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TITLE REPORT

DSK Legal

I. Description of the Composite Property:

- A. All that piece and parcel of agricultural land bearing Survey No. 349/3 measuring 1 Acre 26 Guntas (excluding 6 ½ Guntas of 'B' kharab land), situated at Bettahalasuru Village, Jala Hobli, Yelahanka Taluk and Bengaluru Urban District ('**Property-A**'). Property-A is bounded as follows:

East by : Land bearing Survey No. 348;
West by : Land bearing Survey Nos. 349/2 and 8;
North by : Road; and
South by : Land bearing Survey No. 259.

[The boundaries stated above, are as per the Official Memorandum dated 06.09.2025 bearing No. 778970 issued by the office of Deputy Commissioner, Bengaluru]

- B. All that piece and parcel of agricultural land bearing Survey No. 349/8 (earlier part of Survey No. 349/2) measuring 12 Guntas (no kharab land), situated at Bettahalasuru Village, Jala Hobli, Yelahanka Taluk and Bengaluru Urban District ('**Property-B**'). Property-B is bounded as follows:

East by : Land bearing Survey No. 349/3;
West by : Land bearing Survey Nos. 349/1 and 7;
North by : Land bearing Survey No. 349/2; and
South by : Land bearing Survey No. 259.

[The boundaries stated above, are as per the Official Memorandum dated 06.09.2025 bearing No. 778971 issued by the office of Deputy Commissioner, Bengaluru]

Property-A and Property-B admeasure 1 Acre 38 Guntas (excluding 6 ½ Guntas of 'B' kharab land) and are collectively hereinafter referred to as the '**Composite Property**'.

II. List of Documents Provided:

In connection with the title scrutiny of the Composite Property, we have been provided with photocopies of the following documents for our review:

Sl. No.	Particulars of Documents
1.	Sale Deed dated 21.08.1945, registered as Document No. 308 in Book-I, Volume 492, Pages 234 to 236, at the office of the Sub-Registrar, Devanahalli executed by Mr. Srinivas Murthi in favour of Mr. Muniujjanappa son of Mr. Channarayappa with respect to land bearing Survey No. 349 measuring 5 Acres 06 Guntas;
2.	Sale Deed dated 16.11.1948, registered as Document No. 991/1948-49 in Book-I, Volume 555, Pages 220 and 221, at the office of the Sub-Registrar, Devanahalli executed by Mr. Munianjinappa @ Muniujjanappa, son of Mr. in favour of Mr. Mopurappa with respect to land bearing Survey No. 349;
3.	Family Tree of Mr. Mopurappa (dated 26.11.2008) issued by the Village Accountant, Bettahalasuru;

Sl. No.	Particulars of Documents
4.	Partition Deed dated 04.07.1985, registered as Document No. 268/1985-86 in Book-I, at the office of the Sub-Registrar, Devanahalli executed by and between (i) Mr. N. M. Muniswamappa, (ii) Mr. Malleshappa, and (iii) Mr. N. M. Chandrappa with respect to land bearing Survey No. 349;
5.	Entry in the Mutation Register extract bearing MR No. 1/1988-89;
6.	Entry in the Mutation Register extract bearing MR No. 6/1998-99;
7.	Death Certificate of Mr. Malleshappa son of Late Mopurappa issued by the Chief Registrar of Births and Deaths, Bettahalasuru;
8.	Death Certificate of Mr. M. N. Chandrappa son of Late Mopurappa issued by the Chief Registrar of Births and Deaths, Bettahalasuru;
9.	Amended Complaint dated 08.11.2013 in suit bearing O. S. No. 637/2008 before the Court of the Senior Civil Judge at Devanahalli;
10.	Compromise Petition dated 08.11.2013 suit bearing O. S. No. 637/2008 before the Court of the Senior Civil Judge at Devanahalli;
11.	Amended Complaint dated 08.11.2013 in suit bearing O. S. No. 149/2009 before the Senior Civil Judge at Devanahalli;
12.	Compromise Petition dated 08.11.2013 in suit bearing O. S. No. 149/2009 before the Senior Civil Judge at Devanahalli;
13.	Entry in the Mutation Register extract bearing MR No. H3/2013-14;
14.	Order of the Assistant Commissioner dated 19.06.2013 bearing No. RA(BNA)44/2009-10 with respect to land bearing Survey No. 349;
15.	Entry in the Mutation Register extract bearing MR No. T19/2014-15;
16.	Entry in the Mutation Register extract bearing MR No. H28/2016-17;
17.	Order of the Tahsildar dated 06.10.2016 bearing No. R.R.T(DIS)CR:05/2016-17 with respect to Property-A;
18.	Entry made in the Mutation Register extract bearing MR No. H26/2018-19;
19.	Order of the Special Tahsildar dated 27.09.2018 bearing No. R.R.T(DIS)CR:368/2017-18 with respect to Property-A;
20.	Complaint in suit bearing O. S. No. 509/2018 before the Senior Civil Judge and JMFC at Devanahalli;
21.	Compromise Petition dated 22.04.2029 in suit bearing O. S. No. 509/2018 before the Senior Civil Judge and JMFC at Devanahalli;

Sl. No.	Particulars of Documents
22.	General Power of Attorney dated 16.01.2019 executed by Mr. Rahul Bohra, son of Mr. B. Rameshchand Bohra in favour of his father Mr. B. Rameshchand Bohra;
23.	Sale Deed dated 05.07.2019, registered as Document No. GNR-1-01435-2019-20 in Book-I, stored in CD No. GNRD284, at the office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru executed by , (i) Mrs. Kamala Chandrappa wife of Late M. N. Chandrappa, (ii) Mr. Ravi Kanth C son of Late M. N. Chandrappa (<i>acting for self and as father and natural guardian for his minor children i.e., Ms. Jyothsn R and Ms. Vibha R</i>) along with his wife (iii) Mrs. Prathima. V, (iv) Mr. Srikanth C son of Late M. N. Chandrappa (<i>acting for self and as father and natural guardian for his minor son Mr. Manmith Himadri</i>) along with his wife (v) Mrs. U. Hemavathi in favour of Mr. R. Rahul Bhora, represented by his attorney holder Mr. B. Ramesh Chand Bhora with respect to Property-A;
24.	Plaint dated 26.07.2017 in suit bearing O. S. No. 5085/2017 before the City Civil Judge, at Bengaluru;
25.	Petition dated 18.02.2019 in suit bearing O. S. No. 5085/2017 before XL Additional City Civil & Sessions Judge at Bengaluru;
26.	Compromise Decree dated 25.03.2019 was registered as Document No. JAL-1-00016-2019-20 in Book-I, stored in CD No. JALD307, at the office of the Sub-Registrar, Gandhinagar (Jala) in suit bearing O. S. No. 5085/2017;
27.	Agreement for Sale dated 12.02.2020, registered as Document No. YAN-1-10828-2019-20, at the office of the Sub-registrar, Gandhinagar (Yelahanka), Bengaluru executed by Mrs. Gowramma daughter of Late Malleshappa in favour of Mr. R. Rahul Bohra, represented by his father and constituted attorney Mr. Ramesh Chand Bohra with respect to portion measuring 12 Guntas in Survey No. 349/2;
28.	Entry in the Mutation Register extract bearing MR No. H15/2020-21;
29.	Entry made in the Mutation Register extract bearing MR No. T8/2020-21;
30.	Sale Deed dated 06.11.2020, registered as Document No. BYP-1-04923-2020-21, at the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru executed by Mrs. Gowramma daughter of Late Malleshappa and her husband Mr. Lakshmi Kumar (<i>acting for self and as father and natural guardian for his minor children Mr. Gowtham K. L and Ms. Mamatama K. L.</i>) in favour of Mr. R Rahul Bohra, represented by his attorney holder Mr. Ramesh Chand Bohra with respect to Property-B;
31.	Change of Land Use Order 27.03.2025 bearing No. BDA/TCP/CLU-22/23-24/3524/2024-25, issued by the Commissioner, BDA with respect to the Composite Property;
32.	Official Memorandum dated 06.09.2025 bearing No. 778970 issued by the office of the Deputy Commissioner, Bengaluru with respect to Property-A;
33.	Official Memorandum dated 06.09.2025 bearing No. 778971 issued by the office of the Deputy Commissioner, Bengaluru with respect to Property-B;

Sl. No.	Particulars of Documents
34.	RTCs for the period 1993-94 to 1996-97 with respect to Survey No. 349;
35.	Endorsement dated 21.03.2025 bearing No. R.K/C.R/179/2024-25 issued by the Tahsildar (Grade-2), Yelahanka;
36.	RTCs for the period 1997-98 to 2012-13 with respect to Survey No. 349;
37.	RTCs for the period 2013-14 with respect to Survey No. 349;
38.	RTCs for the period 2014-15 and 2015-16 with respect to Survey No. 349/3;
39.	RTCs for the period 2016-17 to 2018-19 with respect to Survey No. 349/3;
40.	RTCs for the period 2019-20 to 2024-25 with respect to Survey No. 349/3;
41.	RTCs for the period 2015-16 to 2019-20 with respect to Survey No. 349/2;
42.	RTCs for the period 2020-21 with respect to Property-B;
43.	RTCs for the period 2021-22 to 2024-25 with respect to Property-B;
44.	Village Map of Bettahalasuru Village;
45.	Extract of Re-Survey Tippani dated 13.03.1940;
46.	Hissa Survey Tippani and Pakka Book dated 20.09.2014 with respect to Survey No. 349;
47.	Hissa Survey Tippani and Pakka Book dated 28.02.2020 with respect to Survey No. 349/2;
48.	Extract of Atlas with respect to Composite Property;
49.	Extract of Akarband with respect to Composite Property;
50.	Endorsement dated 21.03.2025 bearing No. R.K/C.R/178/2024-25 issued by the Tahsildar (Grade-2), Yelahanka;
51.	Nil Tenancy Certificate dated 04.03.2025 issued by the Tahsildar, Bengaluru with respect to Composite Property;
52.	Endorsement dated 14.03.2025 bearing No. PTCL/YLK/CR/760/2024-25, issued by Assistant Commissioner, Bengaluru with respect to Property-A;
53.	Endorsement dated 25.03.2025 bearing No. PTCL/YLK/CR/764/2024-25, issued by Assistant Commissioner, Bengaluru with respect to Property-B;

Sl. No.	Particulars of Documents
54.	Endorsement dated 10.11.2020 bearing No. LRF(BE)/79AB/CR/217/2019-20 issued by the Special Tahsildar, Yelahanka Taluk, Bengaluru with respect to Property-A;
55.	Endorsement dated 07.04.2025 bearing No. KHB/LAO/J.Bettahalasuru(349/3)/2025-26 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru with respect to Composite Property;
56.	Encumbrance Certificates for the periods: (i) 01.04.1945 to 31.12.1950 (ii) 01.04.1950 to 31.07.1986 (iii) 01.08.1986 to 31.05.1989 and (iv) 01.06.1989 to 31.03.2004 with respect to Survey No. 349 measuring 5 Acres 06 Guntas;
57.	Encumbrance Certificates for the periods 01.04.2004 to 13.03.2025 with respect to Survey No. 349/3 measuring 1 Acre 26 Guntas and Survey No. 349/8 measuring 12 Guntas i.e., Composite Property herein;
58.	Mortgage deed dated 20.10.1957, registered as Document No. 1804 in Book-I, Volume 706, at Page 52, at the office of the Sub-Registrar, Devanahalli executed by Mr. Mopurappa and his sons i.e., Mr. Malleshappa and Mr. Chandrappa in favour of Sri Nanjundeshwara Limited;
59.	Discharge Deed dated 16.02.1966, registered as Document No. 3309/1965-66 in Book-I, Volume 953 at Page 27, at the office of the Sub-Registrar, Devanahalli executed by President of Sahakara Sangha, represented by Mr. B. S. Shetty Rudrappa in favour of Mr. Mopurappa son of Mr. Munishamappa with respect to Survey No. 349;
60.	Mortgage by way of Lease Deed dated 04.11.1966, registered as Document No. 4763/1966-67, at the office of the Sub-Registrar, Devanahalli executed by Mr. Mopurappa and his sons i.e., Mr. N. M. Muniswamappa and Mr. Malleshappa in favour of Bank Limited with respect to Survey No. 349 measuring 5 Acres 16 Guntas (including 10 Guntas of kharab land); and
61.	Mortgage by way of Lease Deed dated 04.11.1966, registered as Document No. 4764/1966-67, at the office of the Sub-Registrar, Devanahalli executed by Mr. Mopurappa and his sons i.e., Mr. N. M. Muniswamappa and Mr. Malleshappa in favour of Bank Limited with respect to Survey No. 349 measuring 5 Acres 16 Guntas (including 10 Guntas of kharab land).

III. Title Flow:

Our analysis and observations upon review of the photocopies of the abovementioned documents are as follows:

1. Land bearing Survey No. 349 measuring 5 Acres 06 Guntas (excluding 16 Guntas of kharab land), located at Bettahalasuru Village, Jala Hobli, Yelahanka Taluk and Bengaluru Urban District ('**Survey No. 349**') originally belonged to Mr. Muniujjanappa son of Mr. Channarayappa, he having under a (illegible) Sale Deed dated 21.08.1945, registered as Document No. 308 in Book-I, Volume 492, Pages 234 to 236, at the office of the Sub-Registrar, Devanahalli from Mr. Srinivas Murthi (**Document No.**).

2. Mr. Munianjinappa @ Muniujjanappa, son of Mr. Channarayappa sold land bearing Survey No. 349 in favour of Mr. Mopurappa, son of Munishamappa under a Sale Deed dated 16.11.1948, registered as Document No. 991/1948-49 in Book-I, Volume 555, Pages 220 and 221, at the office of the Sub-Registrar, Devanahalli (**Document No.**).
3. We have been provided with the Family Tree of Mr. Mopurappa (dated 26.11.2008) issued by the Village Accountant, Bettahalasuru (**Document No.**) which discloses that Mr. Mopurappa (now deceased) and was married to Mrs. Muniyamma (now deceased) have 3 (three) sons i.e., Mr. N. M. Muniswamappa, Mr. Malleshappa and Mr. M. N. Chandrappa and it further disclosed that:
 - (a) Mr. N. M. Muniswamappa (now deceased) who was married to Mrs. Gowramma and they have 4 (four) children namely, (i) Mrs. Vijaya, (ii) Mrs. Hindumati, (iii) Mr. N. M. Chidananda who is married to Mrs. Kamakshi, and they have a daughter Ms. Shriya, and (iv) Mrs. Bhagirathi;
 - (b) Mr. Malleshappa (now deceased) and his first wife Mrs. Gowramma (now deceased) have 5 (five) children i.e., (i) Mrs. Jayalakshamma, (ii) Mrs. Shanthamma, (iii) Mrs. Rajamma, (iv) Mrs. Saraswati, (v) Mr. Ganesh Kumar who is married to Mrs. S. K. Vimala; and Mr. Malleshappa (now deceased) and his second wife Mrs. Sujatha have 2 (two) children i.e., Mrs. Gowramma and Mr. N. M. Venugopal; and
 - (c) Mr. M. N. Chandrappa and his wife Mrs. Kamala have two children i.e., Mr. Ravi Kanth who is married to Mrs. Prathima and they have minor daughter Ms. Jyothsa and Mr. Srikanth.

We note that family tree provided to us is faulty as one of the daughters late Malleshappa namely Rathnamma (deceased) is not recorded in the family tree.

We further note that family members of Mrs. Gowramma are not recorded in the family tree.

We also note that family members of Mr. Manmith Himadri and Mrs. U. Hemavathi, son and wife of Mr. Srikanth C is not mentioned; and Ms. Vibha R, daughter of MR. Ravi Kanth is not mentioned in the aforementioned family tree.

Please provide us with updated and rectified family tree.

We have not been provided with Death Certificate of Mr. Mopurappa issued by the Chief Registrar of Births and Deaths. However, the Partition Deed dated 04.07.1985 and Family Tree of Mr. Mopurappa (dated 26.11.2008) confirms that Mr. Mopurappa died prior to 1985.

4. We note from Partition Deed dated 04.07.1985 and Family Tree of Mr. Mopurappa (dated 26.11.2008), that Mr. Mopurappa and his wife Mrs. Muniyamma died leaving behind his children namely Mr. N. M. Muniswamappa, Mr. Malleshappa and Mr. M. N. Chandrappa as their legal heirs and all their estate including Survey No.349 devolved upon their legal heirs as per the personal law of inheritance governing them.
5. Thereafter, the children of Late Mopurappa i.e., (i) Mr. N. M. Muniswamappa, (ii) Mr. Malleshappa, and (iii) Mr. M. N. Chandrappa effected partition of their joint family properties including Survey No. 349, whereunder land bearing Survey No. 349 measuring 5 Acres 06 Guntas (including 10 Guntas of kharab land) was allotted to the share of Mr. Malleshappa, in terms of Partition Deed

dated 04.07.1985, registered as Document No. 268/1985-86 in Book-I, at the office of the Sub-Registrar, Devanahalli (**Document No.**). Mr. Malleshappa son of Late Mopurappa was recorded as the khatedar of Survey No. 349 measuring 5 Acres 16 Guntas in all revenue records *vide* entry in the Mutation Register extract bearing MR No. 1/1988-89 (**Document No.**).

6. We note from the entry in the Mutation Register extract bearing MR No. 6/1998-99 (**Document No.**), that Mr. Malleshappa and Mr. M. N. Chandrappa, both sons of Late Mopurappa effected a oral partition of their joint family properties including Survey No. 349 on 10.04.1990, whereby portion measuring 2 Acres 20 Guntas in Survey No. 349 was allotted to the share of Mr. Malleshappa and portion measuring 2 Acres 26 Guntas in Survey No. 349 was allotted to the share of Mr. M. N. Chandrappa and thereafter mutation was effected in the revenue records.
7. We note from the Death Certificate of Mr. Malleshappa son of Late Mopurappa issued by the Chief Registrar of Births and Deaths, Bettahalasuru (**Document No.**) and Mr. M. N. Chandrappa son of Late Mopurappa issued by the Chief Registrar of Births and Deaths, Bettahalasuru (**Document No.**) that Mr. Malleshappa died on 23.10.2006 and Mr. M. N. Chandrappa away on 23.07.2017.
8. (i) Mr. Ganesh Kumar son of Late Malleshappa, (ii) Mrs. Jayalakshamma wife of Mr. Nagarajappa, (iii) Mrs. Jayalakshamma daughter of Late Rathnamma, (iv) Mr. Murali son of Late Sadashivaiah and Late Rathnamma, (v) Mrs. Shanthamma daughter of Late Malleshappa, (vi) Mrs. Radha *alias* Rajamma daughter of Late Malleshappa, and (vii) Mrs. Saraswathamma daughter of Late Malleshappa (**'Plaintiffs'**) filed a suit bearing O. S. No. 637/2008 before the Court of the Senior Civil Judge at Devanahalli, seeking Plaintiff and their family members are the absolute owners of portion measuring 2 Acres 26 Guntas in Survey No. 349, situated at Bettahalasuru Village, against (i) Mr. Chandrappa son of Late Mopurappa, (ii) Mr. N. M. Venugopal son of Late Malleshappa, (iii) Mrs. Sujatha wife of Late Malleshappa, and (iv) Mrs. Gowramma daughter of Late Malleshappa (**'Defendants'**). In this regard, we have been provided with Amended Plaint dated 08.11.2013 (**Document No.**).
9. The parties to the suit bearing O. S. No. 637/2008 filed a Compromise Petition dated 08.11.2013 (**Document No.**) whereby: (i) portion measuring 1 Acre 26 Guntas in Survey No. 349 was allotted to the share of Mr. Chandrappa (i.e., Defendant No. 1); (ii) portion measuring 20 Guntas in Survey No. 349 was allotted to the share of Mr. Venugopal, Mrs. Sujatha and Mrs. Gowramma (i.e., Defendant Nos. 2 to 4); and (iii) portion measuring 3 Acres in Survey No. 349 was allotted to the share of Mr. Ganesh Kumar (i.e., Plaintiff No. 1); and the Plaintiffs and Defendants have admitted that they do not have any manner of exclusive or separate claims over the 10 Guntas of kharab land in Survey No. 349.

We note that one Ms. Jayalakshamma and Mr. Murali, both children of Mrs. Rathnamma have been impleaded as parties to the suit bearing O. S. No. 637/2008 as Plaintiffs. They are, however, not indicated as family members / legal heirs of Late Mopurappa or that of Mr. Malleshappa.

We note that Rathnamma (deceased) daughter of late Malleshappa. In this regard, please clarify and provide us with the updated Family Tree of Malleshappa.

We are not provided with the decree recording the Compromise Petition dated 08.11.2013, it is recommended to obtain and review the compromise decree passed pursuant to Compromise Petition dated 08.11.2013

10. (i) Mr. Sujatha wife of Late Malleshappa (ii) Mrs. Gowramma, (iii) Mr. Venugopal N. M (children of Late Malleshappa) ('**Plaintiffs**') filed a suit bearing O. S. No. 149/2009 before the Senior Civil Judge at Devanahalli, seeking for partition and separate possession of their 1/2 share with respect to 2 Acres 20 Guntas in Survey No. 349 ('**suit schedule property**') against (i) Mrs. Jayalakshamma wife of Mr. Nagarajappa, (ii) Mrs. Jayalakshamma daughter of Late Rathnamma, (iii) Mr. Murali son of Late Sadashivaiah and Late Rathnamma, (iv) Mrs. Shanthamma daughter of Late Malleshappa, (v) Mrs. Radha *alias* Rajamma daughter of Late Malleshappa, (vi) Mrs. Saraswathamma daughter of Late Malleshappa, (vii) Mr. Ganesh Kumar son of Late Malleshappa ('**Defendants**'). In this regard we have been provided with Amended Plaint dated 08.11.2013 (**Document No.**).
11. The parties to the suit bearing O. S. No. 149/2009 filed a Compromise Petition dated 08.11.2013 (**Document No.**) whereby portion measuring 2 Acres 20 Guntas in Survey No. 349 of Bettahalasuru Village is the subject matter of suit bearing O. S. No. 637/2008, which is also compromised on the same date before the Hon'ble Court. The terms and conditions of the said compromise petition in suit bearing O. S. No. 637/2008 shall form part and parcel of this compromise petition and the same shall be fallen to the share of Mr. Ganesh Kumar son Late Malleshappa.
12. We note from the entry in the Mutation Register extract bearing MR No. H3/2013-14 issued with respect to Survey No. 349 measuring 5 Acres 6 Guntas (**Document No.**) that Mr. Malleshappa and Mr. M. N. Chandrappa names were deleted from the revenue records and Mr. Ganesh Kumar was recorded as the khatedar of Survey No. 349 measuring 5 Acres 6 Guntas by virtue of Order of the Assistant Commissioner dated 19.06.2013 bearing No. RA(BNA)44/2009-10 (**Document No.**).
13. Subsequently, we note from the entry in the Mutation Register extract bearing MR No. T19/2014-15 (**Document No.**) that the land bearing Survey No. 349 measuring 5 Acres 16 Guntas (including 10 Guntas of kharab land) is bifurcated into 3 (three) portions i.e., Survey Nos. 349/1, 349/2 and 349/3. Portion measuring 3 Acres (excluding 2 1/2 Guntas of kharab land) belonging to Mr. Ganesh Kumar is assigned new Survey No. 349/1; Portion measuring 20 Guntas (excluding 1 Gunta of kharab land) belonging to Mrs. Sujatha, Mr. N. M. Venugopal and Mrs. Gowramma is assigned new Survey No. 349/2; and Portion measuring 1 Acre 26 Guntas (excluding 6 1/2 Guntas of kharab land) belonging to Mr. Ganesh Kumar assigned new Survey No. 349/3.
14. We note from the entry in the Mutation Register extract bearing MR No. H28/2016-17 issued with respect to land bearing Survey No. 349/3 measuring 1 Acre 32 1/2 Guntas (including 6 1/2 Guntas of kharab land) (**Document No.**) that Mr. Ganesh Kumar son of Late Malleshappa name was deleted from the revenue records and Mr. Chandrappa son of Late Mopurappa was recorded as the khatedar of Survey No. 349/3 measuring 1 Acre 32 1/2 Guntas (including 6 1/2 Guntas of kharab land) by virtue of Order of the Tahsildar dated 06.10.2016 bearing No. R.R.T(DIS)CR:05/2016-17 (**Document No.**).
15. We note from the entry made in the Mutation Register extract bearing MR No. H26/2018-19 issued with respect to land bearing Survey No. 349/3 measuring 1 Acre 32 1/2 Guntas (including 6 1/2 Guntas of kharab land) (**Document No.**) that upon the demise of Mr. Chandrappa, his wife Mrs. Kamla Chandrappa was recorded as the khatedar of Survey No. 349/3 measuring 1 Acre 32 1/2 Guntas (including 6 1/2 Guntas of kharab land) by virtue of Order of the Special Tahsildar dated 27.09.2018 bearing No. R.R.T(DIS)CR:368/2017-18 (**Document No.**).
- A. Flow of Title with respect to land bearing Survey No. 349/3 measuring 1 Acre 26 Guntas (excluding 6 1/2 Guntas of 'B' kharab land) i.e., Property-A herein:

16. Mr. N. M. Venugopal son of Late Malleshappa (**'Plaintiff'**) filed a suit bearing O. S. No. 509/2018 before the Senior Civil Judge and JMFC at Devanahalli, seeking Mr. N. M. Venugopal is the absolute owner of portion measuring 1 Acre (out of 1 Acre 26 Guntas) in Survey No. 349 i.e., (**'Suit Schedule Property'**) against (i) Mrs. Kamala Chandrappa wife of Late Chandrappa, (ii) Mr. Ravikanth C and (iii) Mr. Srikanth C, both sons of Late Chandrappa. In this regard, we have been provided with **Plaint (Document No.)**.

17. The parties to the suit bearing O. S. No. 509/2018 filed a Compromise Petition dated 22.04.2029 (**Document No.)** whereby: (i) Mr. N. M. Venugopal does not possess any kind of right, title and interest over the Suit Schedule Property and also admits that he is not in possession of the Suit Schedule Property (ii) It is submitted by the Plaintiff and Defendants that they shall not claim over the Suit Schedule Property on the basis of unregistered Partition Deed dated 08.01.2014 and also agrees that is only sham documents; (iii) agrees Defendants are the absolute owners and in possession and enjoyment of the same; and (iv) Mr. N. M. Venugopal relinquishes his right, title and interest over the compromise suit schedule property by receiving Rs. 30,00,000/- and admits the said Partition Deed is invalid and he shall not claim any rights over the Suit Schedule Property.

We had sought for and not been provided with unregistered Partition Deed dated 08.01.2014 executed by and between Mr. Venugopal and Mr. Chandrappa with respect to land measuring 1 Acre 26 Guntas. Considering that parties to the suit bearing O. S No.509/2018 having compromised and also considering that plaintiffs having given up their rights over the Suit Schedule Property in favour of Mr. M.N.Chandrappa. Non-review of the aforesaid partition deed is not an issue.

18. Mr. Rahul Bohra, son of Mr. B. Rameshchand Bohra appointed and authorized his father Mr. B. Rameshchand Bohra as his constituted attorney *inter alia* to do all the acts, deeds and things including to purchase the lands in the name of Mr. Rahul Bohra and to sell the same in terms of General Power of Attorney dated 16.01.2019 (**Document No.)**.

We note that the General Power of Attorney dated 16.01.2019 appointing Mr. B. Rameshchand Bohra is inadequately stamped. We also note that the sale power has been given in favour of attorney holder. **Please clarify if the aforesaid power of attorney has been cancelled subsequent to purchase Property-A and Property-B in favour of Mr. Rahul Bohra.**

19. Thereafter, (i) Mrs. Kamala Chandrappa wife of Late M. N. Chandrappa, (ii) Mr. Ravi Kanth C son of Late M. N. Chandrappa (*acting for self and as father and natural guardian for his minor children i.e., Ms. Jyothsn R and Ms. Vibha R*) along with his wife (iii) Mrs. Prathima. V, (iv) Mr. Srikanth C son of Late M. N. Chandrappa (*acting for self and as father and natural guardian for his minor son Mr. Manmith Himadri*) along with his wife (v) Mrs. U. Hemavathi sold land bearing Survey No. 349/3 measuring 1 Acre 26 Guntas i.e., Property-A herein in favour of Mr. R. Rahul Bhora, represented by his attorney holder Mr. B. Ramesh Chand Bhora *under a Sale Deed* dated 05.07.2019, registered as Document No. GNR-1-01435-2019-20 in Book-I, stored in CD No. GNRD284, at the office of the Sub-Registrar, Gandhinagar (Ganganagar), Bengaluru (**Document No.)**. Mr. Rahul Bhora was recorded as the khatedar of Property-A *vide* entry in the Mutation Register extract bearing MR No. H29/2019-20 (**Document No.)**.

- B. Flow of Title with respect to land bearing Survey No. 348/8 (earlier part of Survey No. 348/2) measuring 12 Guntas (no kharab land) i.e., Property-B herein:

20. As discussed in preceding paragraphs of this Report, Mrs. Sujatha, wife of Late Malleshappa, Mr. Venugopal N. M and Mrs. Gowramma, both children of Late Malleshappa, became entitled to

portion measuring 20 Guntas in Survey No. 349 under the Compromise Petition dated 08.11.2013 in suit bearing O. S. No. 637/2008.

21. Thereafter, Mrs. Gowramma daughter of Late Malleshappa ('**Plaintiff**') filed a suit bearing O. S. No. 5085/2017 before the City Civil Judge, at Bengaluru, (**Document No.**) seeking for partition and separate possession of her 1/3rd share in portion measuring 20 Guntas in Survey No. 345 against Mrs. Sujatha wife of Late Malleshappa and Mr. Venugopal N. M son of Late Malleshappa ('**Defendants**'). In this regard, we have been provided with Plaint dated 26.07.2017 (**Document No.**).
 22. The parties to the suit bearing O. S. No. 5085/2017 filed a memo along with Petition dated 18.02.2019 before XL Additional City Civil & Sessions Judge at Bengaluru, (**Document No.**) and the said compromise was accepted by the court vide its order dated 21.06.2019 and in terms of the Compromise Decree dated 25.03.2019, portion measuring 12 Guntas in Survey No. 349 was allotted to the share of Mrs. Gowramma (i.e., Plaintiff) and portion measuring 08 Guntas was allotted to the share of Mrs. Sujatha (i.e., Defendant No. 1), and subsequently the aforesaid Compromise Decree dated 25.03.2019 was registered as Document No. JAL-1-00016-2019-20 in Book-I, stored in CD No. JALD307, at the office of the Sub-Registrar, Gandhinagar (Jala) (**Document No.**).
 23. Thereafter, Mrs. Gowramma daughter of Late Malleshappa agreed to convey portion measuring 12 Guntas in Survey No. 349/2 in favour of Mr. R. Rahul Bohra, represented by his father and constituted attorney Mr. Ramesh Chand Bohra, in terms of an Agreement for Sale dated 12.02.2020, registered as Document No. YAN-1-10828-2019-20, at the office of the Sub-registrar, Gandhinagar (Yelahanka), Bengaluru (**Document No.**).
 24. Mrs. Gowramma wife of Late Malleshappa was ordered to be recorded as the khatedar of portion measuring 12 Guntas in Survey No. 349 vide entry in the Mutation Register extract bearing MR No. H15/2020-21 (**Document No.**) by virtue of Order dated 18.08.2020 passed by Tahsildar bearing No. RRT(D)CR-80/2020-21.
- It is advisable to obtain and verify Order dated 18.08.2020 passed by the Tahsildar bearing No. RRT(D)CR-80/2020-21.**
25. We note from the entry made in the Mutation Register extract bearing MR No. T8/2020-21 (**Document No.**) that land bearing Survey No. 349/2 measuring 21 Guntas (including 1 Guntas of kharab land) is bifurcated into 2 (two) portions i.e., Survey Nos. 349/2 and 349/8. Portion measuring 12 Guntas belonging to Mrs. Gowramma is assigned new Survey No. 349/8 i.e., Property-B herein.
 26. Thereafter, Mrs. Gowramma daughter of Late Malleshappa and her husband Mr. Lakshmi Kumar (*acting for self and as father and natural guardian for his minor children Mr. Gowtham K. L and Ms. Mamatama K. L.*) sold land bearing Survey No. 349/8 (earlier part of Survey No. 349/2) measuring 12 Guntas i.e., Property-B in favour of Mr. R Rahul Bohra, represented by his attorney holder Mr. Ramesh Chand Bohra vide Sale Deed dated 06.11.2020, registered as Document No. BYP-1-04923-2020-21, at the office of the Sub-Registrar, Gandhinagar (Byatarayanapura), Bengaluru (**Document No.**). Mr. R. Rahul Bohra was recorded as the khatedar of Survey No. 349/8 vide entry in the Mutation Register extract bearing MR No. H36/2020-21 (**Document No.**).
 27. Thereafter, Mr. R. Rahul Bohra obtained change of land use dated 27.03.2025 and converted Property-A and Property-B dated 06.09.2025, the details of the change of land use and conversion

are morefully discussed herein below in paragraph 2 of clause IV.

28. In the aforesaid manner, Mr. R. Rahul Bohra, son of Mr. Ramesh Chand Bohra acquired the right, title and interest in respect of Property-A and Property-B, which is Composite Property.

IV. Zoning and Conversion:

1. As per the Revised Master Plan – 2015 issued by the Bangalore Development Authority ('BDA'), we note that the Survey No.349 is earmarked for 'agricultural' purposes. We note from the Change of Land Use Order 27.03.2025 bearing No. BDA/TCP/CLU-22/23-24/3524/2024-25, issued by the Commissioner, BDA with respect to the Composite Property (**Document No.**) that the land use of Composite Property was changed from agricultural to residential use, subject to certain conditions specified therein.
2. Thereafter, Mr. R. Rahul Bohra converted Property-A and Property as below:
 - (a) Property-A was converted from agricultural to non-agricultural Layout-Residential purposes in terms of Official Memorandum dated 06.09.2025 bearing No. 778970 issued by the office of the Deputy Commissioner, Bengaluru (**Document No.**); and
 - (b) Property-B was converted from agricultural to non-agricultural Layout-Residential purposes in terms of Official Memorandum dated 06.09.2025 bearing No. 778971 issued by the office of the Deputy Commissioner, Bengaluru (**Document No.**).

We are not provided with the following documents:

- (i) Commencement certificate, sketch and receipt acknowledging the change land use fee paid in respect of Property-A and Property-B
- (ii) Report issued by the Tahsildar with respect to Property-A and Property-B;
- (iii) Conversion Sketch issued with respect to Property-A and Property-B; and
- (iv) Certified copy of Mutation Register, pursuant to the said conversion of Property-A and Property-B;.

V. Record of Rights, Tenancy and Crops for Inspection ('RTCs'):

1. RTCs for Survey No.349:

- (a) RTCs for the period 1993-94 to 1996-97 (**Document No.**) reflect the name of Mr. Malleshappa as the holder and occupant with respect to land bearing Survey No. 349 measuring 5 Acres 06 Guntas (excluding 16 Guntas of kharab land);

We have been provided with Endorsement dated 21.03.2025 bearing No. R.K/C.R/179/2024-25 issued by the Tahsildar (Grade-2), Yelahanka (**Document No.**), reflecting the non-availability of RTCs for the period 1968 to 1990 with respect to Survey No. 349.

We have not been provided with RTCs for the period 1991-92 to 1992-93 with respect to Survey No. 349. Considering the RTCs for the period prior to and subsequent to the missing period are provided and they do not indicate any discrepancy in the ownership and occupancy, we have not insisted on RTCs for the missing period.

- (b) RTCs for the period 1997-98 to 2012-13 (**Document No.**) reflect the names of Mr. Malleshappa and Mr. M. N. Chandrappa as the holders and occupants with respect to land bearing Survey No. 349 measuring 5 Acres 06 Guntas (excluding 16 Guntas of kharab land);
- (c) RTCs for the period 2013-14 (**Document No.**) reflect the name of Mr. Ganesh Kumar son of Late Malleshappa as the holder and occupant with respect to land bearing Survey No. 349 measuring 5 Acres 06 Guntas (excluding 16 Guntas of kharab land);

2. RTCs for Survey No.349/3:

- (a) RTCs for the period 2014-15 and 2015-16 (**Document No.**) reflect the name Mr. Ganesh Kumar son of Late Malleshappa as the holder and occupant with respect to land bearing Survey No. 349/3 measuring 1 Acres 26 Guntas (including 6 ½ Guntas of kharab land) i.e., Property-A herein;
- (b) RTCs for the period 2016-17 to 2018-19 (**Document No.**) reflect the name of Mr. Chandrappa son of Late Malleshappa as the holder and occupant with respect to Property-A;
- (c) RTCs for the period 2019-20 to 2024-25 (**Document No.**) reflect the name of Mr. R. Rahul Bohra represented by his father and constituted attorney Mr. B. Ramesh Chand Bohra as the holder and occupant with respect to Property-A;

3. RTCs for Survey No.349/2:

RTCs for the period 2015-16 to 2019-20 (**Document No.**) reflect the names of Mrs. Sujatha wife of Late Malleshappa, Mr. M, N. Venugopal son of Late Malleshappa and Mrs. Gowramma daughter of Late Malleshappa as the holders and occupants with respect to land bearing Survey No. 349/2 measuring 20 Guntas (excluding 01 Gunta of kharab land);

4. RTCs for Survey No.349/8:

- (a) RTCs for the period 2020-21 (**Document No.**) reflect the name of Mrs. Gowramma as the holder and occupant with respect to land bearing Survey No. 349/8 (earlier part of Survey No. 349/2) measuring 21 Guntas (excluding 01 Gunta of kharab land) i.e., Property-B herein; and
- (b) RTCs for the period 2021-22 to 2024-25 (**Document No.**) reflect the name of Mr. R. Rahul Bohra represented by his father and constituted attorney Mr. B. Ranesh Chand Bohra with respect to Property-B.

VI. Survey Records:

- 1. Village Map of Bettahalasuru Village (**Document No.**) shows the location of Survey No. 349 in Bettahalasuru Village and confirms that Survey No. 349 falls within Bettahalasuru Village limits, of which Composite Property forms a part.
- 2. Extract of Re-Survey Tippani dated 13.03.1940 (**Document No.**) which denotes that land bearing Survey No. 259 measuring 5 Acres has been reclassified and assigned with new Survey No. 349 measuring 5 Acres 16 Guntas and Mr. Mylari records as karda.

We have not been provided with the grant order, grant certificate to ascertain the terms imposed under the grant order. In this regard, it is advisable to obtain grant documents.

3. We note from the Hissa Survey Tippani and Pakka Book dated 20.09.2014 (**Document No.**) that land bearing Survey No. 349 measuring 5 Acres 16 Guntas (including 10 Guntas of kharab land) is bifurcated into 3 (three) portions i.e., Survey Nos. 349/1, 349/2 and 349/3. Upon phoddi:
 - (a) Portion measuring 3 Acres (excluding 2 ½ Guntas of kharab land) belonging to Mr. Ganesh Kumar is assigned new Survey No. 349/1;
 - (b) Portion measuring 20 Guntas (excluding 1 Gunta of kharab land) belonging to Mrs. Sujatha, Mr. N. M. Venugopal and Mrs. Gowramma is assigned new Survey No. 349/2; and
 - (c) Portion measuring 1 Acre 26 Guntas (excluding 6 ½ Guntas of kharab land) belonging to Mr. Ganesh Kumar assigned new Survey No. 349/3.
4. We also note from the Hissa Survey Tippani and Pakka Book dated 28.02.2020 (**Document No.**) that land bearing Survey No. 349/2 measuring 21 Guntas (including 1 Guntas of kharab land) is further bifurcated into 2 (two) portions i.e., Survey Nos. 349/2 and 349/8.
 - (a) Portion measuring 12 Guntas belonging to Mrs. Gowramma is assigned new Survey No. 349/8 i.e., Property-B herein;
 - (b) Remaining portion measuring 9 Guntas (including 1 Gunta of kharab land) is retained in Survey No.349/2.
5. Extract of Atlas (**Document No.**) denoting the location and shape of the Composite Property.
6. Extract of Akarband issued with respect to Survey No. 349/3 and Survey No. 349/2 (**Document No. and**) shows the total extent of land in (a) Survey No. 349/3 to be as 1 Acre 32 ½ Guntas with presence of 6 ½ Guntas of 'B' kharab land and (b) Survey No. 349/8 to be as 12 Guntas with no presence of kharab land.

VII. Endorsements:

1. We have not been provided with Index of Land register and Record of Rights register extract with respect to land bearing Survey No. 349. We have been provided with an Endorsement dated 21.03.2025 bearing No. R.K/C.R/178/2024-25, issued by the Tahsildar (Grade-2), Yelahanka (**Document No.**) reflecting the non-availability of the Index of Land and Record of Rights with respect to land bearing Survey No. 349.
2. We have been provided with a Nil Tenancy Certificate dated 04.03.2025 issued by the Tahsildar, Bengaluru (**Document No.**) to the effect that there are no tenancy applications filed / pending in Forms 7 and 7-A of the Karnataka Land Reforms Act, 1961, with respect to the Composite Property.
3. We have been provided with an Endorsement dated 14.03.2025 bearing No. PTCL/YLK/CR/760/2024-25, issued by Assistant Commissioner, Bengaluru (**Document No.**), confirming that no proceedings have been initiated under the provisions of the Karnataka

Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Property-A.

4. We have been provided with an Endorsement dated 25.03.2025 bearing No. PTCL/YLK/CR/764/2024-25, issued by Assistant Commissioner, Bengaluru (**Document No.**), confirming that no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Property-B.
5. We have been provided with an Endorsement dated 10.11.2020 bearing No. LRF(BE)/79AB/CR/217/2019-20, issued by the Special Tahsildar, Yelahanka Taluk, Bengaluru (**Document No.**) confirming that there are no proceedings under Sections 79-A, 79-B and 80 of the Karnataka Land Reforms Act, 1961, with respect to the Property-A.
6. We have been provided with an Endorsement dated 07.04.2025 bearing No. KHB/LAO/J.Bettahalasuru(349/3)/2025-26, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru (**Document No.**) confirming that the Composite Property has not been notified for any acquisition proceedings by the Karnataka Housing Board as on the date of issue of this Endorsement.

It is advisable to obtain and verify latest Endorsement from the jurisdictional Planning Authority (BDA), Karnataka Industrial Areas Development Board (KIADB), National Highway Authority of India / State Highway Authority with respect to the Composite Property.

VIII. Encumbrance Certificates:

1. We have been provided with the Encumbrance Certificates for the periods: (i) 01.04.1945 to 31.12.1950 (ii) 01.04.1950 to 31.07.1986 (iii) 01.08.1986 to 31.05.1989 and (iv) 01.06.1989 to 31.03.2004 with respect to Survey No. 349 measuring 5 Acres 06 Guntas (**Document No.**). The said Encumbrance Certificates reflect all registered transactions with respect to land bearing Survey No. 349 measuring 5 Acres 06 Guntas for the said period.
2. We have been provided with the Encumbrance Certificates for the periods 01.04.2004 to 13.03.2025 with respect to Survey No. 349/3 measuring 1 Acre 26 Guntas and Survey No. 349/8 measuring 12 Guntas i.e., Composite Property herein (**Document No.**). The said Encumbrance Certificates reflect all registered transactions with respect to the Composite Property for the said period.

Encumbrance Certificates for the periods 13.03.2025 to till date with respect to Survey No. 349/3 and Survey No.349/8 to be obtained and reviewed.

IX. Khata and tax paid receipts:

As Composite Property is converted, it is recommended to assess the same to tax and required taxes to be paid and obtain E-khata in the name of the present landowner, namely Mr. R. Rahal Bohra in respect of Composite Property.

X. Mortgages and Charges:

- (a) We have been provided with Mortgage deed dated 20.10.1957, registered as Document No. 1804 in Book-I, Volume 706, at Page 52, at the office of the Sub-Registrar, Devanahalli

(**Document No.**) executed by Mr. Mopurappa and his sons i.e., Mr. Malleshappa and Mr. Chandrappa in favour of Sri Nanjundeshwara Limited.

The said Mortgage Deed dated 20.10.1957 does not specifically mention the details of the mortgaged property. However, we note from the Encumbrance Certificate for the period 01.04.1950 to 31.07.1986, the said Mortgage Deed is with respect to Survey No. 349. We have not been provided with discharge deed/ no due certificate of the aforesaid mortgage. Considering that Mortgage Deed was executed in 1957, which was for agricultural/crop loan of Rs. 700/-. We note that Government of Karnataka has waived crop/agricultural loans from time to time and also considering that till date no claims have been raised from Sri. Nanjundeshwari Swamy Limited, now any claims would be barred by limitation.

- (b) We are provided with the Discharge Deed dated 16.02.1966, registered as Document No. 3309/1965-66 in Book-I, Volume 953 at Page 27, at the office of the Sub-Registrar, Devanahalli (**Document No.**), executed by President of Sahakara Sangha, represented by Mr. B. S. Shetty Rudrappa in favour of Mr. Mopurappa son of Mr. Munishamappa with respect to Survey No. 349. Upon review, we note that Mr. Mopurappa son of Mr. Munishamappa had mortgaged Survey No.349 in favour of President of Sahakara Sangha under a Mortgage Deed 06.03.1957, subsequently, the aforesaid mortgage has been discharged vide Discharge Deed dated 16.02.1966 that
- (c) We have been provided with (i) Lease cum Mortgage Deed dated 04.11.1966, registered as Document No. 4763/1966-67, at the office of the Sub-Registrar, Devanahalli and (ii) Mortgage by way of Lease Deed dated 04.11.1966, registered as Document No. 4764/1966-67, at the office of the Sub-Registrar, Devanahalli (**Document Nos. and**) executed by Mr. Mopurappa and his sons i.e., Mr. N. M. Muniswamappa and Mr. Malleshappa in favour of Primary Land Development Bank Limited with respect to Survey No. 349;

We have not been provided with discharge deed/ no due certificate of the aforesaid Mortgage Deeds dated 04.11.1966. Considering that Mortgage Deeds were executed in the year 1966, which was for agricultural/crop loan of Rs. 5,000/- respectively. We note that Government of Karnataka has waived crop/agricultural loans from time to time and also considering that till date no claims have been raised from Primary Land Development Bank Limited, now any claims would be barred by limitation.

Please provide Bank Declaration dated 22.10.1998, registered as Document No. 158/1998-99 executed by Mr. Malleshappa in favour of Bank of India with respect to Survey No. 349 measuring 5 Acres 6 Guntas (as referred in EC for the period 01.06.1989 to 31.03.2004) and the corresponding discharge / no due certificate.

Additionally, in response to our requisition as to any mortgages/charges created in respect of the Composite Property, we are informed by the landowner that there is no subsisting mortgage with respect to the Composite Property.

XI. Litigation:

In response to our requisition as to any litigations/ claims filed in respect of the Composite Property, we are informed by the landowner that there are no litigations pending as on date in respect of the Composite Property.

XII. Original Verification:

We have relied on the copies of the documents provided to us for our review, which are listed in section II of this report. We have not verified original title documents in relation to Composite Property.

XIII. Opinion on title of Composite Property:

Upon review of the aforementioned documents and subject to our comments and observations set out herein above, we are of the opinion that Mr. R. Rahal Bohra son of Mr. Ramesh Chand Bohra is the absolute owner of: **(i)** Land bearing Survey No. 349/3 measuring 1 Acres 26 Guntas (excluding 6 ½ Guntas of 'B' kharab land) i.e., Property-A herein; and **(ii)** Land bearing Survey No. 349/8 (earlier part of Survey No. 349/2) measuring 12 Guntas, i.e., Property-B herein, both situated at Bettahalasuru Village, Jala Hobli, Yelahanka Taluk and Bengaluru Urban District (i.e., the Composite Property herein). Mr. R. Rahul Bohra acquired the ownership over the Composite Property under the following two deeds: (i) Sale Deed dated 05.07.2019, registered as Document No. GNR-1-01435-2019-20; and (ii) Sale Deed dated 06.11.2020, registered as Document No. BYP-1-04923-2020-21.

September 22, 2025
DSK Legal

This Title Report is provided on the basis of the review and examination of various documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents. This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein. We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property and we have not carried out any technical diligence to ascertain the current position of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of this Title Report.

