

IN THE COURT OF 16TH ADDITIONAL CHIEF JUDICIAL MAGISTRATE, BANGALURU CITY  
C.R. Misc. No. 10256 /2025  
Between : 1. Mr. NAGARAJA, 2. Mr. Keshava, 3. Mr. Keshava, aged about 30 years, 2. Mr. Keshava S/o Keshava, aged about 30 years, 3. Kumar, 4. Kumar, 5. Kumar, 6. Kumar, aged about Minor, Pet. No & 2 are minors rep. by their legal Guardian, All are residing at No.39, 13th Main Road, Venkateswamy Garden, IPO Salappa Layout, Bangalore - 560 026. Petitioners

And: The Commissioner, B.B.M.P, Bangalore  
...Respondent

## PUBLIC NOTICE

This is to inform the General Public that the petitioners, have filed the above case before Hon'ble 16th Additional Chief Judicial Magistrate Bangalore, for the death certificate of the husband of the petitioner No.1 Keshava, S/o Narayana, died on 21.12.2021 at No. 39, 13th Main Road, Venkateswamy Garden, IPO Salappa Layout, Bangalore - 560 026. If anyone has got any objection or interest in this case, the same may be filed in the court in writing with all documents, on or before 01/01/2026 failing which the case will be decided ex parte, in accordance with law. Given under my hand and seal of the Court on this 08/01/2026

By order of the Court, Senior Sheriff, XVI Addl. Chief Judicial Magistrate Court, Bengaluru

IN THE COURT OF THE 18TH ADDITIONAL CHIEF JUDICIAL MAGISTRATE AT BENGALURU CITY  
C. Misc. No. 9503/2025

Between : 1. Mr. RAHIMATH ULLA KHAN, S/o late Lal Khan, Aged about 55 years, 2. Mr. RAHIM KHAN, S/o late Lal Khan, Aged about 49 years, Both Pet. No. #43, 30A Cross, Tikkal Layout, Bengaluru, Karnataka - 560041. Petitioners  
And : The Commissioner Registrar of Birth and Deaths BBMP Bengaluru - 560 002. Respondent

## PUBLIC NOTICE

Whereas the petitioners named above has filed the above case before Hon'ble 18th Additional Chief Judicial Magistrate Bangalore, for the death certificate of the husband of the petitioner No.1 Keshava, S/o Narayana, died on 21.12.2021 at No. 39, 13th Main Road, Venkateswamy Garden, IPO Salappa Layout, Bangalore - 560 026. If anyone has got any objection or interest in this case, the same may be filed in the court in writing with all documents, on or before 01/01/2026 failing which the case will be decided ex parte, in accordance with law.

Given under my hand and seal of the Court on this 08/01/2026

By order of the Court, Senior Sheriff, XVI Addl. Chief Judicial Magistrate Court, Bengaluru

## PUBLIC NOTICE

We issue this Notice under the instructions of and on behalf of our client, Mr. Vinod K.S. son of Mr. G. Shiva Hanumantha, aged about 45 years, currently resident of No.272, Sarjapura Main Road, Near Kodathi Railway Gate, Kodathi, Carmelarmal Post, Bengaluru, Karnataka-560 035 ('Client/Owner'). Based on the information provided to us by our Client for the purposes of issuing this Notice, we notify the following particulars:

Our Client and his family had entered into a Joint Development Agreement ('JDA') dated 23.06.2019 with M/s. Ashkrish Infrastructure Private Limited, (Formerly M/s. Suvastru Housing (P) Ltd), (registered as Document No. VRT-1-01987-2019-20 in Book I, stored in C.D. No. VRTD487, Sub. Registrar, Varthur, Bengaluru) for the development of the Schedule-A Property (described herein below) into a multi-storyed residential building complex comprising of flats/apartments known as Suvastru Kings Square.

In furtherance to the JDA our Client and his family had also executed a General Power of Attorney dated 28.06.2019 (GPA), in favour of Mr. Manoj Kumar, the Managing Director and nominee of the Developer (the 'Attorney/Agent' herein) (registered as Document No. VRT-4-00067-2019-20 in Book IV stored in C.D. No. VRTD487, Sub-Registrar, Varthur, Bengaluru). The Owner and the Developer have thereafter entered into a Supplementary Agreement dated 20.08.2024 ('SA') and Addendum dated 12.02.2025 to the JDA/GPA/SA wherein they have allocated the proposed flats/apartments forming part of their respective shares. The GPA was issued by the Owner to the Developer for limited purposes and had not authorised the Developer/Attorney to sell the Developer's Share without first completing the project in all respects. No authority was given to the Developer/Attorney under the GPA to deal with the Owner's remaining portion of the land measuring 30.916 Sq. Ft., out of the larger extent of 1 Acre 4 Guntas\* 47, 916 Sq. Ft., i.e., Schedule Property (described herein below) since the subject matter of JDA/GPA/SA is the same.

Our Client became aware that the Developer/Attorney by misusing the GPA, has fraudulently obtained BDA plan sanction including the remaining portions of aforesaid land and also, has been falsely marketing (online & offline) through deceptive brochures/marketing merchandise claiming that various amenities like clubhouses, mini football court, half basketball court, long tennis court, amphitheatre, senior seating area, kid's pool, swimming pool, health club, badminton court, cricket practising net, roller skating rink etc. will be provided.

Further, since time immemorial and by virtue of the family partition, the Schedule Property hereto was accessed through a 30 (thirty) feet mud road on the eastern-side from the outer edge of the Servient Heritage (Sy.No.189/1, Kodathi Village belonging to our Client's relative viz. Mr. Shivanarayappa) running south to north from the outer edge of the existing village road to the outer edge of the Schedule Property (Dominant Heritage) and hence, our Client by necessary implication had acquired valid easementary right over the said Servient Heritage for enjoying the said Schedule Property (Dominant Heritage) and the same is subject to a Rent of Rs. 4/- per month payable to our Client's relative viz. Mr. G. Shiva Hanumantha, A.G. 4 Guntas while the Dominant Heritage i.e., our Client's father's son is a partition lessor (i.e. Aroo 22 Gunta) in the joint properties under the above stated partition. Even by operation of law, our Client has statutory easementary rights u/s 13 of the Easements Act, 1882. However, the Developer who also has taken Sy.No.189/1 for joint development and having prior knowledge about the ground surface of both lands promised to give 30 feet wide road access on the western-side of Sy.No.189/1 and accordingly, in good faith our Client kept quiet until recently when the malevolent intent of both the Developer in collusion with our Client's relative came to fore when both of them have blocked the access and also, have wrongfully through gross suppression of facts have obtained temporary injunction restraining our Client's free ingress and egress in O.S.No.1564/2025 on the file of Hon'ble Civil Court, K.R.Pura, Bengaluru.

Our Client became aware also of the nefarious designs of the Developer who has not only constructed on the above 30 feet wide road meant for access and enjoyment of my Client's land forming part of the "Suvastru Kings Square-1" project illegally, and also, is now making illegal demands of money and deposit from us for giving us access and also, has wrongfully through gross suppression of facts obtained temporary injunction restraining our Client's free ingress and egress in O.S.No.1564/2025 on the file of Hon'ble Civil Court, K.R.Pura, Bengaluru.

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