. SOWBHAGYA, aged about 64 years, W/o. Late Sri. Munireddy, D/o late Sri Papaiah Reddy, PAN: FXJPS6815J, Aadhar No: 7998 9647 8099

22. Smt. APOORVA M REDDY, aged about 28 years, D/o. Smt. P. Sowbhagya, PAN: CNKPM6790E, Aadhar No: 5003 5928 4860

21 and 22 are residing at No. 89. Anjineya Temple Road. Dodda Banaswadi. Bangalore-560043.

23. Smt. K. P. SHASHIKALA, aged about 58 years, W/o. Sri. Narendra N, D/o. Late Sri Papaiah Reddy, PAN: AKXPS3720N, Aadhar No: 7419 6125 4391

24. Sri. N. VISHAL, aged about 30 years, S/o. Smt. K. P. Shashikala, PAN: BAOPV3630CAadhar No: 2996 0138 2658

25. Sri. N. YASHAS, aged about 26 years, S/o. Smt. K. P. Shashikala, PAN: AOTPY7315K, Aadhar No: 7422 7188 2563

23 to 25 are residing a Flat No. 22, S-6. 2nd Floor, "S A S Residency" No. 22 HIG Houses, 15th Cross, RMV 2nd Stage, Chikkamaranahalli,, Dollars Colony, Bangalore-560094.

DEVELOPER: **M/s ANTHILL PROJECTS LLP.**, a Limited Liability Partnership Firm having its Regd. Office at C1-225, 2nd Floor, BDA Flats, Domlur, Bangalore 560 071, represented by its Designated Partner, Mr. Arjun Anjaneya Reddy also called Arjun A., Aadhaar No. 3787-8116-4256.

BRIEF DETAILS OF LANDS.

- a. Land measuring 2 acres 00 guntas in survey No.104/1
- b. Land measuring 5 acres 39 guntas in survey No.105,


- 4

- c. Land measuring 2 acres 00 guntas in survey No.106/5,
- d. Land measuring 1 acre 00 guntas in survey No. 106/13,
- e. Land measuring 0 acre 20 guntas in survey No. 106/8,
- f. Land measuring 0 acre 20 guntas in survey No.106/12,

All the above land are situated at Bellikere Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District.

- g. Land measuring 0 acres 13 guntas in survey No. 22/7 and land measuring 0 acres 13 guntas in survey No. 23/7 of Nagena Agrahara Village . Sarjapura Hobli. Anekal Taluk, Bangalore District.

The above lands are more fully described in the Schedule to this Opinion

DETAILS OF THE COPIES OF THE DOCUMENTS SCRUTINISED

Regarding Survey No. 104/1 measuring 2 acres 00 guntas

Owners: Smt. Spandana and Smt. Samyama which lands are given for JDA.

A. A perusal of village map of Bellikere reveals the location of land in survey No. 104 of Bellikere.

B i. A perusal of Survey Hissa Book reveals that land in survey No. 104 measures 6 acres 28 guntas with a Kharab of 0 acres 09 Guntas and it has been subdivided into 104/1, 104/2, 104/3, 104/4 and 104/5.

B ii. A perusal of Akarband reveals that land in survey No. 104/1 measures 2 acres 00 guntas.

C i. A perusal of Mutation register extract bearing entry No. MR T 80 of 22-23 reveals that Katha of land measuring 2 acres 00 guntas is mutated in the name of Smt. Spandana and Smt. Samyama.

D i. A perusal of RTC register extract pertaining to land in survey No. 104 of Bellikere reveals as hereunder:

 -5

That the said land was in the ownership of Mr Chikkaramabovi subsequent to purchase by him, there after Katha in respect of 2 acres 00 guntas of this land is mutated in the name of Mr Chikkaramaiah vide MR No. 4 of 84-85 and in respect of remaining extent of land in survey No. 104 Katha is mutated in the name of several other persons which does not pertain to subject land.

D ii. Thereafter, Katha in respect of 2 acres 00 guntas assigned with survey No. 104/1 is mutated in the Joint names of Smt. Spandana and Smt. Samyama vide Mutation register entry No. MR T 80 of 22-23.

This land which was earlier shown to be in the cultivation of Mr Chikkaramaiah has been subsequently shown to be in the cultivation of Smt. Spandana and Smt. Samyama.

E i. A perusal of encumbrances certificate for the period from 01.04.1940 to 31.03.2004, 01.04.2004 to 21.07.2022 and from 21.07.2022 to 03.12.2022 reveal the execution of following documents:

A Sale Deed dated 18.8.1941 by Mr Rangappa in favour of Mr Kottura (pertaining to the subject land assigned with survey No. 104/2 later), several other Deeds which may not be of relevance in so far as the subject property is concerned.

a. Deed of Sale dated 14.09.2021 by Mr Venugopal and others in favour of Smt. Spandana and Smt. Samyama

b. Confirmation Deed dated 30.12.2021 by Mr Venugopal and others in favour of Smt. Spandana and Smt. Samayama,

c. Confirmation Deed dated 10.01.2022 by Mr Shankarappa and others in favour of Smt. Spandana and Smt. Samyama.

F i. A perusal of Deed of Sale dated 08.07.1941 registered as document No. 282 of 41-42 reveals as here under:

a. That one Mr Nanjappa being the owner of land measuring 6 acres 19 guntas in survey No. 104 of Bellikere has under this Deed of Sale conveyed 2 acre 00 guntas of that land in favour of Mr. Kotturappa and placed him in possession of the same.

 -6

F ii. A perusal of Deed of Sale dated 14.09.2021 registered as document No. 5648 of 21-22 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals as hereunder:

a) That after the death of Mr Kotturappa, who died issueless, the said land Measuring 2 acres 00 guntas in survey No. 104 which is assigned with survey No. 104/1 was succeeded to by his Class II heirs, who have under this Deed of Sale conveyed by way of sale the said land measuring 2 acres 00 guntas in favour of. Smt. Spandana and Smt. Samyama and placed them in possession of the same.

F iii. A perusal of Joint to Development Agreement dated 11.02.2025 registered as document No. 18147 of 24-25 of Book-I in the office of the sub registrar, Hoskote reveals as hereunder:

a. That Smt. Spandana and Smt. Samyama being the owners of land measuring 2 acres 00 guntas in survey No. 104/1 have entered into this Joint Development Agreement with M/s Anthill Projects LLP., to Jointly develop the said land and share the sites that would be available after formation of lay out, between them and the said M/s Anthill Projects LLP and they are entitled to 40,000 sq. ft. of the sites .

G i. A perusal of endorsement dated 26.07.2022 issued from the office of the Assistant Commissioner, Doddaballapur sub- division reveals that the land in survey No. 104/1 is not involved in any PTCL act proceedings.

G ii. A perusal of endorsement dated 26/7/2022 issued from the office of the Assistant Commissioner, Doddaballapur subdivision, reveals that land in survey No. 104/1 is not subject matter of any proceedings under section 79 (A) & (B) of the Karnataka land reforms act.

G iii. A perusal of the order dated 21.03.2017 passed in case No. or a RA(HO) No. 274 of 2016-17 on the file of the Assistant Commissioner, Doddaballapur sub-division reveals that on an application made by one Mr Venugopal an order has been passed to mutate the name of legal heirs of Mr Kothura also

 -7

called Kothurappa son of late Mr Muninanjappa in respect of this land in Sy. No. 104/1.

G iv. A perusal of Official Memorandum bearing No. ALN (HA), SR /27/23-24 dated 17.06.2023 issued from the Office of the Deputy Commissioner, Bangalore rural district reveals ,that while taking note of the No Objection Certificate issued by Hoskote Planning Authority, permission has been granted for diversion of user of land measuring 1 acre 00 guntas in Sy. No. 106/2 of Bellikere village from agricultural to residential purposes. It also reveals that requisite fee for grant of such diversion of user of land has been remitted to the government.

G v. A perusal of Relinquishment Deed dated 29.10.2024 registered as as document No. 14986 of 24-25 of Book I in the office of the sub registrar Hoskote. Bangalore reveals as here under:

a. That Anthill projects LLP through its designated partner, Mr Arjun Anjaneyareddy as power of attorney of Mr Kodanda and others has approached Hoskote Planning Authority to form a lay out on lands in all measuring 12 acres 35 guntas comprised of land measuring 2 acres 00 guntas in Sy. No. 104/1, land measuring 5 acres 39 guntas in Sy. No. 105, Land measuring 2 acres 00 guntas in Sy. No. 106/5, land measuring 0 acre 20 guntas in Sy. No. 106/8 and land measuring 0 acres 20 guntas in Sy. No. 106/12 Land measuring 1 acre 00 guntas in Sy. No. 106/13 in all measuring 11 acres 39 guntas of Bellikere Village And land measuring 0 acres 13 guntas in Sy. No. 22/7 and adjoining land measuring zero 130 guntas in Sy. No. 23, bar seven of Anu Kondanna Halli village of Nagina Agrahara village of Sarjapur Hubli for formation of a residential layout on those lands.

b. That approval has been granted for formation of the layout subject to the condition of reserving, 5118.07 m² of land for parks and 13, 236.43 m² of land for roads in the layout to be formed on the aforesaid land and accordingly, this Deed of refreshment has been executed. Relinquishment has been executed relinquishing ownership of portions of land in favour of the government.

 -8

Gvi. A perusal of Relinquishment Deed dated 29.10.2024 registered as document No. 14987 of 24-25 of Book I in the office of the sub registrar Hoskote. Bangalore reveals as here under:

a. That M/s Anthill projects LLP. through its designated partner. Mr Arjun Anjaneyareddy as power of attorney of Mr Kodanda and others has approached Hoskote Planning Authority to form a layout on lands in all measuring 12 acres 35 guntas as stated above for formation of a residential layout on those lands.

b. That approval has been granted for formation of the layout subject to the condition of reserving 2554.74 m² of land for civic amenities in the layout to be formed on the aforesaid land and accordingly, this Deed of Relinquishment has been executed relinquishing ownership of said portions of land in favour of the government.

CONCLUSION.

From the above discussion, it is clear that Smt. Spandana, J and Smt. Samayama G.J. have acquired prima facie title to the subject property measuring 2 acres 00 guntas in survey No. 104/1 of Bellikere and they have entered into a valid Joint Development Agreement with M/s Anthill projects LLP. In view of the above, the developer M/s Anthill projects LLP has got right to enter into Agreement to sell and to sell the individual plots that would be available in the layout after reserving sites in all measuring a maximum of 40,000 ft.² for the owners i.e., . Smt. Spandana and smt. Samyama.

REGARDING SURVEY No. 105, MEASURING 5 acreS 39 guntas.

OWNERS: MR V. KODANDA AND OTHERS.

A. A perusal of the village map of Bellikere Village reveals the location of land in survey No. 105.



B. A perusal of Akarband reveals that land in survey No. 105 of Bellikere measures 5 acres 39 guntas and it does not have Kharab portion.

C. A perusal of the Index of Lands and Record of Rights reveals that the katha of land measuring 5 acres 39 guntas in survey No. 105 was mutated in the name of Mr. D.V.Narayanappa Son of Mr Venkatappa pursuant to sale in his favour from Mr D.M.Adappa son of of Mr. Munishamappa vide entry No. 573 vide Sale Deed dated 22.10.70 document No. 2625 of 70-71, and thereafter it is mutated in the name of Mr P Krishnareddy son of Mr. Papanna reddy pursuant to sale in his favour under sale Deed dated 14.06.1975 and it also reveals that a charge is created for ₹10,000 in favour of VSSSN.

D i. A perusal Mutation register extract bearing MR No. 13 of 86-87 reveals that in view of execution of Deed of partition dated 13.06.1986, Katha of land measuring 5 acres 39 guntas in survey No. 105 of Bellikere has been mutated in the name of Smt. P.Yesodhamma, Smt. P.Parvathamma, Smt.P. Soubhagya and Smt. K.P.Shashikala.

D ii. A perusal of the Mutation register entry bearing No. 18 of 2018-19 reveals that Katha of land measuring 5 acres 29 guntas in survey No. 105 of Bellikere is mutated in the name of Smt. Yesodhamma and Smt. P.Parvathamma, Smt.P. Soubhagya and Smt. K.P.Shashikala.

D iii. A perusal of Mutation register entry bearing No. 153 of 2022-23 reveals that the name of Mr V Kodanda, Mr V Harish and Mr v Pramod all children of Smt. P. yasodamma is added in the Katha register in addition to the names of P.Parvathamma, Smt.P. Soubhagya and Smt. K.P.Shashikala in respect of land measuring 5 acres 39 guntas in survey No. 105 of Bellikere, as they have succeeded to the estate of Smt. P. Yashodamma.

E. A perusal of RTC the register extract from 69-70 to 94-95, 94-95 to 2024-25 In respect of land in survey No. 105 of Bellikere reveals the following:


-10

a. That the land in survey No. 105 measures 5 acres 39 guntas and katha of this land is mutated in the name of Venkateshamappa pursuant to sale in his favour, thereafter name of Mr P Krishnareddy son of Mr Papanna reddy is added, thereafter name of Smt. Yashodamma and her sisters is added vide. Mutation register entry No. MR 13 of 86-87, thereafter name of Mr Kodanda son of Mr. Venkataswamy Reddy with along with Mr.Harish, Mr.Pramod is added.

This land has been shown to be in the cultivation of Mr Narayanappa, Mr Krishnareddy son of Mr . Papanna Reddy, Smt. Yesodhamma and her sisters, thereafter along with Mr. Kodanda and others up to year 2024-25.

F. A perusal of the encumbrances certificate for the period from 01-04-1970 to 31-03-2004, from 01-04-1004 to 21-07-2022 and from 21-07-2022 to 03-12-2022 reveals the execution of the following documents:

- i. Deed of Sale dated 22.10.70 by Mr Ramaiah a in favour of Mr V. Narayanappa
- ii. Deed of Sale dated 14.06.1974 executed by Mr Narayanappa in favour of Mr P Krishnareddy
- iii. Joint Development Agreement dated 16.09.2022 by Mr Miss Chaitra and others with M/s Anthill projects LLP.

G i. A perusal of sale Deed dated 20.03.1964 registered as document No. 4297 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals as here under:

That one Mr Adeppa and his children Mr A. Narayaappa, Mr.Muniswamy and Smt. Muniyamma are the owners of land measuring 5 acres 39 guntas in survey No. 105 of Bellikere.

The said Mr Adeppa along with his sons under this Deed of Sale sold the said 5 acres 39 guntas in favour of Mr V.Ramaiah and Mr Venkataramaiah and placed them in possession of the same.



G ii. A perusal of Deed of Sale dated 22.10.1970 registered as document No. 2675 of 70-71 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals that the said Mr Ramaiah and Mr Venkataramaiah, as stated above having under sale Deed dated 20.03.1964, purchased the aforesaid 5 acres 39 guntas of land in survey No. 105 of Bellikere ,have under this Deed of Sale sold the said land in favour of Mr P.Krishnareddy, and placed him in possession of the said land.

G iii. A perusal of Deed of partition dated 08.09.1986 registered as document No. 3118 of 19 86-87 of Book I in the office of the sub registrar, Bangalore South taluk reveals as here under:

That a partition was effected between Mr Papannareddy, father of Mr P Krishnareddy and his family at which partition, the aforesaid land measuring 5 acres 39 guntas in survey No. 105 of Bellikere and other lands were partitioned between them. At that partition, the aforesaid land being land measuring 5 acres 39 guntas in survey No. 105 of Bellikere was allotted to the share of Smt. P. Yesodhamma, Smt. P.Parvathamma, Smt.P.Soubhagyamma and Smt. K.P. Shashikala, who have got the Katha of the said land mutated in their Joint names vide Mutation register entry bearing No. MRH 13 of 86-87and have been in possession and enjoyment of the said land as its absolute owners.

G iv. A perusal of Joint Development Agreement dated 16.09.2022 registered as document No. 5071 of 22-23 of Book 1 in the office of the sub registrar, Sarjapura reveals as hereunder:

That Mr V Kodanda, Mr V. Harish Mr V Pramod and their family members and the afresaid others being the owners of land Measuring 5 acres 39 guntas in survey No. 105 of Bellikere and land measuring 0 acres 13 guntas in survey No. 22/7 and adjoining land measuring 0 acre 13 guntas in survey No. 23/7 of Nagenagrahara Village, Sarjapura Hobli, Anekal Taluk, Bangaloreu have nder this Joint Development Agreement agreed with M/s.Anthill Projects LLP to Jointly develop the said lands along with other lands and share the sites that would be available

 -12

after developing the said lands through formation of layout in the ratio 55.5% to the share of the owners and the remaining 44.5% to the share of the said developer M/s.Anthill Projects LLP. proportionate to their share of land

G v. A perusal of the general power of attorney dated 16.09.2022 registered as document No. 297 of Book IV in the office of the sub registrar, Sarjapur, Bangalore reveals as here under:

In terms of the Joint Development Agreement dated 16.09.2022, entered into between Mr V. Kodanda and others with M/s. Anthill projects LLP, the said Mr V, Kodanda and others have appointed and M/s. Anthill projects LLP as their general power of attorney to develop the said lands and to deal with and dispose of the sites that would be allotted to the share of the M/s. Anthill projects LLP to the prospective purchasers.

H i A perusal of the endorsement dated 26.07.2022 issued from the office of the Assistant Commissioner , Doddaballapur Sub-Division reveals that there are no proceedings under section 79A and 79B of Karnataka land reforms act in respect of land measuring 5 acres 39 guntas in survey No. 105 of Bellikere.

H ii. A perusal of the death certificate dated 04.06.2018 reveals that Smt. Yashodamma died on 04.05.2018.

H iii. A perusal of family tree of Mr Venkataswamy Reddy reveals that his family comprised of himself, his wife, Smt. P. Yesodhamma, his sons Mr. V.Kodanda, Mr V Harish and Mr. V. Pramod.

FLOW OF TITLE:

a. That land in survey No. 105 measuring 5 acres 29 guntas situated at Bellikere was originally owned by one Mr Adeppa, who along with his children under sale Deed dated 20. 03.64 sold that land in favour of Mr V Ramaiah and Mr Venkataramaiah, who inturn under sale Deed dated 22.10.1970 sold the said land in favour of Mr P.Krishnareddy. At a family partition under a Deed of partition dated 08.09.1986 between the family members of Mr P

 - 13

Krishnareddy, the said land was allotted to the share of Smt. P. Yesodhamma and her sisters. After the death of Smt. Yashodamma her interests in the said land were acquired by her family members being her children namely Mr. V.Kodanda, Mr V Harish and Mr. V. Pramod.

b. That under a Joint Development Agreement dated 16.09.2022, the said Mr V Kodanda and others being the owners of the said land measuring 5 acres 39 guntas in survey No. 105 have agreed with M/s. Anthill projects LLP to Jointly develop the said land and share the sites that would be available after Development of the said land and other lands through formation of a layout, and for that purpose, they have also executed a general power-of-attorney in favour of M/s. Anthill projects LLP empowering it to develop the land also same to same Deed in respect to the sites that could be allotted to the share of M/s. Anthill projects LLP . In view of the Development,

c. In view of the said Joint Development Agreement, the developer is entitled to develop the subject land along with other lands for the formation of a layout for which layout the developer has already secured approval from the Hoskote planning authority. In terms of the JDA, the developer has agreed to handover possession of 55.5% sites in the layout to be so formed to the owners calculated on pro rata basis, linking the area of the subject land with the total area of the layout and the sites that would become available on the formation of the layout with the sites that would be so arrived at and while keeping the remaining sites for the developer.

d. The flow of title is also reflected in the Mutation registers, in the RTC register and also in the encumbrances certificate pertaining to the said land. The flow of title and also Agreement to develop the said land are through registered documents.

CONCLUSION:

Mr V Kodanda and others have acquired title to survey No. 105 measuring 5 acres 29 guntas of Bellikere village and I have entered

 -14

into a joint development agreement with M/s Anthill projects LLP. and they are entitled to 55.5% of the sites to be arrived at arrived at as stated above And the remaining sides or to the share of M/s Anthill projects LLP. the developer.

REGARDING Sy No.106/ 8 0 ACRE 20 GUNTAS OF (Part of old Sy. No. 106/3)

Owner : MR. ARJUN A

SY No. 106/12 0 ACRE 20 GUNTAS (Part of old Sy. No. 106/3)
Owner SMT. SINDHU.

A. A perusal of Village map of Bellikere reveals the location of the land in Sy. No. 106.

B i. A perusal of Mutation register extracts pertaining to land in Sy. 106/3 reveals as hereunder:

a. That land in Sy. No. 106/1 measures 3 acres 10 guntas and land in Sy. No. 106/3 measures 4 acres 17 guntas. That the said lands were originally owned by one Mr Muniramaiah. After his death, and after the death of his wife Smt. Muniyamma, the said land was succeeded to by his two sons namely Mr B.M.Thippaiah and Mr B.M.Muniyappa. They have shared the said two lands between themselves and as such land in Sy. No. 106/1 measuring 3 acres 10 guntas was taken to the share of the Mr B.M.Muniyappa and the land in Sy. No. 106/3 measuring 4 acres 17 guntas was taken to the share of Mr B.M.Thippaiah and accordingly, Mutation register entries were made in their respective names in respect of their respective lands.

B ii. A perusal of the Mutation register extract bearing No. IHC 10/97-98 reveals that Katha of land measuring 4 acres 17 guntas in Sy. No. 106/3 is mutated in the name of Mr B.M.Thippaiah.

B iii. A perusal of the Mutation register extract bearing entry No. M.R.10 of 2003-04 reveals that Katha of land measuring 1 acre 00

 -15

guntas in Sy. No. 106/3 on sale by Mr B.M.Thippaiah Son of Mr Muniramaiah was mutated in the name of Mr K.G.Kodandarama.

B iv. A perusal of Mutation register entry bearing No. MR No. H6/20-21 reveals that Katha of land measuring 0 acre 20 guntas in Sy. No. 106/8 which was in the name of Mr Y. Jayachandra Reddy is transferred and mutated in the Joint names of Mr J.T.Harish and Mr Eepa Jagadeswar pursuant to sale in their favour.

B v. A perusal of Mutation register extract pertaining to entry No. MR, H 45-201-22 reveals that Katha of land measuring 0 acre 20 guntas in Sy. No. 106/8 is transferred from the name of Mr J.T.Harish and Mr Eepa Jagadeswar to the name of Mr Arjun A.

RTC register entries

C i. A perusal of the RTC extract in respect of land in Sy. No. 106/3 reveals as here under:

a. The said land measures 4 acres 17 guntas, in addition to Karab land of 0 acres 08 guntas.

b. The said land is shown to be owned by one Mr Muniramaiah as his ancestral property. Thereafter the names of Mr. Ramakrishna and others are also shown. The name of Mr K.G.Kodandarama is as shown as the owner of 1 acre 00 guntas of land after it was so purchased by him vide Mutation register entry No. M.R.10 of 2003-04. Thereafter the name of Mr Arjuna A. is shown respect of a portion measuring 0 acre 20 guntas after the said portion was purchased by him which portion is assigned with Sy. No. 106/8 vide Mutation register entry bearing No. MR T.81/202-23.

c. That the land is shown to be in the cultivation of Mr Muniyappa and Mr. Thippaiah and thereafter by others. The name of Mr K.G Kodandarama and Mr Arjun A are also shown in the cultivators columns after the said land was purchased by them in that order.

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D i. A perusal of the encumbrances certificate for the period from 1-04-1968 to 31.03.2004 from 01.04.2004 to 31.03.2019 from 01.04.2019 to 21.07.2022, and from 21.07.2020 to 03.12.2022 reflect the execution of the following documents:

- a. Sale Deed dated 10.09.2003 in respect of 1 acre 00 guntas with in addition to grab of 0 acres 03 guntas by Mr B.M.Thippaiah, Mr. Ramakrishna, Smt. Parvathamma and others in favour of Mr K.G.Kodandarama,
- b. Deed of partition dated 16.09.2023 between Smt.Parvathamma and others in respect of land in Sy. No. 106/3,
- c. Deed of Sale dated 05.09.2007 in respect of 0 acre 20 guntas by Mr K.G.Kodandarama in favour of Mr Nagaraj,
- d. Deed of Sale dated 29.12.2009 in respect of 0 acre 20 guntas by Mr Nagaraj in favour of Mr. Y. Jayachandra Reddy,
- e. Deed of Mortgage dated 04.11.2010 by Mr Y Jayachandra Reddy in favour of Vyasaya Seva Sagara pSangha Limited,
- f. Deed of discharge dated 06.08.2020 in respect of 20 guntas by Vyavasaya Seva Sahakara Sangha in favour of Mr Y Jayachandra Reddy,
- g. Deed of Sale dated 06.08.2020 by Mr Y. Jayachandra Reddy in favour of Mr J.T .Harish,
- h. Deed of Sale dated 10.12.2021 in respect of 0 acre 20 guntas in Sy. No. 106/8 in favour of by Mr J.T.Harish in favour of Mr Arjun A.
- i. Deed of Sale dated 02.09. 2022 in respect of 0 acre 20 guntas in Sy. No. 106/12 in favour of Smt. Sindhu.

E i. A perusal of sale Deed dated 10.09.2003 registered as document No. 1940 of 2003-04 of Book I in the office of the sub registrar, Hoskote reveals as here under:

Dr Jayadev
- 17

a. One Mr B.M.Thippaiah having succeeded to land measuring 4 acre 17 guntas in Sy. No. 106/3 of Bellikere village , had got the katha of that land mutated in his name, vide Mutation registere entry bearing No. I.H.C.10 of 97-98.

b. Under this Deed of Sale the said Mr. B.M.Thippaiah along with his children, sold a portion measuring 1 acre 00 guntas forming part of the said 4 acres 17 guntas in Sy. No. 106/3 Billikere village in favour of Mr K..G.Kodandarama son of Mr Giddanna Reddy and placed him in possession of the same.

E ii. A perusal of sale Deed dated 05.09.2007 registered as document No. 5121 of 2007-08 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals as hereunder:

a. The aforesaid Mr K.G.Kodandarama having purchased 1 acres 00 guntas of land in Sy. No. 106/3 of Bellikere village under sale Deed dated 10.09.2003, got the katha of that land mutated in his name vide Mutation register entry bearing No. MR No. 10/2003-04.

b. That said Mr K.G.Kodandarama under this Deed of Sale sold. the said land measuring 0 acre 20 guntas out of 1 acre 00 guntas in Sy. No. 106/3 of Bellikere village in favour of Mr Nagaraj son of Mr Giddappa and placed him in possession of the same.

E iii. A perusal of sale Deed dated 12.02.2009 registered as document No. 5232 of 08-09 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals as hereunder:

a. The aforesaid Mr Nagaraj having purchased 0 acre 20 guntas out of 1 acre 00 guntas of land in Sy. No. 106/3 of Bellikere village as stated above got the Katha of the said land mutated in his name

 18

vide Mutation register entry bearing No. MR No. 71/2007-08 and was in possession and enjoyment of the same.

b. That the said Mr Nagaraj under this date of sale sold the said 0 acre 20 guntas in Sy. No. 106/3 in favour of Mr Y Jayachandra Reddy and placed him in possession of the same.

E iv. A perusal of discharge Deed dated 04.01.2020 registered as document No. 2762 of 20-21 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals that on as hereunder:

a. That the aforesaid Mr Y Jayachandra Reddy, for the loan of ₹3 lakhs availed by him from Vyavasaya Sahakara Sangha had under a mortgage Deed dated 04.11.2010 registered as document No. 3700 of 2010-11 created charge on land measuring 0 acre 20 guntas in Sy. No. 106/3 of Bellikere village and on the said loan being repaid by him, the said the said Vyavasaya Sahakara Sangha has executed this Discharge Deed in his favour.

E v. A perusal of Deed of Sale dated 06.08.2020 registered as document No. 2767 of 20- 21 of Book I in the office of the sub registrar Hoskote, Bangalore reveals as hereunder:

a. That the aforesaid Mr Y Jayachandra Reddy had purchased 0 acre 20 guntas out of 1 acre 00 guntas of land in Sy. No. 106/3 which Portion measuring 0 acre 20 guntas after Phodi proceedings was assigned with new Sy. No. 106/8 of Bellikere village.

b. That he has under this Deed of Sale sold the said land in favour of Mr J.T .Harish and Mr.Eepa Jagadeswar and placed them in possession of the said land.


-19

E vi. A perusal of sale Deed dated 10.12.2021 registered as document No. 1044 of 21-22 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals as hereunder:

a. That the aforesaid Mr J.T .Harish and Mr.Eepa Jagadeswar having purchased land measuring 0 acre 20 guntas in Sy. No. 106/8, as stated above have under this Deed of Sale, conveyed a portion the said land measuring 0 acre 20 guntas in Sy. No. 106/8 in favour of Mr Arjun A son of Anjaneyareddy and placed him in possession of the said land.

E vii. A perusal of sale Deed dated 05.09.2007 registered as document No. 5125 of 0 7-08 of Book I in the office of the sub registrar, Hoskote reveals as here under:

a. That as stated above Mr K.G.Kodandarama having purchased 1 acre 00 guntas of land under sale Deed dated 10.09.2003 in Sy. No. 106/3 of Bellikere, has under this Deed of Sale sold a portion measuring 0 acre 20 guntas which portion has been subsequently assigned with Sy. No. 106/12, in favour of MrEranna and placed him in possession of the same.

E viii. A perusal of sale Deed dated 202.09.2022 registered as document No. 7733 of 22-23 of Book I in the office of the sub registrar Hoskote , Bangalore reveals that the said Mr. Eranna along with his family members conveyed by way of sale, the said 0 acre 20 guntas in Sy. No. 106/12 so purchased by him in favour of Smt. Sindhu S and placed her in possession of the same.

E ix. A perusal of Joint Development Agreement dated 11.02.2025 registered as document No. 18145 of 24-25 of Book I in the office of the sub registrar Hoskote. Bangalore reveals as here under:

That Smt. Sindhu S. having under sale Deed dated 02.09.2022, purchased land measuring 0 acre 20 guntas in Sy. No. 106/3 now assigned with Sy. No. 106/12, agreed with M/s Anthill Projects LLP to Jointly develop the said land along with other lands through formation of the layout and share the sites in the layout to be so

 -20

formed on that land and other lands with proportionate 60% of the sites to the share of Smt. Sindhu and the remaining 40% to the share of the developer M/s Anthill Projects LLP.

Flow of title

- a. That land in Sy. No. 106/3 measuring 4 acres 17 guntas. At a partition between Mr BM Thippaiah And Mr BM Muniyappa, both sons of Mr Muniramaiah, the said land was allotted to the share of said Mr B.M.Thippaiah. The said Mr B.M.Thippaiah under the sale Deed dated 10.09.2003 sold a portion measuring 1 acre 00 guntas out of 4 acres 17 guntas in favour of one Mr K.G.Kodandarama.
- b. The said Mr Kodandarama under sale Deed dated 05.09.2007 sold a portion measuring, 0 acre 20 guntas out of the said 1 acre 00 guntas in Sy. No. 106/3 in favour of one Mr Nagaraj, who inturn under a sale Deed dated 12.02.2009 sold the said portion measuring 0 acre 20 guntas in favour of Mr Y. Jayachandran Reddy, who in turn under sale Deed dated 06.08.2020 sold that portion in favour of Mr J.T.Harish and Mr. Eepa Jagadeswar, who in turn under sale Deed dated 10.12.2021 sold the said portion which was assigned with Sy.No, 106/8 in favour of Mr **Arjun A** and placed him in possession of the same.
- c. The aforesaid, Mr K.G.Kodandarama under sale Deed dated 12.12.2007, sold a portion measuring 0 acre 20 guntas out of 1 acres 00 guntas which had been purchased by him, in favour of Mr.Eranna, who in turn, along with his family members under sale Deed dated 02.09.2022 sold the said 0 acre 20 guntas in Sy. No. 106/3, which was assigned with Sy. No. 106/12 in favour of Smt. Sindhu S. and placed her in possession of the same.
- d. The said Smt. Sindhu S. under a Joint Development Agreement dated 11.02.2025 has agreed with M/s Anthill Projects LLP. to Jointly develop the said land and share the sites in the layout to be formed with proportionate 60% sites to the

Sr Jayadev

share of said Smt. Sindhu S. and the remaining to the share of M/s Anthill Projects LLP.

CONCLUSION:

There is clear flow title in respect of 0 acre 20 guntas in Sy. No. 106/2 to the name of **Mr. Arjun A** and 0 acre 20 guntas in Sy. No. 106/12 in the name of **Smt. Sindhu S.** who has entered into a Joint Development Agreement with M/s Anthill Projects LLP. The said Smt. Sindhu S. under a Joint Development Agreement dated 11.02.2025 has agreed with M/s Anthill Projects LLP. to Jointly develop the said land and share the sites in the layout to be formed with proportionate 60% sites to the share of said Smt. Sindhu S. and the remaining to the share of M/s Anthill Projects LLP. On prorate basis in proportion to her share of land.

Regarding

SURVEY NO. 106/5, MEASURING 2 ACRES 00 GUNTAS,

SURVEY NO.106/13, (Part of old Sy. No. 106/5) MEASURING 1 ACRE 00 GUNTAS

Owner : MR ARJUN A.

A. A perusal of the village map of Bellikere reveals the location of land in survey No. 106 of Bellikere.

B. A perusal of survey Hissa Book pertaining to land in survey No. 106/5 reveals that it measures 3 acres 00 guntas and it has been split into two portions and the first portion measuring 2 acres 00 guntas is retained with survey No. 106/5 and the second portion measuring 1 acre 00 guntas is assigned with survey No. 106/13.

C i. A perusal of the order dated 21.2.23 passed in case No. R.A.(HO) No. 728 of 22-23, on the file of the Assistant Commissioner, Doddaballapur subdivision reveals that on an application made by Smt. Roopa wife of Mr K.G.Kodandarama necessary corrections were ordered to mutate the name of Smt. Roopa in respect of 1 acre 00 guntas of land in survey No. 106/13.

Arjun A

C ii. A perusal of Mutation register entry bearing No. 44/77-78 reveals that Katha of land measuring 2 acres 01 guntas in survey No. 106/2 is mutated in the name of Mr Venkatagiriappa..

C iii. A perusal of Mutation register entry bearing No. 8 of 86-87 reveals that Katha of land measuring 1 acre 00 guntas in survey No. 106/2 is mutated in the name of Mr Chinnaswamy..

C iv. A perusal of Mutation register entry bearing No. MR 7 of 95-96 reveals that Katha of land measuring 1 acre 00 guntas is mutated in the name of Smt. Roopa, wife of Mr K.G.Kodandarama.

C v. A perusal of Mutation register entry bearing No. 23 of 95-96 reveals that Katha of land measuring 2 acres 00 guntas is mutated in the name of Mr V.Muniraju son of Mr Venkatagiriappa.

C vi. A perusal of the Mutation register extract bearing No. 14 of 2017-18 pertaining to land in survey No. 106 of Bellikere reveals as here under:

a. That Katha of land measuring 1 acre 00 guntas in survey No. 106/2 is mutated in the name of Smt. Rupa, Katha of land Measuring 2 acres 01 guntas assigned with survey No. 106/4 is mutated in the name of Mr. V. .Mr.Srinivasaiyah and Katha of land measuring 1 acres. 00 guntas which is part of Survey No. 106/5 is mutated in the name of Mr Chinnaswamy and Katha of land measuring 2 acres 00 guntas which is part of survey No. 106/5 is mutated in the name of Mr V.Muniraju son of Mr Venkatagiriappa..

C vii. A perusal of Mutation register entry bearing No. MR T.78/22-23 reveals that Katha of land measuring 2 acres 00 guntas in survey No. 106/5 is mutated in the name of Mr Arjun A.

D i. A perusal of RTC extract in respect of land in survey No. 106/2 reveals that it measures 6 acre 01 guntas and it was shown to be in the ownership of Mr Kariappa, thereafter the name of Mr Venkatagiriappa is added in respect of 2 acres 00 guntas of that land pursuant to sale in his favour vide Mutation register entry



bearing No. 44/77-78 and certain other entries have been made which have no relevance so far as this land is concerned.

D ii. That the said land has been shown to be in the cultivation of Mr Jadiyappa, thereafter it is shown to be in the name of Mr Muniyappa, Mr Venkatagiriappa, Mr. Chinnaswamy Smt. Roopa.

E i. A perusal of encumbrances certificate for the period from 01.04.1968 to 31.03.2004, 01.04.2004 to 31.03.2018, 01.04.2018 to 21.07.2022 and , 21.07.2022 to 03.12.2022 reveals execution of the following documents pertaining to land in survey No. 106/5

- a. Deed of gift dated 28.12.1970 By Smt. Pillamma in favour of Smt. Kenchamma,
- b. Deed of gift dated 28.12.1970 by Smt. Pillamma in Favour of Smt. Muniyamma,
- c. Deed of Sale dated 16.5.1974 executed by Mr Jadiyappa in favour of Mr Venkatagiriappa,
- d. Deed of Sale dated 17.04.1975 executed by Mr Jadiyappa in favour of Mr Hanumaiah,
- e. Deed of Sale dated 24.7.1978 by Mr Hanumaiah in favour of Smt. Lakshamma.
- f. Deed of Sale dated 09.10.1979 by Smt. Muniyamma in favour of Mr Chinna Swamy,
- g. ,Deed of Sale dated 26.06.1995 by Mr K.G.Kodandarama as power of attorney in favour of Smt. Roopa in respect of 1 acre 00 guntas,
- h. Deed of Sale dated 04.08.1995 by Mr K.G.Kodandaraman in favour of Mr V.Muniraju introspect of 2 acres 00 guntas,
- i. Deed of Sale dated 25.02.1999 by Mr Jadiyappa in favour of Mr Venkatagiriappa,



j. Deed of Sale dated 24.08.2022 by Mr Ravishankar son of Mr V Muniraju in favour of **Mr Arjun A.** in respect of 2 acres 00 guntas.

F i. A perusal of general power of attorney dated 30.09.1992 reveals that Mr Kuchumuniyappa and Mr. Munikrishnappa as the owners of land measuring 2 acres 00 guntas in survey No. 106/5 have appointed Mr K.G.Kodandarama, as their general power of attorney in respect of that land to deal with and dispose of the same.

F ii. A perusal of sale Deed dated 04.08.1995 registered as document No. 1596 of 95-96 of Book I in the office of the sub registrar, Hoskote, reveals that said Mr K.G. Kodandarama on behalf of Mr Kuchu Muniyappa and Mr. Mnikrishnappa conveyed by way of sale the said 2 acres 00 guntas of land in favour of Mr V.Muniraju and placed him in possession of the same.

F iii. A perusal of the Deed of Sale dated 24.08.2022 registered as document No. 7295 of 22-23 of Book I in the office of the sub registrar, Hoskote reveals as here under:

a That Mr V.Muniraju, having acquired ownership of 2 acres 00 guntas of land in survey No. 106 as stated above, he and his family members have under this Deed of Sale, conveyed the said land in favour of Mr Arjun A and placed him in possession of the same.

Regarding 106/13, 1 acre 00

A perusal of the sale Deed dated 08.10.1979 registered as document No. 1192 of 79-80, a Book I in the office of the sub registrar Hoskote Bangalore- reveals as here under:

That Smt. Muniyamma wife of Mr Rangappa and Mr Hanumappa son of Mr Ranganna having under a Deed of conveyance dated 28.12.1970 registered as document No. 3273 acquired land measuring 1 acre 00 guntas in survey No. 106/2 of Bellikere , have under this Deed of Sale, conveyed the said land in favour of Mr Chinnaswamy son of Mr Hanumappa and placed him in possession of the same.


-25

F ii. a. A perusal of Deed of Sale dated 05.04.2023 registered as document No. 152 of 23-24 of Book I in the office of the sub registrar, Hoskote, Bangalore reveals as here under:

b. That under a Deed of Sale dated 08.10.1979 registered as document No. 1192 of 1979-80 of Booker in the office of the sub registrar, Hoskote, Bangalore one Smt. Muniyamma and Mr Hanumantha being the owners of land measuring 1 acre 00 guntas in survey No. 106/2 which is part of 6 acres 01 guntas, conveyed it in favour of Mr Chinnaswamy and placed him in possession of the same.

c. That said Mr Chinnaswamy had appointed Mr K.G.Kodandarama as his general power of attorney vide general power of attorney dated 31.10.1992, registered as document No. 703 of 1992-93 to deal with and dispose of the said land.

d. The said Mr K.G.Kodandarama under a Deed of Sale dated 26.06.1995 registered as document No. 1048 of 1995-96 of Book I in the office of the sub registrar Hoskote on the strength of the power of attorney executed in his favour by Mr Chinna Swamy, conveyed by way of sale 1 acres 00 guntas of land in survey No. 106/2(assigned with new Sy. No. 106/13) in favour of Smt. Rupa and placed her in possession. The said Smt. Roopa is none other than the wife of said Mr K.G.Kodandarama.

e. That the Smt. Rupa, has under this Deed of Sale, conveyed the said 1 acre 00 guntas of land in favour of **Mr Arjun A** and placed him in possession of the same.

G i. . A perusal of endorsement dated 24.11.2022 issued from the office of the Assistant Commissioner, Doddaballapur sub - division, Doddaballapur reveals that Katha of land measuring 2 acres 00 guntas in survey No. 106/5 is mutated in the name of Mr Arjun A. and there are no proceedings in respect of this land under the provisions of PTCL act.

G ii. A perusal of the endorsement dated 24.11 2022 issued from the office of the Assistant Commissioner, Doddaballapur Sub- - division, Dodda Ballapur reveals that land in survey No. 106/5 is

 -26

not subject matter of any proceedings under section 79 (A) (B) of the Karnataka land reforms act.

FLOW OF TITLE.

a. Land in survey No. 106/5, measured 3 acres 00 guntas. It was split into two portions and the first portion measuring 2 acres 00 was retained with survey No. 106/2 and the other portion measuring 1 acre 00 guntas was assigned with survey No. 106/13.

b. That Mr Kuchu Muniyappa, Mr Krishnappa being the owners of land measuring 2 acres 00 guntas in survey No. 106/5 through their general power of attorney Mr K.G.Kodandarama under a sale dated 04.08.1995, conveyed that portion in favour of Mr V.Muniraju, who in turn under a Deed of Sale dated 24.08.2022, conveyed the said 2 acres 00 guntas in Survey No. 106/5 in favour of Mr Arjun A. and placed him in possession of the same.

c. That Smt. Muniyamma and Mr Hanumantha being the owners of land measuring 1 acre 00 guntas in survey No. 106/5 of Bellikere under a Deed of sale dated 08.10 1979 conveyed the said land measuring 1 acre 00 guntas which was later on assigned with survey No. 106/13 in favour of Mr Chinnaswamy, who through registered general power of attorney, Mr K.G.Kodandarama under a Deed of sale dated 26.06.1995, conveyed the said 1 acre 00 guntas in favour of Smt. Rupa, who in turn under a Deed of Sale dated 05.04.2023 conveyed the said portion which was assigned with survey No. 106/13, in favour of **Mr Arjun A.** and placed him in possession of the same.

CONCLUSION:


-27

In view of the discussion above, Mr Arjun has acquired prima facie title to land measuring 2 acres 00 guntas in survey No. 106/5 and land measuring 1 acre 00 guntas in survey No. 106/13, which two portions of land earlier formed part of land in survey No. 106/5 and still earlier, 106/2 of Bellikere.

**REGARDING 0 ACRES 13 GUNTAS IN SURVEY NUMBER 22/7
0 ACRE 13 GUNTAS IN SURVEY NUMBER 23/7
OF NAGENA AGRAHARA VILLAGE.**

Owner: MR. V. KODANDA AND OTHERS

A. A perusal of the village map of Nagena Agrahara village reveals the location of land in survey number 22 and 23 of that village.

B. A perusal of Survey Hissa book reveals that land in survey number 22 of Nagena agrahara village measure 3 acres 26 guntas and land in survey number 23 of Nagena agrahara village measures 4 acres 22 guntas. That land in survey number 22 has been subdivided into 22/1, 22/2, 22/3, 22/4, 22/5, 22/6 and 22/7 and land in survey number 23 has also been subdivided into seven portions I.e., 23/1, 23/2, 23/3, 23/4, 23/5, 23/6 and 23/7.

C i. A perusal of mutation register extract bearing number 5 of 2000-01 in respect of land in survey number 22 and 23 of Nagena agrahara village reveals that Katha of land measuring 1 acre 28 guntas in survey number 22 and 2 acre 09 guntas in survey number 23 of Nagena agrahara village has been mutated in the name of Mr P.Srinivas Reddy in terms of a partition between him and his siblings.

C ii. A perusal of the mutation register extract bearing MR number 3 of 2008-09 in respect of land in survey number 22 and 23 of Nagena agrahara village reveals that Katha of land measuring

 -28

0 acres 13 guntas in survey number 22 and Katha of land measuring 0 acres 13 guntas in survey number 23 of Nagena agrahara village has been transferred and mutated in the name of Smt. P.Yesodhamma and her sisters from the name of Mr Srinivas Reddy.

D i. A perusal of the RTC extract introspective land in survey number 22 of Nagena agrahara village reveals as here under:

The said land measures 3 acres 26 guntas in addition to Karab of 0 acres 01 guntas.

The said land shown to be in the ownership of one Mr Dodda Ramaiah. Later on it is showing to be in the name of several other persons including in the name of Mr Srinivas Reddy and Smt. Yashoda maa and others

D ii. A perusal of the RTC extract in respect of land in survey number 23 of Nagena agrahara village reveals as here under:

The said land measures 4 acres 22 guntas .The said land shown to be in the ownership of one Mr Papaiah. Later on it is showing to be in the name of several other persons Including in the name of Mr Srinivas Reddy and Smt. Yashodamma and others.

D iii. A perusal of RTC extract in respect of land in survey number 22/7 and 23/7 reveals that each of the measure 0 acre 13 guntas and a Katha of these two lands is mutated in the name of Mr V. Kodanda and others.

E. A perusal of the encumbrances certificate for the period from 01.04.19,702,21.0 3.2004, 01.04.2004 to 22.0 9.2022, In respect of land in survey number 22 and 23 of Nagena agrahara village reveals the execution of the following documents:

- a. Partition deed dated 05.09.2006 and Joint Development Agreement dated 16.09.2022, which pertain to the subject land in survey number 22/7 and 23/7, each measuring 0 acres 13 guntas.
- b. It also reveals the execution of several other documents which may not be of Relevance as they do not pertain to the subject land


- 29

F i. A perusal of the sale deed dated 04.04.2005 registered as document number 265 of 05-06 of book I in the office of the sub registrar Anekal, Bangalore reveals as here under:

a. That at a partition dated 14.02.1963 effected between Mr P Srinivasa Reddy and his siblings, land measuring 3 acres 37 guntas in survey number 22 and 23 of Nagena Agrahara village, Sarjapur Hobli, Anekal Taluk, Bangalore district was allotted to the share of Mr P.Srinivasa, Reddy, and as such he came into exclusive possession of the same.

b. The that the said Mr P.Srinivas Reddy under this deed of sale conveyed by way of sale a portion measuring 0 acres 13 guntas in survey number 22 and adjoining portion also measuring 0 acre 13 guntas in survey number 23 of Nagena Agrahara village in favour of Smt. P.Yesodhamma, Smt. P.Parvathi, Ammal, Smt. P. Soubhagamma, and Smt. K.P.Shashikala, all daughters of Mr P.Papaiah Reddy and placed them in possession of the same.

b. That after the death of Smt. P Yesodhamma, her interest in the aforesaid land was succeeded to by her sons, Mr B.Kodanda, Mr V.Harish and Mr V.Pramod as her husband had predeceased her.

F ii. A perusal of Joint Development Agreement dated 16.09.2022 registered as document number 5071 of 22-23 of book. I am in the office of the sub registrar. Sarjapur reveals as here under:

a. That Smt. Yesodhamma and her sisters, having under the deed of sale dated 04.04.2005 acquired title in respect of over 13 guntas of land in survey number 22/7 and 0 acres 13 guntas of land in survey number 23/7 of Nagena Agrahara village, were in possession of the same. After the death of Smt. Yesodhamma, her interest in the said land was succeeded to by her sons, Mr V.Kodanda, Mr V.Harish And V.Pramod, who have along with their family members and also the aforesaid sisters of Smt. yashodamma and their family members have under this Joint Development Agreement agreed for Development of the said land through Joint Development with M/s Anthill Projects LLP.and to share the side that would be available in the layout to be formed


- 30

after Development between themselves and M/s Anthill Projects LLP. The share of the sites to the share of the owners is agreed at 55.5% to be worked out on pro rata basis by linking the area of the land in survey number 22/7 on 23/7, in all measuring 0 acre 36 guntas with the total area of the land in the layout to be formed.

G i. A perusal of the endorsement dated 26.09.2022 issued from the office of the Assistant Commissioner, Doddaballapur subdivision reveals that the Katha of land measuring 0 acre 13 guntas in survey number 23/7 and 22/7 of Nagena agrahara village is mutated in the name of Smt. P.Yesodhamma and there are no proceedings in respect of this land under P.T.C.L act.

G ii. A perusal of the endorsement dated 26.09.2022 issued from the office of the Assistant Commissioner, the double la pura subdivision, reveals that there are no proceedings under section 79 (A) (B) of the Karnataka land reforms act in respect of land measuring 0 acre 13 guntas in survey number 23/7 and 22/7 of Nagena agrahara village.

FLOW OF TITLE:

That land in survey number 22 and 23 of Nagena Agrahara Village measure 3 acres 26 guntas and 4 acres 22 guntas respectively. That the said lands were subject matter of partition on 14.02.1963, at which partition a portion measuring 1 acre 28 guntas in survey number 22 and 2 acres 09 guntas in survey number 23 was allotted to the exclusive share of Mr Srinivasa Reddy.

The said Mr Srinivas Reddy under a sale deed dated 04.04.2005 sold a portion measuring 0 acre 13 guntas in survey number 22/7 and adjoining portion also measuring 0 acre 13 guntas in survey number 23/7 in favour of Smt. P, Yesodhamma and her sisters who have got the cadre of that land mutated into Joint names in the revenue records. After the death of Smt. P.Yesodhamma, her interest in the said land, Was succeeded to by her sons, Mr V.Kodanda, Mr V.Harish and Mr V.Pramod.

Srinivas Reddy
-31

The said Mr V.Kodanda and others being the owners of the said land have entered into a Joint Development Agreement dated 16.09.2022 with ax to Jointly, develop the said land and other land and share these sites that would be available all Development through formation of a layout on the said land and other lands, with 55.5% share of sites that would be available and would be arrived at on pro rata basis link to the area of the subject land to the total area of the layout to the share of the owners and the remaining site to the share of the developer being M/s. Anthill projects LLP.

CONCLUSION:

1. Mr V Kodanda and others have acquired title to 0 equal 13 guntas of land in survey number 22/7 and are the 0 acre 13 guntas of land in survey number 23/7 of Nagena Agrahara Grama. Sarjapura Hobli. Anekal Taluk. Bangalore District and have entered into a Joint Development Agreement with M/s. Anthill projects LLP and they are entitled to 55.5% of the sites We arrived at as stated above and the remaining sides or to the share of M/s. Anthill projects LLP the developer.

Conclusion in respect of all the subject lands

2. From the above, it is clear that Mr Arjuna A. the third of the owners herein is the owner of lands measuring 2 acres 00 guntas in survey number 106/5, 0 acre 20 gunthas in survey number 106/12 and 1 acre 00 gunthas in survey number 106/13 Of Bellikere village , Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District,. He can deal with that land independently or join the developer to jointly develop the said land and share the decides which would be available after development with the developer.

3. That Smt. Spandana and Smt. Samyama the first and second of the Owners herein are the owners of land measuring 2 acres 00 guntas in survey number 104/1 of Bellikere village , Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District,

Arjunakere 32

and they have entered into a joint development agreement with the developer under which they are to 40,000 ft.² of the sites that would be available in the layout to be formed by the developer. and the remaining sites would be to the share of the developer who could independently deal with the said sites on the strength of the power of attorney.

4. Likewise, Smt. Sindhu the fourth of the owners herein is the owner of land measuring 0 acre 20 guntas in survey number 106/12 of Bellikere village , Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, and she has entitled into a joint development agreement with the developer under which she is entitled to 60 % of the sites that would be available in the layout to be formed by the developer proportionate to her area of land. and the remaining sites would be to the share of the developer who could independently deal with the said sites on the strength of the power of attorney.

5. That Sri V. Kodanda and others the fifth to twenty fifth of the Owners herein are the owners of land measuring land measuring 5 acres 39 gunthas in survey number 105 Bellikere village , Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, and land measuring 0 acre 13 gunthas in survey number 22/7 and land was in 0 acre 13 gunthas in survey number 23/7 of Nagena Agrahara village, Sarjapura Hobli. Anekal Taluk. Bangalore District, and they have entered into a joint development agreement with the developer under which they are entitled to 55.5 % of the sites that would be available in the layout to be formed by the developer proportionate to their area of land and the remaining sites would be to the share of the developer who could independently deal with the said sites on the strength of the power of attorney



SCHEDULE LANDS

Item No. 1. All that piece and parcel of immovable property being residential converted **land measuring 02 Acre 00 Guntas in Sy.No.104/1** situated at Bellikere Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, and bounded on the: East by: Survey No. 150, West by: Nagena Agrahara Village Boundary and thereafter Survey No. 26 of Nagena Agrahara, North by: Survey No. 105 and South by: Survey No. 104/2

Item No.2: All that piece and parcel of agricultural land **measuring 5 Acres 39 Guntas in Survey No.105** of Bellikere Village. Anugondahalli Hobli, Hoskote Taluk, Bangalore District, and bounded on: East by: Survey No. 102 and Survey No. 150, West by : Survey No. 22/7 & 25 of Nagena Agrahara Village, North by :Survey No. 106/8, Survey No. 106/13 and Survey No. 106/5 and South by:Survey No. 104/1,

Item No.3. All that piece and parcel of immovable property being a agricultural land **measuring 2 Acre 00 Guntas presently bearing Sy. No. 106/5** earlier part of Sy.No. 106/5, of Bellikere Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore District and bounded on: East by: Survey No. 165, West by: Survey No. 106/13 North by: Survey No. 106/4 and South by: Survey No. 105

Item No. 4. All that piece and parcel of immovable property being agricultural dry land measuring **1 Acre 00 Guntas presently bearing Sy No. 106/13** earlier part of Sy No.106/5 (Old Sy No.106/2), in Bellikere Village, Anugondahalli Hobli, Hoskote Taluk, Bangalore District and bounded on the East by: Survey No. 106/5, West by: Survey No. 106/8, Survey No. 106/11 and Survey No. 106/12, North by :Survey No. 106/4 and South by: Survey No. 105

Item No. 5. All that piece and parcel of the immovable agricultural land **measuring 0 acre 20 guntas bearing S.No.106/8, (old Sy.No.106/3)** situated Bellikere Village,

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Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District, and bounded on the: - East by: Sy No. 106/5 of Bellikere Village, West by:Nagena Agrahara Village Boundary, North by: Sy No. 106/12 of Bellikere Village and South by: Sy.no. 105 of Bellikere Village,

Item No. 6 All that piece and parcel of immovable property being residential converted land measuring **0 Acres 20 Guntas in Survey No. 106/12 (Old Sy No. 106/3)** of Bellikere Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore District and bounded on the: East by: Survey No. 106/13, West by:Nagena Agrahara Village Boundary and thereafter Survey No. 22 of Nagena Agrahara Village, North by: Survey No. 106/11 and South by: Survey number 106/8,

Item No.7: All that piece and parcel of agricultural land measuring **0 Acre 13 Guntas in Survey No 22/7** situated at Nagena Agrahara Grama. Sarjapura Hobli. Anekal Taluk. Bangalore District, and bounded on: East by: Survey No. 105 of Bellikere Village, West by:Survey No. 23/7, North by: Survey No. 22/6 and South by: Survey No. 24 and Survey No. 25,

Item No.8: All that piece and parcel of agricultural land measuring **0 Acre 13 Guntas in Survey No. 23/7** situated at Nagena Agrahara Grama. Sarjapura Hobli. Anekal Taluk, Bangalore District, and bounded on: East by: Survey No. 22/7, West by: Road, North by: Survey No 23.6 and South : Survey No. 24



JAYADEVA B.N.

ADVOCATE