



To,

Date: 26/09/2022

M/s. AUK SURAKSHA PROPERTIES

Office at No.36/52, 4th Floor,
12th Main, 27th Cross, 4th Block,
Jayanagar, Bangalore – 560 011.

Sir,

Sub: Legal opinion with respect to Immovable property being Converted Land bearing Sy.No.36/8 measuring 1 Acre 38 Guntas, and Sy.No.36/10 measuring 11 ¼ Guntas, having amalgamated Katha No.2318/Sy.No.36/8 & 36/10, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District.

List of the copies of the below mentioned documents furnished for the scrutiny and verification of the marketable right, title and interest of the owner to the Schedule Property:

Sl.No.	DETAILS OF DOCUMENTS
1.	Sale deed dated 07/05/1959, registered as Document No.619/1959-60, Book-I, Volume 109, Pages 129 to 131, in the office of Sub-registrar, Bangalore South Taluk
2.	Genealogical tree of Sri.Doddagullappa duly issued by Village Accountant Officer, Begur Circle
3.	Mutation Register Extract No.64/2004-05
4.	Order passed in RRT(1)CR 1175/04-05 dated 29/06/2005 issued by the Special Tahsildar Bangalore South Taluk
5.	Sale Deed dated 03/05/2006, registered as Document No.BAS-1-02762/2006-07, Book-I, Stored in CD No.BASD238, in the office Sub-registrar Bangalore South Taluk
6.	Rectification deed dated 03/05/2006, registered as Document BAS-1-02809/2006-07, stored in CD No. BASD238, in the office of the Sub-registrar, Bangalore South Taluk
7.	Death Certificate issued by Chief Registrar of Birth and Death, Government of Karnataka
8.	Genealogical tree of Sri.Chikkajojappa issued by Village Accountant Officer, Begur Circle
9.	Order passed in RRT(1)CR 1175/04-05 dated 29/06/2005 issued by the Special Tahsildar Bangalore South Taluk
10.	Order passed in R.A(S) 129/2005-06 by the Court of the Assistant Commissioner Bangalore South Sub-division
11.	Mutation Register Extract No.64/2004-05



12.	Order sheet along with plaint, written statement, compromise petition in O.S.No.633/2010, before the Court of Civil Judge (Sr. Dvn) Bangalore Rural
13.	Decree in O.S.633/2010 registered on 23/09/2010 as Document No.BGR-1-03293/2010-11, stored in CD No. BGRD51, in the office of the Sub-registrar, Begur, Bangalore
14.	Order dated 25/11/2010 passed in R.A(S) 226/2008-09 by the Court of the Assistant Commissioner Bangalore South Sub-division
15.	Mutation Register Extract No.19/2010-11
16.	Sale deed dated 08/12/2010, registered as Document No.BGR-1-04826/2010-11, stored in CD No.BGRD60, in the office of the Sub-registrar Begur, Bangalore
17.	Mutation Register Extract No.22/2010-11
18.	Confirmation Deed dated 20/01/2011, registered as Document No.BGR-1-05802/2010-11, stored in CD No.BGRD66, in the office of the Sub-registrar Begur
19.	Official Memorandum /Conversion Certificate No.ALN/(S.B)/SR/130/2011-12 dated 05/05/2012 issued by the Deputy Commissioner, Bangalore District along with fee paid challan and sketch
20.	Letter dated 20/03/2012, issued by Deputy Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore
21.	Plaint and order sheet in O.S.1438/2005 on the file of Court of Civil Judge (Sr.Dvn), at Bangalore Rural District
22.	Sale deed dated 04/01/2013, registered as Document No.BGR-1-09235/2012-13, stored in CD No. BGRD190, in the office of the Sub-registrar Jayanagar (Begur), Bangalore
23.	Sale deed dated 03/09/2014, registered as Document No.BTM-1-03600/2014-15, stored in CD No.BTMD73, in the office of the Sub-registrar, Jayanagar (BTM Layout) Bangalore
24.	Genealogical tree of Sri.Nanjappa duly issued by Village Accountant Officer, Begur Circle
25.	Mutation Register Extract No.16/2005-06
26.	Mutation Register Extract No.17/2005-06
27.	Mutation Register Extract No.39/2006-07
28.	Partition deed dated 23/07/2010, registered as Document No.BGR-1-03740/2011-12, Stored in CD No.BGRD100, in the office of Sub-registrar, Jayanagar (Begur)
29.	Mutation Register Extract No.4/2011-12
30.	Official Memorandum /Conversion Certificate No.ALN/(S.B)/SR/42/14-15 dated 19/12/2014 issued by the Deputy Commissioner, Bangalore District along with sketch



31.	Letter dated 12/11/2014, issued by Deputy Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore
32.	Partition deed dated 04/02/2015, registered as Document No.BGR-1-06870/2014-15, Stored in CD No.BGRD257, in the office of Sub-registrar, Jayanagar (Begur)
33.	Sale deed dated 27/12/2019, registered as Document No.BGR-1-07299/2019-20, Stored in CD No.BGRD602, in the office of Sub-registrar, Jayanagar (Begur), Bangalore
34.	Sale deed dated 14/08/2020, registered as Document No.JAY-1-01942/2020-21, Stored in CD No.JAYD782, in the office of Sub-registrar, Jayanagar, Bangalore
35.	Exchange Deed dated 08/09/2021, registered as Document No.BGR-1-04846/2021-22, Stored in CD No.BGRD983, in the office of Sub-registrar, Jayanagar (Begur), Bangalore
36.	Joint Development Agreement dated 13/05/2022, registered as Document No.BSG-1-01141/2022-23, Stored in CD No.BGRD1162 in the Office of Sub-registrar, Jayanagar (Begur), Bangalore
37.	General Power of Attorney dated 13/05/2022 registered as Document No. BSG-4-00039/2022-23, Stored in CD No.BGRD1162 in the Office of Sub-registrar, Jayanagar (Begur), Bangalore
38.	Receipt No.RE-ifms453-BC/000196 dated 18/02/2022 issued by Bruhath Bengaluru Mahanagara Palike
39.	Khatha certificate dated 24/02/2022 with respect to Katha No.2318/36/8
40.	Khatha Extract dated 24/02/2022 with respect to Katha No.2318/36/8
41.	Receipt No.RE-ifms453-BC/000197 dated 18/02/2022 issued by Bruhath Bengaluru Mahanagara Palike
42.	Khatha certificate dated 24/02/2022 with respect to Katha No.2319/36/10
43.	Khatha Extract dated 24/02/2022 with respect to Katha No.2319/36/10
44.	Special Notice dated 12/04/2022 issued by Revenue Officer, BBMP
45.	Khatha certificate dated 28/04/2022 with respect to Katha No.2318/Sy.No.36/8 & 36/10
46.	Khatha Extract dated 28/04/2022 with respect to Katha No.2318/Sy.No.36/8 & 36/10
47.	Tax paid receipt for the period 2022-23
48.	Tax paid receipt for the period 2022-23



49.	RTC Extracts for the period from 1968-69 to 2012-13, 2018-19 to 2021-22 with respect to land bearing Sy.No.36/8
50.	Endorsement bearing No.RK/CR/18/07 issued by Tahsildar, Bangalore South Taluk
51.	RTC Extracts for the period from 1968-69 to 1972-73, 1978-79 to 2010-11, with respect to land bearing Sy.No.36/1
52.	RTC Extracts for the period from 2011-12 to 2021-22 with respect to land bearing Sy.No.36/10
53.	Encumbrance Certificate for the period 01/04/1957 to 30/03/2004 with respect to land bearing Sy.No.36/8
54.	Encumbrance Certificate for the period 01/04/2004 to 14/09/2022 with respect to land bearing Sy.No.36/8
55.	Encumbrance Certificate for the period 01/04/1957 to 30/03/2004 with respect to land bearing Sy.No.36/1
56.	Encumbrance Certificate for the period 01/04/2004 to 13/09/2022 with respect to land bearing Sy.No.36/10, Old Sy.No.36/1
57.	Nil Tenancy Certificate bearing No.RD0038208525918 dated 02/02/2021 issued by the Tahsildar, Bangalore South Taluk
58.	Endorsement bearing No.LRF/CR/39/2011-12 dated 26/05/2011 issued by the Assistant Commissioner, Bangalore South Division, Bangalore
59.	Endorsement bearing No.LRF/CR/34/2014-15 dated 20/10/2014 issued by the Assistant Commissioner, Bangalore South Division, Bangalore
60.	Endorsement bearing No.PTCL/CR/271/2020-21 dated 30/01/2021 issued by the Assistant Commissioner, Bangalore South Division, Bangalore
61.	Endorsement bearing No.PTCL/CR/274/2020-21 dated 08/02/2021 issued by the Assistant Commissioner, Bangalore South Division, Bangalore
62.	Endorsement issued by Tahsildar, Bangalore South Taluk
63.	Akarbhandh with respect to land bearing Sy.No.36/8 and Sy.No.36/10 of Yelenahalli Village
64.	Survey Sketch and Tippany issued by the Village Accountant
65.	Village map of Yelenahalli
66.	Partnership Deed dated 08/10/2021 along with Form C of "M/s. AUK SURAKSHA PROPERTIES"



TITLE FLOW OF SY.NO.36/8

1. On perusal of the documents it is observed that the Land bearing Sy.No.36/8 measuring 1 Acre 38 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, originally belonging to Sri.Nanjuda alias Nanjundashetty S/o Bisalappa.
2. By virtue of the Sale deed dated 07/05/1959, Sri.Venkatarayashetty, Sri.Nanjundashetty, and Sri.Muthaiah Shetty, all are sons of Bisalappa, conveyed the land bearing Sy No.36/8 measuring 1 Acre 38 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Kaverappa S/o Dodd Gullappa. The said Sale deed is registered as Document No.619/1959-60, Book-I, Volume 109, Pages 129 to 131, in the office of Sub-registrar, Bangalore South Taluk. The copy of the Sale Deed dated 07/05/1959 could be evidenced from **Document No.1**.
3. On perusal of Genealogical tree of Sri.Doddagullappa duly issued by Village Accountant Officer, Begur Circle, it is observed that Sri.Doddagullappa's wife name is Muniyamma and their children are Sri.Kaverappa and Sri.Muniyappa. Further states that Sri.Kaverappa died leaving behind his wife Smt.Jayamma and children Smt.Rajamma, Sri.Ramachandra, Smt.Dhanalakshmi, Smt.Ambuja and Smt.Lalitha. Further states that Sri.Muniyappa's wife name is Ammayyamma and their children are Smt.Shanthamma, Sri.Muniraju, Sri.Anand, Smt.Munirathna, Smt.Manjula and Smt.Nethravathi. The copy of the Genealogical tree of Sri.Doddagullappa could be evidenced from **Document No.2**.
4. The Khatha for the land bearing Sy.No.36/8 measuring 1 Acre 38 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, mutated in the name of Smt.Jayamma W/o. Late.Kaverappa pursuant to order passed in RRT(1)CR 1175/04-05 dated 29/06/2005 issued by the Special Tahsildar Bangalore South Taluk, vide. Mutation Register Extract No.64/2004-05. The copies of Mutation Register Extract No.64/2004-05 along with Order passed in RRT(1)CR 1175/04-05 dated 29/06/2005 could be evidenced from **Document No.3 and 4**.
5. By virtue of the Sale Deed dated 03/05/2006, Smt.Jayamma W/o. late.Kaverappa along with her children and Sri.Muniyappa S/o. Dodd Gullappa along with his wife and children, conveyed the Land



bearing Sy.No.36/8 measuring 1 Acre 38 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District in favour of Sri.J.Ignecius Raju S/o. late.Chikka Jojappa. The said Sale deed is registered as Document No.BAS-1-02762/2006-07, Book-I, Stored in CD No.BASD238, in the office Sub-registrar Bangalore South Taluk. As there was mistake crept in the registration of the sale deed, the same was rectified by executing Rectification deed dated 03/05/2006, registered as Document BAS-1-02809/2006-07, stored in CD No. BASD238, in the office of the Sub-registrar, Bangalore South Taluk. The copy of the Sale Deed dated 03/05/2006 and Rectification deed dated 03/05/2006 could be evidenced from **Document No.5 and 6.**

6. On perusal of Death Certificate issued by Chief Registrar of Birth and Death, Government of Karnataka, it is observed that Sri.Ignacius Raju died on 06/05/2006. The copy of the Death Certificate of Sri.Ignacius Raju could be evidenced from **Document No.7.**
7. On perusal of Genealogical tree of Sri.Chikkajojappa issued by Village Accountant Officer, Begur Circle, it is observed that his wife name is Anthonamma and their children are Sri.Ignacius Raju and Chinnappa. Further bears out that Sri.Ignacius Raju died leaving behind his wife Smt.Divya Jyothi and children Arul Vincentraj and Immanuel Vincentraj. The copy of the Genealogical tree of Sri.Chikkajojappa could be evidenced from **Document No.8.**
8. One Sri.Mariyappa S/o. late.Jojappa and Smt.Chowramma W/o. late.Vigneshappa preferred an appeal against the Order passed in RRT(1)CR 1175/04-05 dated 29/06/2005 issued by the Special Tahsildar Bangalore South Taluk and Mutation Register Extract No.64/2004-05 in R.A(S) 129/2005-06 before the Court of the Assistant Commissioner Bangalore South Sub-division against Tahsildar and others. The said authority set aside the Order RRT(1)CR 1175/04-05 dated 29/06/2005 issued by the Special Tahsildar Bangalore South Taluk and remanded the matter to the Special Tahsildar Bangalore South Taluk for fresh enquiry vide. Order dated 13/05/2008. Subsequently after fresh enquiry, the Special Tahsildar, Bangalore South Taluk, Bangalore District, in RRT/Dis.No.36/2008-09 dated 07/11/2008, it was ordered to mutate the khatha of the Land bearing Sy.No.36/8 measuring 1 Acre 38 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District in the name of Smt.Divya Jyothi W/o. late.Ignacius Raju. Pursuant to said order, the khatha for the said land was mutated in



the name of Smt.Divya Jyothi vide. Mutation Register Extract No.7/2008-09. The copies of order passed in R.A(S) 129/2005-06 dated 13/05/2008, order passed in RRT/Dis.No.36/2008-09 dated 07/11/2008 and Mutation Register Extract No.7/2008-09 could be evidenced from **Document Nos.9, 10 and 11**.

9. Sri.Chinnappa@ Balaraj S/o. late.Chikka Jojappa and the brother of late.J.Ignecius Raju, filed a partition suit in O.S.No.633/2010, before the Court of Civil Judge (Sr. Dvn) Bangalore Rural against Smt.Anthonamma alias Mariyamma W/o. late.Chikka Jojappa and others. The said suit was decreed in terms of Compromise Petition dated 12/08/2010 between the parties to the suit. In the said Compromise Petition, the Land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas, situated at Yelenahali Village, Begur Hobli, Bangalore South Taluk, Bangalore District was allotted to the share of Smt.Anthonamma @ Mariyamma. The Decree passed in O.S.633/2010 was registered on 23/09/2010 as Document No.BGR-1-03293/2010-11, stored in CD No. BGRD51, in the office of the Sub-registrar, Begur, Bangalore. The copies of Order sheet along with plaint, written statement, compromise petition in O.S.633/2010 and registered Decree dated 23/09/2010 could be evidenced from **Document Nos.12 and 13**.
10. Meanwhile, Sri.Mariyappa S/o. late.Jojappa and Smt.Chowramma W/o. late.Vigneshappa preferred an appeal against the Order passed in RRT/Dis.No.36/2008-09 dated 07/11/2008 issued by the Special Tahsildar Bangalore South Taluk in R.A(S) 226/2008-09 before the Court of the Assistant Commissioner Bangalore South Sub-division against Tahsildar and others. The said authority dismissed the appeal and directed to mutate the khatha of Land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas, situated at Yelenahali Village, Begur Hobli, Bangalore South Taluk, Bangalore District in the name of Smt.Anthnamma alias Mariyamma vide. Order dated 25/11/2010. Pursuant to said order the khatha for the said land was mutated in the name of Smt.Anthonamma alias Mariyamma vide. Mutation Register Extract No.19/2010-11. The copies of Order passed in R.A(S) 226/2008-09 and Mutation Register Extract no.19/2010-11 could be evidenced from **Document Nos.14 and 15**.
11. By virtue of the Sale deed dated 08/12/2010, Smt.Anthonamma @ Mariyamma, W/o late.Chikka Jojappa, conveyed the land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in



favour of Sri.Sahayaraj S/o Anthonyswamy. The said Sale deed is registered as Document No.BGR-1-04826/2010-11, stored in CD No.BGRD60, in the office of the Sub-registrar Begur, Bangalore. The copy of the Sale deed dated 08/12/2010 could be evidenced from **Document No.16**.

12. Pursuant to said Sale deed, the khatha of land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, was mutated in the name of Sri.Sahayaraj vide. Mutation Register Extract No.22/2010-11. The copy of the Mutation Register Extract No.22/2010-11 could be evidenced from **Document No.17**.
13. By virtue of the Confirmation Deed dated 20/01/2011, Sri.Muniyappa S/o late. Doddagullappa and children, have confirmed right, title and interest in the name of Sri.Sahayaraj S/o. Anthonyswamy, in respect of the land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The said Confirmation Deed is registered as Document No.BGR-1-05802/2010-11, stored in CD No.BGRD66, in the office of the Sub-registrar Begur. Bangalore. The copy of the Confirmation Deed dated 20/01/2011 is evidenced from **Document No.18**.
14. Sri.Sahayaraj, S/o Anthonyswamy, applied and obtained conversion of land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District from agricultural purposes to non-agricultural Residential Purposes vide. Official Memorandum /Conversion Certificate No.ALN/(S.B)/SR/130/2011-12 dated 05/05/2012 issued by the Deputy Commissioner, Bangalore District. The copy of Official Memorandum /Conversion Certificate No.ALN/(S.B)/SR/130/2011-12 dated 05/05/2012 along with fee paid challan and sketch could be evidenced from **Document No.19**.
15. The Letter dated 20/03/2012, issued by Deputy Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore, it is stated that the land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District has not been acquired by the said authority for any of its projects. The copy of the Letter dated 20/03/2012 issued by Deputy Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore could be evidenced from **Document No.20**.



16. Meantime Sri.Mariyappa S/o late.Jojappa and Smt.Chowramma W/o. late.Vigneshappa filed a declaration suit in O.S.1438/2005 on the file of Court of Civil Judge (Sr.Dvn), at Bangalore Rural, against Smt.Jayamma and others with respect to land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The said suit dismissed for non-prosecution on 20/09/2016. The copy of the plaint could be evidenced from **Document No.21**.
17. By virtue of the Sale deed dated 04/01/2013, Sri.Sahayaraj, S/o Anthonyswamy, conveyed the Converted land bearing Sy.No.36/8, measuring 1Acre 38 Guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Naveen S/o.Ramesh. The said Sale deed is registered as Document No.BGR-1-09235/2012-13, stored in CD No. BGRD190, in the office of the Sub-registrar Jayanagar (Begur), Bangalore. In the said Sale deed, the family members of Sri.Mariyappa S/o late.Jojappa and Smt.Chowramma W/o. late.Vigneshappa have signed as Confirming Party to the deed by confirming that they do not claim any right, title in the aforesaid land. The copy of the Sale deed dated 04/01/2013 could be evidenced from **Document No.22**.
18. By virtue of the Sale deed dated 03/09/2014, Sri.Naveen S/o Sri.Ramesh along with Sri.Sahayaraj, conveyed the Converted land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Govinda Naidu.R S/o. Rangaiah Naidu. The said Sale deed is registered as Document No.BTM-1-03600/2014-15, stored in CD No.BTMD73, in the office of the Sub-registrar, Jayanagar (BTM Layout) Bangalore. The copy of the Sale deed dated 03/09/2014 could be evidenced from **Document No.23**.

TITLE FLOW OF SY.NO.36/10

19. On perusal of the documents it is observed that the Land bearing Sy.No.36/1 measuring 2 Acres 05 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, originally belonging to Sri.Nagappa S/o. Nanjappa.
20. On perusal of Genealogical tree of Sri.Nanjappa duly issued by Village Accountant Officer, Begur Circle, it is observed that Sri.Nanjappa's children are Nagappa and Nanjappa. Further bears out that Sri.Nagappa's wives are Smt.Gullamma and Smt.Muniyamma and



their children are Sri.Nanjundappa, Sri.Shamanna, Sri.Nagarathna, Smt.Munilakshmi and Smt.Komala. Further bears out that Nanjappa's children are Sri.Muninanjappa and Sri.Nagaraj. The copy of the Genealogical tree of Sri.Nanjappa could be evidenced from **Document No.24.**

21. On perusal of Mutation Register Extract No.16/2005-06, it is observed that portion of land bearing Sy.No.36/1 measuring 22 ½ guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, was mutated in the name of Sri.Nagarajappa S/o. Nanjappa as per panchayath parikath dated 05/07/2005. However, the copy of the panchayath parikath dated 05/07/2005 is not available. The copy of the Mutation Register Extract No.16/2005-06 could be evidenced from **Document No.25.**
22. On perusal of Mutation Register Extract No.17/2005-06, it is observed that portion of land bearing Sy.No.36/1 measuring 22 ½ guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, was mutated in the name of Sri.Muninanjappa S/o. Nanjappa as per panchayath parikath dated 05/07/2005. However the copy of the panchayath parikath dated 05/07/2005 is not available. The copy of the Mutation Register Extract No.17/2005-06 could be evidenced from **Document No.26.**
23. On perusal of Mutation Register Extract No.39/2006-07, it is observed that portion of land bearing Sy.No.36/1 measuring 1 Acre 05 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, was mutated in the name of Sri.N.Nanjundappa S/o. Nagappa as per partition deed dated 14/07/2005. However, the copy of the partition deed dated 14/07/2005 is not available. The copy of the Mutation Register Extract No.39/2006-07 could be evidenced from **Document No.27.**
24. Subsequently by virtue of the Partition deed dated 23/07/2010, the children of late.Nagappa namely, Sri.Nanjundappa, Smt.Muniyamma, Sri.Shamanna, Smt.N.Nagarathna, Smt.MuniLakhsmi, Smt.Komala along with the children of late.Nanjappa namely Sri.Muninanjappa, Sri.Nagaraju had entered into written partition deed with respect to the land bearing Sy No.36/1, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, and other lands. The said Partition Deed is registered as Document No.BGR-1-03740/2011-12, Stored in CD No.BGRD100, in the office of Sub-registrar, Jayanagar (Begur). In the said Partition deed,



Sri.Muninanjappa was allotted to an extent of 22 ½ guntas in Sy.No.36/1 and Sri.Nagaraja was allotted to an extent of 22 ½ guntas in Sy.No.36/1. The copy of the Partition Deed dated 23/07/2010 could be evidenced from **Document No.28**.

25. The land bearing Sy.No.36/1 measuring 2 Acres 10 guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, was podied into Sy.No.36/1 measuring 1 Acre 05 guntas, Sy.No.36/9 measuring 22 ½ guntas and Sy.No.36/10 measuring 22 ½ guntas. The land in possession of Sri.Muninanjappa was assigned with Sy.No.36/10 and accordingly khatha was mutated in his name vide Mutation Register Extract No.4/2011-12. The copy of Mutation Register Extract No.4/2011-12 could be evidenced from **Document No.29**.
26. Sri.Muninajappa S/o. late.Nanjappa, applied and obtained conversion of land bearing Sy.No.36/10, measuring 22 ½ Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District from agricultural purposes to non-agricultural Residential Purposes vide. Official Memorandum /Conversion Certificate No.ALN/(S.B)/SR/42/14-15 dated 19/12/2014 issued by the Deputy Commissioner, Bangalore District. The copy of Official Memorandum /Conversion Certificate No.ALN/(S.B)/SR/42/14-15 dated 19/12/2014 along with sketch could be evidenced from **Document No.30**.
27. The Letter dated 12/11/2014, issued by Deputy Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore, it is stated that the land bearing Sy.No.36/10, measuring 22 ½ Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District has not been acquired by the said authority for any of its projects. The copy of the Letter dated 12/11/2014 issued by Deputy Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore could be evidenced from **Document No.31**.
28. By virtue of the Partition deed dated 04/02/2015, Sri.Muninanjappa S/o. late.Nanjappa and his children namely Sri.M.Nagendra, Smt.Padma.M., Sri.M.Ravi, had entered into partition the Converted land bearing Sy No.36/10 measuring 22 ½ guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Kaverappa S/o Dodda Gullappa. The said Partition Deed is registered as Document No.BGR-1-06870/2014-15, Stored in CD No.BGRD257, in the office of Sub-registrar, Jayanagar



(Begur). In the said Partition deed, Sri.M.Nagendra was allotted to an extent of 11 ¼ guntas in Sy.No.36/10 and Sri.M.Ravi was allotted to an extent of 11 ¼ guntas in Sy.No.36/10. The copy of the Partition Deed dated 04/02/2015 could be evidenced from **Document No.32**.

29. By virtue of the Sale deed dated 27/12/2019, Sri.M.Nagendra along with his wife and children conveyed the land bearing Sy No.36/10 measuring 11 ¼ guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.M.Manjunatha S/o. Late.Munidasappa. The said Sale deed is registered as Document No.BGR-1-07299/2019-20, Stored in CD No.BGRD602, in the office of Sub-registrar, Jayanagar (Begur), Bangalore. The copy of the Sale deed dated 27/12/2019 could be evidenced from **Document No.33**.

30. By virtue of Sale deed dated 14/08/2020, Sri.M.Manjunatha conveyed the land bearing Sy No.36/10 measuring 11 ¼ guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Arjun.G. S/o. Sri.R.Govinda Naidu. The said Sale deed is registered as Document No.JAY-1-01942/2020-21, Stored in CD No.JAYD782, in the office of Sub-registrar, Jayanagar, Bangalore. The copy of the Sale deed dated 14/08/2020 could be evidenced from **Document No.34**.

COMMON TITLE FLOW OF SY.NO.36/8 AND 36/10

31. By virtue of the Exchange Deed dated 08/09/2021, Sri.R.Govinda Naidu and Sri.Arjun.G. by way of exchange conveyed the Converted land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas and Sy.No.36/10 measuring 11 ¼ guntas, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.Prasanna Kumar S/o. Sri.Periyanna and Sri.Anilash.P. S/o. Sri.Prasanna Kumar in lieu of properties situated at Kalena Agrahara village. The said Exchange Deed is registered as Document No.BGR-1-04846/2021-22, Stored in CD No.BGRD983, in the office of Sub-registrar, Jayanagar (Begur), Bangalore. The copy of the Exchange Deed dated 08/09/2021 could be evidenced from **Document No.35**.

32. By virtue of the Joint Development Agreement dated 13/05/2022, Sri.Prasanna Kumar S/o. Sri.Periyanna and Sri.Anilash.P. S/o. Sri.Prasanna Kumar had entered into a development agreement with M/s.Auk Suraksha Properties, a Partnership Firm with respect to the Converted land bearing Sy.No.36/8, measuring 1 Acre 38 Guntas and



Converted land bearing Sy.No.36/10 measuring 11 1/4 guntas, totally measuring 2 acres 9 1/4 guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The said Joint Development Agreement dated is registered as Document No.BSG-1-01141/2022-23, Stored in CD No.BGRD1162 in the Office of Sub-registrar, Jayanagar (Begur), Bangalore. The copy of the Joint Development Agreement dated 13/05/2022 could be evidenced from **Document No.36**.

33. Pursuant to the said Joint Development Agreement, Sri.Prasanna Kumar S/o. Sri.Periyanna and Sri.Abilash.P. S/o. Sri.Prasanna Kumar have executed a General Power of Attorney dated 13/05/2022 in favour of M/s. Auk Suraksha Properties, a Partnership Firm. The said General Power of Attorney is registered as Document No. BSG-4-00039/2022-23, Stored in CD No.BGRD1162 in the Office of Sub-registrar, Jayanagar (Begur), Bangalore. The copy of the said General Power of Attorney dated 13/05/2022 could be evidenced from **Document No.37**.

34. On perusal of Receipt No.RE-ifms453-BC/000196 dated 18/02/2022 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.Prasanna Kumar and Sri.Abilash.P. had paid an amount of Rs.19,74,000/- towards improvement charges of Property bearing Katha No.2318/Sy.No.36/8, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Receipt dated 18/02/2022 could be evidenced from **Document No.38**.

35. The Khatha certificate and Khatha Extract dated 24/02/2022 bearing Katha No.2318/36/8, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the names of Sri.Prasanna Kumar and Sri.Abilash.P. as kathedars. The copy of the said Khatha certificate and Khatha Extract could be evidenced from **Document No.39 and 40**.

36. On perusal of Receipt No.RE-ifms453-BC/000197 dated 18/02/2022 issued by Bruhath Bengaluru Mahanagara Palike bears out that Sri.Prasanna Kumar and Sri.Abilash.P. had paid an amount of Rs.2,84,700/- towards improvement charges of Property bearing Katha No.2319/Sy.No.36/10, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said



Receipt dated 18/02/2022 could be evidenced from **Document No.41.**

37. The Khatha certificate and Khatha Extract dated 24/02/2022 bearing Katha No.2319/36/10 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the names of Sri.Prasanna Kumar and Sri.Abilash.P. as kathedars. The copy of the said Khatha certificate and Khatha Extract could be evidenced from **Document No.42 and 43.**
38. The Special Notice dated 12/04/2022 issued by Revenue Officer, BBMP, vide No.RA(BE)M.R./7/2022-23 bears out that BBMP amalgamated the Katha No.2318/36/8 and Katha No.2319/36/10 and assigned BBMP Katha No.2318/Sy.No.36/8 & 10 in respect of Residentially Converted Land bearing Sy.No.36/8 and 36/10, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, measuring 2 Acre 9 1/4 guntas or 97193.25 sq.ft. The copy of the said Special Notice dated 12/04/2022 could be evidenced from **Document No.44.**
39. The Khatha certificate and Khatha Extract dated 28/04/2022 bearing Katha No.2318/Sy.No.36/8 & 36/10, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagar Palike bears out the names of Sri.Prasanna Kumar and Sri.Abilash.P. as kathedars. The copy of the said Khatha certificate and Khatha Extract could be evidenced from **Document No.45 and 46.**
40. The said Sri.Prasanna Kumar and Sri.Abilash.P. had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period 2022-23 with regard to Property bearing No. 36/8, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.47.**
41. The said Sri.Prasanna Kumar and Sri.Abilash.P. had paid taxes to the Bruhat Bangalore Mahanagara Palike for the period 2022-23 with regard to Property bearing No. 36, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the said Tax-paid receipt could be evidenced from **Document No.48.**



OTHER REVENUE DOCUMENTS

42. On perusal of the RTC Extracts for the period from 1968-69 to 2012-13, 2018-19 to 2021-22 with respect to land bearing Sy.No.36/8, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, it is observed that it totally measures 1 Acre 38 Guntas. For the period 1968-69 to 1982-83 the names of Jojappa & Doddha Gullappa are shown as the owners. For the period 1983-84 to 2004-05, the name of Jojappa shown as the owner. For the period 2005-06 to 2009-10 the name of Smt.Jayamma is shown as the owner. For the period 2010-11 the names of Smt.Divyajyothi, and Smt.Anthonamma @ Mariyamma, are shown as the owners. For the period 2011-12 to 2012-13 and 2018-19 to 2021-22 the name of Sri.Sahayaraj is shown as the owner. The copy of the RTC extracts could be evidenced from **Document No.49**.

43. On perusal of the Endorsement bearing No.RK/CR/18/07 issued by Tahsildar, Bangalore South Taluk, bears out that it could not issue copies of RTC for the period 1973 to 1977, with respect to Land bearing Sy.No.36/8 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of Endorsement No.RK/CR/18/07 issued by Tahsildar, Bangalore South Taluk could be evidenced from **Document No.50**.

44. On perusal of the RTC Extracts for the period from 1968-69 to 1972-73, 1978-79 to 2010-11, with respect to land bearing Sy.No.36/1, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, it is observed that it totally measures 2 Acres 10 Guntas. For the period 1968-69 to 2004-05 the name Nagappa is shown as the owner. For the period 2005-06 to 2010-11 the names of Nagappa, Nagarajappa and Muninanjappa shown as the owners. The copy of the RTC extracts could be evidenced from **Document No.51**.

45. On perusal of the RTC Extracts for the period from 2011-12 to 2021-22 with respect to land bearing Sy.No.36/10, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, it is observed that it totally measures 22 ½ Guntas. For the period 2011-12 to 2021-22 the name Muninanjappa is shown as the owner. The copy of the RTC extracts could be evidenced from **Document No.52**.

46. The Encumbrance Certificate for the period 01/04/1957 to 30/03/2004 bears out the registration of Sale deed dated 07/08/1959 executed by Sri.Venkatarayashetty & others to



Sri.Kaverappa and otherwise bears out 'Nil' encumbrances with respect to land bearing Sy.No.36/8 measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk. The copy of the Encumbrance certificate could be evidenced from **Document No.53.**

47. The Encumbrance Certificate for the period 01/04/2004 to 14/09/2022 with respect to land bearing Sy.No.36/8 measuring 1 Acre 38 Guntas situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, bears out registration of following transactions:-

- a) Sale Deed dated 03/05/2006, registered as Document No.BAS-1-02762/2006-07, Book-I, Stored in CD No.BASD238, in the office Sub-registrar Bangalore South Taluk
- b) Rectification deed dated 03/05/2006, registered as Document BAS-1-02809/2006-07, stored in CD No. BASD238, in the office of the Sub-registrar, Bangalore South Taluk.
- c) Decree passed in O.S.633/2010 was registered on 23/09/2010 as Document No.BGR-1-03293/2010-11, stored in CD No. BGRD51, in the office of the Sub-registrar, Begur, Bangalore.
- d) Sale deed dated 08/12/2010, registered as Document No.BGR-1-04826/2010-11, stored in CD No.BGRD60, in the office of the Sub-registrar Begur, Bangalore.
- e) Confirmation Deed dated 20/01/2011, registered as Document No.BGR-1-05802/2010-11, stored in CD No.BGRD66, in the office of the Sub-registrar Begur. Bangalore.
- f) Sale deed dated 04/01/2013, registered as Document No.BGR-1-09235/2012-13, stored in CD No. BGRD190, in the office of the Sub-registrar Jayanagar (Begur), Bangalore.
- g) Sale deed dated 03/09/2014, registered as Document No.BTM-1-03600/2014-15, stored in CD No.BTMD73, in the office of the Sub-registrar, Jayanagar (BTM Layout) Bangalore.
- h) Exchange Deed dated 08/09/2021, registered as Document No.BGR-1-04846/2021-22, Stored in CD No.BGRD983, in the office of Sub-registrar, Jayanagar (Begur), Bangalore.
- i) Joint Development Agreement dated 13/05/2022, registered as Document No.BSG-1-01141/2022-23, Stored in CD No.BGRD1162 in the Office of Sub-registrar, Jayanagar (Begur), Bangalore

The copy of the Encumbrance certificate could be evidenced from **Document No.54.**



48. The Encumbrance Certificate for the period 01/04/1957 to 30/03/2004 bears out 'Nil' encumbrances with respect to land bearing Sy.No.36/1 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk. The copy of the Encumbrance certificate could be evidenced from **Document No.55.**

49. The Encumbrance Certificate for the period 01/04/2004 to 13/09/2022 with respect to land bearing Sy.No.36/10, Old Sy.No.36/1, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District, bears out registration of following transactions:-

- a) Partition deed dated 23/07/2010 registered as Document no.BGR-1-03740/2011-12 Stored in CD No.BGRD100, in the office of Sub-registrar, Jayanagar (Begur).
- b) Partition deed dated 04/02/2015, registered as Document No.BGR-1-06870/2014-15, Stored in CD No.BGRD257, in the office of Sub-registrar, Jayanagar (Begur).
- c) Sale deed dated 27/12/2019, registered as Document No.BGR-1-07299/2019-20, Stored in CD No.BGRD602, in the office of Sub-registrar, Jayanagar (Begur), Bangalore.
- d) Sale deed dated 14/08/2020, registered as Document No.JAY-1-01942/2020-21, Stored in CD No.JAYD782, in the office of Sub-registrar, Jayanagar, Bangalore.
- e) Exchange Deed dated 08/09/2021, registered as Document No.BGR-1-04846/2021-22, Stored in CD No.BGRD983, in the office of Sub-registrar, Jayanagar (Begur), Bangalore.
- f) Joint Development Agreement dated 13/05/2022, registered as Document No.BSG-1-01141/2022-23, Stored in CD No.BGRD1162 in the Office of Sub-registrar, Jayanagar (Begur), Bangalore

The copy of the Encumbrance certificate could be evidenced from **Document No.56.**

50. The Nil Tenancy Certificate bearing No.RD0038208525918 dated 02/02/2021 issued by the Tahsildar, Bangalore South Taluk bears out that there are no Tenancy claims registered against the land bearing Sy.No.36/8 measuring 1 Acre 38 Guntas and Sy.No.36/10 measuring 22 ½ guntas, both situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Nil Tenancy Certificate dated 02/02/2021 could be evidenced from **Document No.57.**



51. The Endorsement bearing No.LRF/CR/39/2011-12 dated 26/05/2011 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, bears out that there are no cases registered under Section 79A and B of the Karnataka Land Reforms Act with respect to the land bearing Sy.No.36/8 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 26/05/2011 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, could be evidenced from **Document No.58.**
52. The Endorsement bearing No.LRF/CR/34/2014-15 dated 20/10/2014 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, bears out that there are no cases registered under Section 79A and B of the Karnataka Land Reforms Act with respect to the land bearing Sy.No.36/10 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 20/10/2014 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, could be evidenced from **Document No.59.**
53. The Endorsement bearing No.PTCL/CR/271/2020-21 dated 30/01/2021 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, bears out that there are no cases registered under P.T.C.L.Act with respect to the land bearing Sy.No.36/8 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 30/01/2021 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, could be evidenced from **Document No.60.**
54. The Endorsement bearing No.PTCL/CR/274/2020-21 dated 08/02/2021 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, bears out that there are no cases registered under P.T.C.L.Act with respect to the land bearing Sy.No.36/10 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. The copy of the Endorsement dated 08/02/2021 issued by the Assistant Commissioner, Bangalore South Division, Bangalore, could be evidenced from **Document No.61.**
55. The Endorsement issued by Tahsildar, Bangalore South Taluk, bears out that since Record of Right No.449, with respect to the land bearing Sy.No.36/8 situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District are dilapidated condition, it could not issue copy of the same. The copy of the Endorsement issued by



Tahsildar, Bangalore South Taluk, could be evidenced from **Document No.62.**

56. The Akarbandh issued by Super-intendent, Bangalore South Taluk, bears out the land bearing Sy.No.36/8 of Yelenayhalli village totally measures 1 Acre 38 guntas without any kharab and the land bearing Sy.No.36/10 of Yelenahalli Village totally measures 22 $\frac{1}{2}$ guntas without kharab. The copy of Akharbandh could be evidenced from **Document No.63.**

57. On perusal of the Survey Sketch and Tippney issued by the Village Accountant, it is observed that land bearing Sy.No.36 of Yelenahalli Village, bifurcated and phodied into 36/1 to 36/10. The copy of Survey documents could be evidenced from **Document No.64.**

58. On perusal of Village map of Yelenahalli it bears out that Land bearing Sy.No.36 finds its place in village map. The copy of the Village map could be evidenced from **Document No.65.**

59. The Partnership Firm by name "M/s. AUK SURAKSHA PROPERTIES" formed by Sri.Koushik Somashekhar S/o. C.Somashekhar, Sri.Ujwal Bhaskar Naidu S/o. Bhaskar Naidu, Sri.V.Ramesh Babu S/o. late.V.Chandra Sekhar and Smt.Varsha Balaji Konidala D/o. Konidala, by entering into a Partnership Deed dated 08/10/2021. Pursuant to that Register of Firms, Jayanagar issued Form C dated 18/04/2022. The copy of the Partnership Deed dated 08/10/2021 along with Form C could be evidenced from **Document No.66.**

SCHEDULE PROPERTY

All that piece and parcel of Immovable property being Converted Land bearing Sy.No.36/8 measuring 1 Acre 38 Guntas, and Sy.No.36/10 measuring 11 $\frac{1}{4}$ Guntas, having amalgamated Katha No.2318/Sy.No.36/8 & 36/10, situated at Yelenahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District and bounded on:-

East by : Land bearing Sy.Nos.36/3,4,5,7 and portion of Sy.No.36/10;
West by : Land bearing Sy No.37 and Road;
North by : Road and Land bearing Sy.nos.36/1 & 36/2.
South by : Land bearing Sy No.37 and 39.



CERTIFICATE

I hereby certify that on perusal of the documents furnished to me and information furnished, it is observed that Sri.Prasanna Kumar S/o. Sri.Periyanna and Sri.Abhilash.P. S/o. Sri.Prasanna Kumar are the absolute owners having a valid and marketable title to the Schedule Property. and M/s.Auk Suraksha Properties, a Partnership Firm has development rights on the Schedule Property.

G.V.Sudhakar

Housiey.com