



Legal Scrutiny Report

To

Sowparnika Projects & Infrastructure Pvt Ltd.,
N0.750,'C' Block, I Main, AECS Layout,
Kundalahalli,
Bengaluru-560 037.

Title opinion in respect of the property bearing Survey numbers 86/1 , 86/3 & 86/4 measuring total extent of 7 Acres & 38 Guntas situated at Doddagattiganabbe Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.

SCHEDULE PROPERTIES: -

Doddagathiganabbe Village:- SY No.86/1:- 7 Acres and 38 Guntas.

I SY No.86/1:- 03 Acre -05 Guntas

All that piece and parcel of land SY No. 86/1, measuring an extent of 3 Acres and 5 guntas, situated at Doddagattiganabbe Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded (boundaries as reflected in the Official Memorandum)

East by : Poojena Agrahara Village Boundary ;

West by : Land in SY No.339 & 340;



North by : Land in SY No.87;

South by : Land in SY No.86/3 "

II. SY No.86/3:- 01 Acre -30 Guntas

All that piece and parcel of land SY No. 86/3, (old No.86/1) measuring an extent of 1 Acre and 30 guntas, situated at Doddagattiganabbe Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded (boundaries as reflected in the Official Memorandum)

East by : Pujena Agrahara Village Boundary ;

West by : SY No.341 ;

North by : SY No.86/1 ;

South by : SY No.86/4 "

III. SY No.86/4 – 3Acre -01 Gunta

All that piece and parcel of land SY No. 86/4 (old Sy No.86/1) ,measuring an extent of 3 acres and 01 gunta and 02 guntas of kharab land , situated at Doddagathiiganabbe Village Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded (boundaries as reflected in the Official Memorandum)

East by : Pujena Agrahara Village Boundary ;

West by : SY No.341 ;

North by : SY No.86/3 ;

South by : SY No.86/2 ;

I have prepared this legal opinion with respect to the schedule property on the basis of the title documents placed before me pertaining to the schedule property, having reviewed and examined the following documents.





Sl. No	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.
SY No.86/1:- 7 Acres and 38 Guntas.			
1		Index of land issued by Office of the Thasildar, Hosakote Taluk for SY No.86/1	Photocopy
2		Record of Rights bearing No.130 for Sy No.86/1 reflecting the name of Bacchegowda.	Photocopy
3		Record of Rights bearing No.200 for Sy No.86/1 reflecting the name of Venkataramanappa	Photocopy
4	8.5.1972	Deed of Partition registered as document No.588, entered into among Venkataramanappa and his children, namely Munegowda, Narayanppa, Bacchegowda, Hanumantha gowda & Ramegowda.	Photocopy
5	12.12.1997	Deed of Cancellation, registered as document No.1765, in the office of the Sub-registrar, Hosakote, entered into among Munegowda, Bacchegowda Narayanppa, Hanumantha gowda, Ramegowda.	Photocopy



6	12.12.1997	Deed of Partition, registered as document No.1766, in the office of the Sub-registrar, Hosakote, entered into among children of Late Venkataramanappa namely , Yeshodamma, Munegowda, Vijayamma, Bacchegowda, Hanumanthegowda, Ramegowda, Nagarathnamma ,Narayana and Sumitra.	Photocopy
7		Mutation Register Extract bearing MR No.3/97-98 issued by Thasildar, Hosakote Taluk reflecting the names of Munegowda, Hanamanthegowda and Narayana for the land in SY No.86/1.	Photocopy
8		Hissa Mojini Right Record issued by Surveyor, Taluk Land Survey Division, Hosakote Taluk for Sy No.86/1	Photocopy
9		Karnataka Revisional Settlement Aakarband issued by Surveyor, Land Records , Taluk Office, Hosakote Taluk for SY No.86/1, 86/4 & 86/3.	Photocopy
10	1969-70 - 1989-90	RTC in the names of Venkataramanappa, minor son narayanappa.	Photocopy
11	1989-90 - 1996-97	RTC in the name of Narayanappa.	Photocopy
I SY No.86/1- 3 Acres and 5 Guntas			
12	1996-97 - 2013-14	RTC issued by Village Accountant in the names of reflects the mutation of Munegowda, Hanumathnge Gowda and Narayana .	Photocopy





13	27.10.2020	Sale deed registered as document No.5820/2020-21 in the office of the Sub-registrar, Hosakote, executed by Munegowda, his wife, Anjana Munegowda and children, Adarsh Gowda, and Aditya Gowda and Haarika Gowda, Sharadhi Gowda, and Ganavi Munegowda, as Vendors, to and in favour of Munikrishna.	Photocopy
14	9.12.2020	Mutation Register Extract bearing MR No.H11/2020-21 issued by Revenue Inspector, Kasaba Hobli reflectin the name of Munikrishna.	Photocopy
15	28.10.2022	Official Memorandum bearing No.406476 issued by the Deputy Commissioner, Bangalore Rural District for Sy No.86/1 measuring 3 acres and 5 guntas.	Photocopy
16	26.05.2022	Endorsement bearing No. P.T.C.L.(Ho)/C.R/186/2022 issued by Divisional Commissioner, Sub-division, Doddaballapura under PTCL Act.	Photocopy
17	2013-2014 -2020-2021	RTC extract issued by Village Accountant in the name of Munegowda	Photocopy
18	2021-2022 - 2022-2023	RTC extract issued by Village Accountant in the name of Munikrishna	Photocopy



II Sy No.86/3- 1 Acre and 30 Guntas

19	27.10.2020	Sale deed as document No.5821/2020-21 in the office of the Sub-registrar, Hosakote, executed by Hanumathegowda , his wife, Radha and children, Keerthana, represented by her father & GPA Holder, Hanumathegowda and Mithun Siddarth as Vendors, to and in favour of Munikrishna.	Photocopy
20	9.12.2020	Mutation Register Extract bearing MR No.H9/2020-21 issued by Revenue Inspector, Kasaba Hobli reflecting the name of Munikrishna	Photocopy
21	28.10.2022	Official Memorandum bearing No.406478 issued by the Deputy Commissioner, Bangalore Rural District for Sy No.86/3	Photocopy
22	26.05.2022	Endorsement bearing No. P.T.C.L.(Ho)/C.R/186/2022 issued by Divisional Commissioner, Sub-division, for Sy No.86/3	Photocopy
23	18.08.2006	General Power of Attorney, registered as document No.430/2006-07, in the office of the Sub-registrar, Shivajinagar, executed by Keerthana to and in favour of her father ,Hanumathe Gowda.	
24	7.9.2015	Notarized Genealogical Family Tree of Hanumathegowda.	
25	2013-14 -- 2020-2021	RTC issued by Village Accountant ,in the name of Hanumanthe Gowda.	Photocopy





26	2021-2022 - 2022- 2023	RTC issued by Village Accountant , in the name of Munikrishna.	Photocopy
27	17.05.2005	Mutation Register Extract by MR No.20/2004-05 issued by Revenue Inspector, Kasaba Hobli for the land in the name Hanumathegowda.	Photocopy
28	11.04.2005	Deed of Mortgage, registered as document No.1/2005-06, C.D. No.HSKD39, in the office of the Sub-registrar, Hosakote Taluk executed by Hanumathegowda in favour of SBM.	Photocopy
29	03.10.2022	Discharge deed executed by SBM, Hosakote Branch in favour of Sri.Hanumenthe Gowda registered vide document No.9646/2022-23 in the office of the Sub-registrar, Hosakote,	Photocopy
30	30.12.2016	Letter issued by SBM, Hosakote Branch to the Sub-registrar, Hosakote.	Photocopy
III Sy No.86/4: - 3 Acres and 01 Gunta and 2 Guntas of Kharab extent.			
31	27.10.2020	Sale deed, as document No.5822/2020-21 in the office of the Sub-registrar, Hosakote, executed by Narayan , his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali, wife of Brijesh in favour of Munikrishna.	Certified



32	9.12.2020	Mutation Register Extract bearing MR No.H10/2020-21 issued by Revenue Inspector, Kasaba Hobli	Photocopy
33	26.05.2022	Endorsement bearing No. P.T.C.L.(Ho)/C.R/186/2022 issued by Divisional Commissioner, Sub-division, Doddaballapura for Sy No.86/4.	Photocopy
34	28.10.2022	Official Memorandum bearing No.406479 issued by the Deputy Commissioner, Bangalore Rural District for Sy No.86/4	Photocopy
35	27.10.2020	Irrevocable General Power of Attorney, registered as document No.638/2020-2021 , in the office of the Sub-registrar, Hosakote , executed by Narayan and his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali to and in favour of Munikrishana	Photocopy
36	2013-2014 - 2020- 2021	RTC extract issued by Village Accountant , in the name of Narayana	Photocopy
37	2021-2022 - 2022-23	RTC extract issued by Village Accountant in the name of Munikrishna.	Photocopy
38		Copy of the Atlas for Sy No.86/1 issued by Office of the Thasildar, Land Records, Hosakote Taluk	Photocopy
39	1.4.1960 - 31.3.2004	Encumbrance Certificate reflecting the partition of land in sy No.86/1 among Munegowda, Hanumathegowda, Narayana and others.	Photocopy





40	1.4.2004 - 12.10.2020 & 1.1.2020 - 12.04.2022 & 01.04.2022 - 24.01.2023	Nil Encumbrance Certificate for Sy No.86/1 measuring 3 acres and 5 guntas and reflects the transaction of sale of said land by Munegowda and others in favor of Munikrishna.	Photocopy
41	1.04.2004 - - 8.07.2014 & 1.4.2013 - 12.10.2020 & 1.1.2020 - 12.04.2022 & 01.04.202 2 - 31.01.202 3	Encumbrance Certificate for Sy No.86/3 -1 acre and 30 guntas reflects creation of mortgage by Hanumanthegowda in favour of SBM, Hosakote and nil encumbrance and reflects the transaction of sale of said land by Hanumanthegowda and others in favor of Munikrishna	Photocopy
42	1.4.2013 - 12.10.2020 & 1.1.2020 - 12.04.2022 & 1.04.2022 - 24.01.2023	Encumbrance Certificate Sy No.86/4 reflects nil encumbrance and transaction of sale of said land by Narayana and others in favor of Munikrishna	Photocopy



43	2.11.2022	Letter dated issued by Hosakote Town Sericulturist's cum Famer's Co-operative Society Ltd., in the name of Munikrishna for SY No.86/1.	Photocopy
44	18.11.2022	Mutation Register Extract bearing MR No.T 27/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk for land measuring measuring 1 acre and 30 gunta in Sy No.86/3 in the name of Munikrishna	Photocopy
45	18.11.2022	Mutation Register Extract bearing MR No.T 28/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk for land measuring measuring 3 acres and 01 gunta in Sy No.86/4 in the name of Munikrishna.	Photocopy
46	11.01.2023	Mutation Register Extract dated bearing MR No.T 51/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk for the land measuring measuring 3 acre and 5 gunta in Sy No.86/1 in the name of Munikrishna .	Photocopy

My opinion with respect to the right, title , interest and marketability of the schedule property bearing Survey numbers 86/1 , 86/3 & 86/4 measuring a total extent of 7 acres and 38 guntas in the name of Munikrishna situated at Doddagttiganabbe Village , Kasaba Hobli, Hosakote Taluk.

Flow of Title:

Land in SY No.86/1:- 7 Acres and 38 Guntas. (Total Extent)

On perusal of the documents on record, said land in Sy No.86/1, is situated at Doddagttiganabbe Village.





As per the RTC's and other documents on record it is reflected that the said land in SY No.86/1 initially belonged to one Venkataramanappa, S/o Bacchegowda by IHR 41/44-45, as an ancestral property.

Copy of the Index of land issued by Office of the Thasildar, Hosakote Taluk discloses that SY No.86/1 measures a total extent of 7 acres and 38 guntas, i.e 7 acres and 36 guntas and 2 guntas of kharab.

The said Index of land further discloses that the said land initially belonged to one Bacchegowda, s/o.Venkataramanappa (RR No.130) and Venkataramanappa s/o. Bacchegowda (RR No.200) and Venkataramanappa and minor son, Narayanappa.

The copy of Record of Rights bearing No.130 reflects the land in Sy No.86/1 held by Bacchegowda, s/o.Venkataramanappa as an ancestral property.

Record of Rights bearing No.200 reflects the land in Sy No.86/1 (along with other lands) held by Venkataramanappa s/o Bacchegowda by way of Inheritance as per I.H.R..41/44-45.

Subsequently by a Deed of Partition dated 8.5.1972, registered as document No.588/1972-73, Volume No.1329, Book-I,Page No.19-25 the said Venkataramanappa and his children, namely Munegowda, Narayanappa, Bacchegowda, Hanumantha gowda & Ramegowda, by which all the joint family properties belonging to Venkataramanappa, shared among the parties. In the said partition, the entire extent of land in Sy No.86/1 measuring a total extent of 7 acres and 36 guntas allotted to the share of Sri.B.Venkataramanappa and V. Narayanappa jointly, since V.Narayanappa minor represented by his father and natural guardian, Venktaramanappa.

However, upon the demise of said Venkataramnappa, the aforesaid partition deed came be cancelled as the parties to the said deed decided not to act upon the same. Further the female



legal heirs of Late Venkataramanappa were also not made parties to the earlier deed of partition dated 8.5.1972. Hence the Deed of Cancellation dated 12.12.1997, registered as document No.1765/1997-98, in the office of the Sub-registrar, Hosakote, entered into among Munegowda, Bacchegowda, Narayanppa, Hanumantha gowda and Ramegowda.

Whereas on the same day all the legal heirs of B.Venkataramanappa namely, Yeshodamma, Munegowda, Vijayamma, Bacchegowda, Hanumanthegowda, Ramegowda, Nagarathnamma, Narayana and Sumitra, have entered into a Deed of Partition dated 12.12.1997, registered as document No.1766/1997-98, in the office of the Sub-registrar, Hosakote, by which all the joint family property of late Venkataramanappa came to be partitioned among the parties.

In the aforesaid deed of partition dated 12.12.1997, Sy No.86/1, measuring 7 acres and 36 guntas apportioned among the parties as here mentioned. Sy No.86/1, measuring 3 acres and 5 guntas allotted to the share of Munegowda as per "A" Schedule; Sy No.86/1 measuring 1 acre and 30 guntas allotted to the share of Hanumanthegowda as per "C" Schedule; Sy No.86/1 measuring 3 acres and 1 guntas allotted to the share of Narayana as Per "E" Schedule of the said deed of partition.

Whereas the Mutation Register Extract bearing MR No.3/97-98 issued by Thasildar, Hosakote Taluk reflects the mutation of Munegowda, Hanamanthegowda and Narayana for the land in SY No.86/1 as per the aforementioned partition deed.

Upon partition as aforementioned, the land in SY No.86/1 came to be phoded and the land measuring 3 acre and 5 guntas allotted to the share of Munegowda has been assigned with Sy No.86/1, the land measuring 1 acre and 30 guntas allotted to the share of Hanumanthegowada has been assigned with Sy No.86/3 and land measuring 3 acre and 01 gunta allotted to the share of Narayana has been assigned with Sy No.86/4.

Copy of the Hissa Mojini Record issued by Surveyor, Taluk Land Survey Division, Hosakote Taluk





for Sy No.86/1 reflects that land in Sy No.86/1 measuring 7 acres and 38 guntas including 2 guntas of kharab and the has been phoded as aforementioned.

Karnataka Revisional Settlement Aakarband issued by Surveyor, Land Records, Taluk Office, Hosakote Taluk for SY No.86/1, 4 & 3 reflecting the measurement.

I SY No.86/1- 3 Acres and 5 Guntas

Whereas by a Sale deed dated 27.10.2020 (registered on), as document No.5820/2020-21 in the office of the Sub-registrar, Hosakote, executed by Munegowda, his wife, Anjana Munegowda, Adarsh Gowda son of Munegowda and his children Adithya Gowda and Haarika Gowda (Adithya Gowda and Haarika Gowda since minors, represented by their father and natural guardian, Adarsh Gowda) Sharadhi Gowda, w/o Adarshgowda and Ganavi Munegowda daughter of Munegowda, as Vendors, to and in favour of Sri. A. Munikrishna, conveyed the land in Sy No.86/1 measuring 3 acres and 5 guntas.

Mutation Register Extract dated 9.12.2020 bearing MR No.H11/2020-21 issued by Revenue Inspector, Kasaba Hobli reflects the mutation of Munikrishna for the land in Sy No.86/1 measuring 3 acres and 5 gunta as per the aforesaid Sale deed.

Official Memorandum dated 28.10.2022 bearing No.406476 issued by the Deputy Commissioner, Bangalore Rural District reflects that land bearing Sy No.86/1 measuring 3 acres and 5 guntas has been converted for residential purposes subject to certain conditions.

Mutation Register Extract dated 11.01.2023 bearing MR No.T 51/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk reflects that the land measuring measuring 3 acre and 5 gunta in Sy No.86/1 in the name of Munikrishna has been converted.

Endorsement dated 26.05.2022 bearing No. P.T.C.L.(Ho)/C.R/186/2022 issued by Divisional



Commissioner, Sub-division, Doddaballapura that there are no proceedings pending pertaining to Sy No.86/1 measuring 3 acres and 5 guntas belonging to Munikrishna at Doddagathiiganabbe Village under PTCL Act.

Further it is reflected in the RTC's that the extent held by Munegowda has been mortgaged with SCFSCS as per MT 8/87-88.

The Letter dated 2.11.2022 issued by Hosakote Town Sericulturist's cum Farmer's Co-operative Society Ltd., reflects that the loan against property bearing Sy No.86/1 in the name of Munikrishna measuring 3 acre and 5 guntas as per MR 8/87-88 has been completely repaid.

Copy of the Atlas for Sy No.86/1 issued by Office of the Thasildar, Land Records, Hosakote Taluk is available for perusal.

RTC's for Sy No.86/1:-

RTC for Sy No.86/1, from 1969-70 to 1989-90 reflects the mutation of Venkataramanappa, minor son narayanappa, to an extent of 7 acres and 36 guntas by way of Partition.

RTC for Sy No.86/1 from 1989-90 to 1996-97 reflects the mutation of Narayanappa, to an extent of 7 acres and 36 guntas by way of Partition.

Further the RTC for SY No.86/1 from 1996-97 to 2013-14 issued by Village Accountant, reflects the mutation of Munegowda (3 acre 5 guntas) Hanumathnge Gowda (1 A -30G) and Narayana (3 A-1G) as per partition by way of MR.3/97-98 .

RTC's for Sy No.86/1: - (upon phoding)

RTC extract for Sy No.86/1 from 2013-14 to 2020-2021 issued by Village Accountant, reflects the mutation of Munegowda (3 acres 5 guntas) by way of Partition

RTC extract for Sy No.86/1 for the year 2021-2022 to 2022-2023 issued by Village Accountant, reflects the mutation of Munikrishna (3 acre 5 guntas) by way of Sale.





II Sy No.86/3- 1 Acre and 30 Guntas .

Whereas by a Sale deed dated 27.10.2020, as document No.5821/2020-21 in the office of the Sub-registrar, Hosakote, executed by Hanumathegowda, his wife Radha and children, Keerthana, represented by her father & GPA Holder, Hanumathegowda and Mithun Siddarth as Vendors, to and in favour of Sri. A. Munikrishna, conveyed the land in Sy No.86/3 measuring 1 acres and 30 guntas.

Mutation Register Extract dated 9.12.2020 bearing MR No.H9/2020-21 issued by Revenue Inspector, Kasaba Hobli reflects the mutation of Sri. A. Munikrishna for the land in Sy No.86/3 measuring 1 acres and 30 guntas per the aforesaid Sale deed.

General Power of Attorney dated 18.08.2006, registered as document No.430/2006-07, in the office of the Sub-registrar, Shivajinagar, executed by Keerthana to and in favour of her father, Hanumathe Gowda, authorizing him deal with her undivided share of land and other in Joint family property including the land at Doddagattiganabbe Village.

Notarized Genealogical Family Tree of Hanumathegowda dated 7.9.2015 reflects the names of his family members.

Official Memorandum dated 28.10.2022 bearing No.406478 issued by the Deputy Commissioner, Bangalore Rural District reflects that land bearing Sy No.86/3 measuring 1 acres and 30 guntas has been converted for residential purposes subject to certain conditions.

Mutation Register Extract dated 18.11.2022 bearing MR No.T 27/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk reflects that the land measuring measuring 1 acre and 30 gunta in Sy No.86/3 in the name of Munikrishna has been converted.

Endorsement dated 26.05.2022 bearing No. P.T.C.L.(Ho)/C.R/186/2022 issued by Divisional



Commissioner, Sub-division, Doddaballapura that there are no proceedings pending pertaining to Sy No.86/3 measuring 1 acre and 30 guntas belonging to Munikrishna at Doddagathiiganabbe Village under PTCL Act.

The portion of land in Sy No.86/1 belonging to Hanumathegowda came to be mortgaged with SBM. The Mutation Register Extract dated 17.05.2005 by MR No.20/2004-05 issued by Revenue Inspector, Kasaba Hobli reflects the said facts.

The Deed of Mortgage dated 11.04.2005, registered as document No.1/2005-06, C.D. No. HSKD39, in the office of the Sub-registrar, Hosakote Taluk executed by Hanumathegowda in favour of SBM, reflects the existence of mortgage over the land bearing Sy No.86 measuring 1 acre and 30 guntas belonging to Hanumathegowda.

The Discharge letter dated 30.12.2016 issued by SBM, Hosakote Branch to Hanumathegowda, reflects that the loan stands closed as on 26.09.2008.

The Discharge deed dated 03-10-2022, registered as document No.9646/2022-23, in the office of the Sub-registrar, Hosakote executed by State Bank of India in favour of Hanumathegowda, confirms the discharge of mortgage.

RTC's for Sy No.86/3:- (upon phoding)

RTC extract for Sy No.86/3 from 2013-14 to 2020-2021 issued by Village Accountant, reflects the mutation of Hanumathnge Gowda (1 acre 30 guntas)

RTC extract for Sy No.86/3 for the year 2021-2022 to 2022-2023 issued by Village Accountant, reflects the mutation of Munikrishna (1 acre 30 guntas) by way of Sale.

Sy No.86/4: - 3 Acres and 01 Gunta and 2 Guntas of Kharab extent.

Whereas by a Sale deed dated 27.10.2020, registered as document No.5822/2020-21 in the office of the Sub-registrar, Hosakote, executed by Narayan, his wife, Vinutha and children,





Sahana Narayan, Brijesh Narayan and Megha Murali, wife of Brijesh Narayan as Vendors, to and in favour of Sri.A.Munikrishna, conveyed the land in Sy No.86/4 measuring 3 acres and 1 gunta and 2 guntas of Kharab extent .

Mutation Register Extract dated 9.12.2020 bearing MR No.H10/2020-21 issued by Revenue Inspector, Kasaba Hobli reflects the mutation of Munikrishna for the land in Sy No.86/4 measuring 3 acres and 01 gunta as per the aforesaid Sale deed.

Official Memorandum dated 28.10.2022 bearing No.406479 issued by the Deputy Commissioner, Bangalore Rural District reflects that land bearing Sy No.86/4 measuring 3 acres and 01 gunta has been converted for residential purposes subject to certain conditions.

Mutation Register Extract dated 18.11.2022 bearing MR No.T 28/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk reflects that the land measuring measuring 3 acres and 01 gunta in Sy No.86/4 in the name of Munikrishna has been converted.

Endorsement dated 26.05.2022 bearing No. P.T.C.L.(Ho)/C. R/186/2022 issued by Divisional Commissioner, Sub-division, Doddaballapura that there are no proceedings pending pertaining to Sy No.86/4 measuring 3 acres and 01 gunta belonging to Munikrishna at Doddagattiganabbe Village under PTCL Act.

RTC's for Sy No.86/4: - (upon phoding)

RTC extract for Sy No.86/4 from 2013-14 to 2020-2021 issued by Village Accountant, reflects the mutation of Narayana (3-00 acres 1 gunta) by way of Partition

RTC extract for Sy No.86/4 for the year 2021-2022 to 2022-2023 issued by Village Accountant, reflects the mutation of Munikrishna (3 acres 1 gunta) by way of Sale.



Encumbrance for Sy no.86/1:-

Encumbrance Certificate from 1.4.1960 to 31.3.2004 reflect the partition of land in sy No.86/1 among Munegowda, Hanumathegowda, Narayana and others.

Encumbrance Certificate from 1.4.2004 to 12.10.2020 and from 1.1.2020 to 12.04.2022 for Sy No.86/1 measuring 3 acres and 5 guntas do not disclose any encumbrance with regard to same and further reflects the transaction of sale of said land by Munegowda and others in favor of Munikrishna.

Encumbrance Certificate from 01.04.2022 to 24.01.2023 reflects Nil transaction with respect to Sy. No. 86/1.

Encumbrance for Sy no.86/3:-

Encumbrance Certificate from 1.4.2004 to 08.07.2014 for Sy No.86/3 -1 acre and 30 guntas reflects creation of mortgage by Hanumanthegowda in favour of SBM, Hosakote and from 1.4.2013 to 12.10.2020 reflects nil encumbrance and from 1.1.2020 to 12.04.2022 reflects the transaction of sale of said land by Hanumanthegowda and others in favor of Munikrishna.

Encumbrance Certificate from 01.04.2022 to 31.01.2023 reflects the execution of Deed of Re-conveyance dated 11.10.2022, registered as document No.9646/2022-23 in the office of the Sub-registrar, Hosakote Taluk executed by Chief Manager, SBI, K R Road, Bangalore, Hosakote Bangalore in favour of Hanumanthegowda with respect to property bearing Sy No.86/3 measuring 1 acre and 30 guntas at Doddagathinagabbe Village.

Encumbrance for Sy no.86/3:-

Encumbrance Certificate from 1.4.2013 to 12.10.2020 reflects nil encumbrance for Sy No.86/4 - 3 acre and 1 gunta and from 1.1.2020 to 12.04.2022 reflects the transaction of sale of said land by Narayana and others in favor of Sri. A. Munikrishna.





Encumbrance Certificate from 01.04.2022 to 24.01.2023 reflects Nil transaction with respect to Sy. No. 86/4.

We have prepared this report only based on the photocopies of the document on record and no searches have been conducted by us.

On perusal of the documents herein above mentioned and subject to the observations above I am of the opinion that Munikrishna is the absolute owner of the land bearing Land in SY Nos.86/1, 86/3 & 86/4 totally measuring 7 Acres and 38 Guntas at Doddagattiganabbe Village, Kasaba Hobli, Hosakote Taluk and he has a clear, unencumbered and marketable title with respect to the same.

On the basis of our review of the documents referred above, we are of the opinion that

The Conveyance deeds or other documents transferring right, title or interest over the said property have been adequately stamped and in accordance with applicable law.

On the basis of the findings included in this report, we are of the opinion that the said property is free from all encumbrances and

The records maintained at the Office of the Sub-registrar, Department of revenue reflecting the name of land owner of the said property as on the date of this opinion.

10.03.2023

Bangalore


Savitha Acharya
Advocate





Legal Scrutiny Report

To

**Sowparnika Projects & Infrastructure Pvt Ltd.,
NO.750,'C' Block, I Main, AECS Layout,
Kundalahalli,
Bengaluru-560 037.**

Title opinion in respect of the property bearing Sy No.60/2 (Old No.60) measuring 0-19 Guntas and Sy No.61/4, Old No.61/2 0-08.04 Guntas, both lands situated at Pujean Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District

SCHEDULE PROPERTIES: -

Land at Punjena Agrahara Village:- Sy No.60/2 (Old No.60) and Sy No.61/4, Old No.61/2

I. SY No.60/2 (Old Sy No.60):-0-19 Guntas

All that piece and parcel of land bearing SY No.60/2 (Old Sy No.60), measuring an extent of 19-00 Guntas, situated at Pujean Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded (boundaries as reflected in the Official Memorandum)

East by : Road ;

West by : Sy No.61;

North by : Sy No.61;



South by : Sy No.60/1 "

II .SY No.61/4 (Old Sy No.61/2) :-0-08.04 Guntas

All that piece and parcel of land bearing Sy No.61/4 (Old Sy No.61/2), measuring an extent of 08.04 Guntas, situated at Pujean Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and bounded (boundaries as reflected in the Official Memorandum)

East by : Sy No.60 ;

West by : Doddagatiganabbe Village boundary ;

North by : Sy No.61/2;

South by : Sy No.60 "

I have prepared this legal opinion with respect to the schedule property on the basis of the title documents placed before me pertaining to the schedule property, having reviewed and examined the following documents.

Particulars of the documents scrutinized –serially and chronologically			
Sy No.60/2 (Old Sy No.60):-0-19 Guntas			
Sl. No	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.
1	8.5.1972	Deed of Partition registered as document No.588, in the office of the Sub-registrar, Hosakote entered into among Venkataramanappa (son of Bacche Gowda) and his sons namely Munegowda, Narayanppa, Bacchegowda, Hanumantha gowda & Ramegowda.	Photocopy





2	12.12.1997	Deed of Cancellation registered as document No.1765, in the office of the Sub-registrar, Hosakote, entered into among Munegowda, Bacchegowda Narayanappa, Hanumantha gowda, Ramegowda.	Photocopy
3	12.12.1997	Deed of Partition, registered as document No.1766, in the office of the Sub-registrar, Hosakote, entered into among children of Late Venkataramanappa namely, Yeshodamma, Munegowda, Vijayamma, Bacchegowda, Hanumanthegowda, Ramegowda, Nagarathnamma, Narayana and Sumitra.	Photocopy
4		Mutation Register Extract bearing MR.16/97-98 issued by Thasildar, Hosakote Taluk.	Photocopy
5	4.1.2022	Sale Deed registered as document No.11677/2021-22, in the office of the Sub-registrar, Hosakote, executed by Narayana and his wife, Vinutha and children, Sahana Narayan and Brijesh Narayan and daughter in law, Megha Murali, represented by their GPA, Sri.Munikrishan, in favour of Munikrishana	Photocopy
6	27.10.2020	Irrevocable General Power of Attorney registered as document No.638/2020-2021, in the office of the Sub-registrar, Hosakote, executed by Narayan and his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali (wife of Brijesh Narayan) to and in favour of Munikrishana, with respect to the land in Sy No.60	Photocopy



7	1968-69 - 1972-73	RTC extract for Sy No.60 issued by Tasildar, Hosakote Taluk in the name of Bacche Gowda to an extent of 3 acres and 16.	Photocopy
8	1973-74 - 1996-97	RTC extract for Sy No.60 issued by Tasildar, Hosakote Taluk in the name of Ramegowda, to an extent of 3 acres and 16 guntas .	Photocopy
9	1997-98 - 2001-02	RTC extract for Sy No.60 issued by Tasildar, Hosakote Taluk in the name of Rame Gowda to an extent of 1 acre and Narayana to an extent of 19 guntas and Narayana for another extent of 37 guntas.	Photocopy
10	2001-02 - 2020-21	Computerized RTC extract for Sy No.60/2 issued by Tasildar, Hosakote in the name of Rame Gowda to an extent of 1 acre and Narayana to an extent of 19 guntas and Narayana for another extent of 37 guntas.	Photocopy
11	2021-2022 -2022-23	Computerized RTC extract for Sy No.60/2 Hosakote Taluk in the name of Munikrishna for the land measuring 19 guntas	Photocopy
12		Hissa Pakka Book issued by Inspector, Office of the ADLR , Hosakote for Sy No.60	Photocopy
13		Hissa Mojini Extract issued by Assistant Director,of Land Records, Hosakote Taluk reflects that Sy No.60	
14	21.4.1922	Karnataka Revisional Settlement Aakarbandh issued by ADLR , Hosakote Taluk reflects the Sy No.60/2	Photocopy





16	25.05.2022	Endorsement bearing No. P.T.C.L.(Ho)/C.R/186/2022 issued by Divisional Commissioner, Sub-division for Sy No.60/2 under PTCL Act.	Photocopy
16	28.10.2022	Official Memorandum bearing No.406481 issued by Revenue Department, Office of the Deputy Commissioner, Bangalore Rural District for Sy No.60/2	Photocopy
17		Encumbrance Certificate from 1.4.1950 to 31.3.2004 for Sy No.60 for the larger land	Photocopy
18		Encumbrance Certificate from 1.4.2004 to 31.3.2013 for Sy No.60	Photocopy
19		Encumbrance Certificate from 1.4.2013 to 12.10.2020 with respect to land measuring 0-19 guntas for Sy No.60	Photocopy
20		Encumbrance Certificate from 1.1.2020 to 12.04.2022 to an extent of 19 guntas in Sy No.60/2	Photocopy
21		Encumbrance Certificate from 1.4.2022 to 24.01.2023 to an extent of 19 guntas in Sy No.60/2	Photo Copy
SY No.61/4 (Old Sy No.61/2):- 0-08.04 Guntas			
22	02.11.1971	Sale deed, document No.2650, in the office of the Sub-registrar, Hosakote, executed by Erappa and his sons Somanna and Venkatappa to and in favour of T Ramiah.	Photocopy



	28.10.1972	Sale deed, document No.2494, in the office of the Sub-registrar, Hosakote, executed by Ramaiah to and in favour of Venkatramanappa.	Photocopy
23		Mutation Register Extract bearing MR No.1/97-98 issued by Sheresthedar, Hosakote Taluk reflecting name of Venkatramanappa	Photocopy
24	8.5.1972	Deed of Partition, registered as document No.588, in the office of the Sub-registrar, Hosakote, entered into among Venkatramanappa and his sons namely Munegowda, Narayanppa, Bacchegowda, Hanumantha gowda & Ramegowda.	Photocopy
25	12.12.1997	Deed of Cancellation registered as document No.1765, in the office of the Sub-registrar, Hosakote, entered into among Munegowda, Bacchegowda Narayanppa, Hanumantha gowda, Ramegowda	Photocopy
26	12.12.1997	Deed of Partition registered as document No.1766, in the office of the Sub-registrar, Hosakote, entered into among children of Late Venkataramanappa namely Yeshodamma, Munegowda, Vijayamma, Bacchegowda, Hanumanthegowda, Ramegowda, Nagarathnamma, Narayana and Sumitra.	Photocopy
27	24.09.2020	Mutation Register Extract bearing MR No.H7/2013-14 issued by Revenue Inspector, Kasaba Hobli reflecting the name of Narayana	Photocopy





28	27.10.2020	Sale deed, as document No.5822/2020-21 in the office of the Sub-registrar, Hosakote, executed by Narayan, his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali, wife of Brijesh Narayan to and in favour of Munikrishna.	Photocopy
29	9.12.2020	Mutation Register Extract bearing MR No.H5/2020-21 issued by Revenue Inspector, Kasaba Hobli reflecting the name of Munikrishna	Photocopy
30	1968-69 - 1973-74	RTC extract for Sy No.61/2 issued by Tasildar, Hosakote Taluk for land in sy No.61/2 in the name of Marappa	Certified
31	1973-74 - 1997-98	RTC extract for Sy No.61/2 , Hosakote Taluk in the name of Marappa , Muninajappa and Venkataramanappa.	Original
32	2001-02 - 2012-13	Computerized RTC extract for Sy No.61/2, Hosakote Taluk in the name of Muninajappa and Venkataramanappa.	Certified
33	2013-14 - 2020-21	Computerized RTC extract for Sy No.61/4 , Hosakote Taluk in the name of Narayana.	Photocopy
34	2021-2022 -2022-23	Computerized RTC extract for Sy No.61/4 , Hosakote Taluk in the name of Munikrishna	Photocopy
35		Hissa Record issued by Inspector, Hosakote Taluk	Photocopy
36		Hissa Pakka Book Extract issued by inspector, Hosakote Taluk	Photocopy
37	9.3.2004	Hissa Mojini Right Record issued by Inspector, Hosakote Taluk	Photocopy



38	21.4.1922	Karnataka Revisional Settlement Aakarbandh issued by ADLR , Hosakote Taluk reflects the Sy No.61/4	Photocopy
39		Copy of Haddubasthu Plan for Sy No.61/4 issued by the Office of the Thasildar, Hosakote Taluk	Photocopy
40	26.05.2022	Endorsement bearing No. P.T.C.L(Ho)/C.R/186/2022 issued by Divisional Commissioner, Sub-division, Doddaballapura for Sy No.61/4 under PTCL Act	Photocopy
41	28.10.2022	Official Memorandum bearing No.406482 issued by Revenue Department, Office of the Deputy Commissioner, Bangalore Rural District for Sy No.61/4 measuring an extent of 0-8 ¼ guntas	Photocopy
42		Encumbrance Certificate from 1.4.1950 to 31.3.2004 for Sy No.61/2 measuring an extent of 0-8 ¼ guntas in the name of Venkatramanappa	Photocopy
43		Nil Encumbrance Certificate from 1.4.2004 to 12.10.2020 for -8 ¼ - guntas for Sy No.61/4.	Photocopy
44		Encumbrance certificate from 1.1.2020 to 12.4.2022 for Sy No.61/4(old No.61/2) measuring 08.04 guntas in the name of Munikrishna.	Photocopy
45		Encumbrance certificate from 1.04.2022 to 24.01.2023 for Sy No.61/4(old No.61/2) measuring 08.04 guntas.	Photocopy
46		Nil Encumbrance Certificate from 1.4.2022 to 24.1.2023 in Form No.16 for Sy No.60/2 measuring 0-19 guntas	Photocopy





47	18.11.2022	Mutation Register Extract bearing MR No.T 15/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk land measuring 0-19 guntas in Sy No.60/2 in the name of Munikrishna	
48	18.11.2022	Mutation Register Extract bearing MR No.T 16/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk for land measuring 0-8 guntas in Sy No.61/4 in the name of Munikrishna.	

My opinion with respect to the right, title, interest and marketability of the schedule property in the name of Munikrishna bearing Survey number Sy No.60/2 (Old No.60) measuring 0-19 Guntas and Sy No.61/4, Old No.61/2 0-08.04 Guntas, both lands situated at Pujean Agrahara Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District.

Flow of Title: -

I SY No.60/2 (old Sy No.60): - 0-19 Guntas

On perusal of the documents on record, said land in Sy No.60 is situated at Pujena Agrahara Village. As per the RTC's and other documents on record it is reflected that the said land in Sy no. 60 measuring a total extent of 3 acres and 16 guntas initially belonged to one Bacche gowda as an ancestral property.

Thereafter Venkataramanappa (son of Bacche Gowda) and his sons namely Munegowda, Narayanppa, Bacchegowda, Hanumanthe gowda & Ramegowda, partitioned the joint family properties by a Deed of Partition dated 8.5.1972, registered as document No.588/1972-73, in



the office of the Sub-registrar, Hosakote, by which land bearing Sy No.60 measuring an extent of 2 acres and 27 guntas allotted to the share of Ramegowda.

However, upon the demise of said Venkataramnappa, the aforesaid partition deed came be cancelled as the parties to the said deed decided not to act upon the same. Further the female legal heirs of Late Venkataramanappa were also not made parties to the earlier deed of partition dated 8.5.1972. Hence the Deed of Cancellation dated 12.12.1997, registered as document No.1765/97-98, in the office of the Sub-registrar, Hosakote, entered into among Munegowda, Bacchegowda Narayanppa, Hanumantha gowda, Ramegowda.

Whereas on the same day all the legal heirs of B.Venkataramanappa namely, Yeshodamma, Munegowda, Vijayamma, Bacchegowda, Hanumanthegowda, Ramegowda, Nagarathnamma, Narayana and Sumitra have entered into a Deed of Partition dated 12.12.1997, registered as document No.1766/97-98, in the office of the Sub-registrar, Hosakote, by which all the joint family property of late Venkataramanappa came to be partitioned among the parties.

In the aforesaid deed of partition land in Sy No.60 measuring 1-00 Acre allotted to the share of Ramegowda as per "D" Schedule and land in Sy No.60 measuring 37 guntas as one extent and land measuring 19 guntas as another extent as per "E" Schedule of the said partition deed allotted to the share of V. Narayana.

The Mutation Register Extract bearing MR.16/97-98 issued by Thasildar, Hosakote Taluk reflecting the said facts on record.

Whereas by a Sale Deed dated 4.1.2022, registered as document No.11677/2021-22, in the office of the Sub-registrar, Hosakote, executed by Narayana and his wife, Vinutha and children, Sahana Narayan and Brijesh Narayan and daughter in law, Megha Murali, represented by their





GPA holder, Sri. A. Munikrishan, conveyed an extent of 19 guntas in Sy No.60/2 in favour of Sri.A. Munikrishana

Whereas Irrevocable General Power of Attorney dated 27.10.2020, registered as document No.638/2020-2021, in the office of the Sub-registrar, Hosakote, executed by Narayan and his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali (wife of Brijesh Narayan) to and in favour of Sri.A. Munikrishana, as their attorney, inter alia authorizing him to deal with the land in Sy No.60 measuring 19 guntas at Poojena Agrahara, including the power of conversion of land and also to convey the such converted land and register the sale deed among other powers.

Subsequently the land bearing Sy. No. 60 measuring 19 guntas was phoded and assigned the sub-number Sy. No. 60/2.

RTC extract from 1968-69 to 1972-73 for Sy No.60 issued by Tasildar, Hosakote Taluk reflects the mutation of Bacche Gowda to an extent of 3 acres and 16 guntas as an ancestral property.

RTC extract from 1973-74 to 1996-97 for Sy No.60 issued by Tasildar, Hosakote Taluk reflects the mutation of Ramegowda, son of Venkataramanappa to an extent of 3 acres and 16 guntas by way of Partition.

Further the said RTC's also reflects that an extent of 1 acre has been converted for the purpose of Poultry Farming by an Order of Official Memorandum dated 29.11.1993 by No.ALN. SR.(HT) 56/93-94 passed by the Assistant Commissioner.

RTC extract from 1997-98 to 2001-02 for Sy No.60 issued by Tasildar, Hosakote Taluk reflects the mutation of Rame Gowda son of Venkataramanappa to an extent of 1-00 acre and Narayana son of Venkataramanappa to an extent of 19 guntas and Narayana son of



Venkataramanappa for another extent of 37 guntas by way of partition as per as per MR.16/97-98.

RTC extract from 2001-02 to 2020-21 for Sy No.60/2 issued by Tasildar, Hosakote Taluk (upon phoding /Bifurcation) reflects the mutation of Rame Gowda son of Venkataramanappa to an extent of 1-00 acre and Narayana son of Venkataramanappa to an extent of 19 guntas and Narayana son of Venkataramanappa for another extent of 37 guntas by way of partition as per as per MR.16/97-98. And N.A.K. 1 acre.

In the aforesaid RTC, in column No.11, it is reflected that 1 acre has been converted for the purpose of land cultivation Farming by an Order of Official Memorandum dated 29.11.1993 by No.ALN. SR.(HT) 56/93-94 passed by the Assistant Commissioner.

RTC for the year 2020-21 for Sy No.60/2 issued by Tasildar, Hosakote Taluk reflects the mutation of Rame Gowda and also N.A.K. to an extent of 1-00 acre as Per MR H19/2018-19 and Narayana to an extent of 19 guntas and another extent of 37 guntas as per MR.16/97-98.

Computerized RTC extract for the year 2021-2022 to 2022-23 for Sy No.60/2 Hosakote Taluk reflects the mutation of Munikrishna for the land measuring 19 guntas by way of sale.

Hissa Pakka Book issued by Inspector, Office of the ADLR, Hosakote for Sy No.60 reflects the total extent as 3 acres and 16 guntas.

The Hissa Mojini Extract issued by Assistant Director, of Land Records, Hosakote Taluk reflects that Sy No.60 measuring a total extent of 3 acres and 16 guntas. Block I in the name of Ramegowda (1 acre); Narayana (0-37 guntas) N.A.K. (1-00 acre) i.e. a total extent of 2 acre and 37 guntas and Block II in the name of Narayan (0-19 guntas).

The Karnataka Revision Settlement Aakarbandh dated 21.4.1922 issued by ADLR, Hosakote Taluk reflects the Sy No.60/2 measures a total extent of 19 guntas.





Endorsement dated 26.05.2022 bearing No. P.T.C.L.(Ho)/C. R/186/2022 issued by Divisional Commissioner, Sub-division, Doddaballapura that there are no proceedings pending pertaining to Sy No.60/2 measures a total extent of 19 guntas belonging to Munikrishna at Poojena Agrahara Village under PTCL Act.

Official Memorandum dated 28.10.2022 bearing No.406481 issued by Revenue Department, Office of the Deputy Commissioner, Bangalore Rural District reflects that land bearing Sy No.60/2 measuring an extent of 0-19 guntas has been converted for residential purposes subject to certain conditions.

Encumbrance Certificate from 1.4.1950 to 31.3.2004 reflects that there are no mortgages with respect to larger extent of land measuring 2 A 27 guntas and 0-34 guntas for Sy No.60 and further reflects the Deed of Partition dated 8.5.1972, registered as document No.588/72-73, the said Venkatramanappa and his sons and also reflects the Deed of Partition dated 12.12.1997, registered as document No.1766/97-98, in the office of the Sub-registrar, Hosakote land in SY No.60 measuring 1 acre allotted to the share of Ramegowda as per "D" Schedule and land in Sy No.60 measuring 37 guntas as one extent and land in Sy No.60 measuring 19 guntas as another extent as per "E" Schedule of the said partition allotted to the share of Narayana.

Nil Encumbrance certificate from 01.04.2004 to 31.03.2013 reflects that there are no transactions with respect to land measuring 0-19 guntas for Sy.No. 60

Encumbrance Certificate from 1.4.2013 to 12.10.2020 reflects that there are no mortgages with respect to land measuring 0-19 guntas for Sy No.60

Encumbrance Certificate from 1.1.2020 to 12.04.2022 reflects that transaction of Sale Deed dated 4.1.2022, registered as document No.11677/2021-22, in the office of the Sub-registrar, Hosakote, executed by Narayana and his wife, Vinutha and children, Sahana Narayan and



Brijesh Narayan and daughter in law, Megha Murali, represented by their GPA ,Sri.Munikrishan, conveyed an extent of 19 guntas in Sy No.60/2 in favour of Munikrishana here are no mortgages with respect to said land measuring 0-19 guntas .

Encumbrance Certificate from 1.4.2022 to 24.1.2023 in Form No.16 reflects that are no mortgages with respect to land measuring 0-19 guntas for Sy No.60/2.

Mutation Register Extract dated 18.11.2022 bearing MR No.T 15/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk reflects that the land measuring 0-19 guntas in Sy No.60/2 in the name of Munikrishna has been converted.

II Sy No.61/4 (old No.61/2) -0-08 ½ Guntas: -

On perusal of the documents on record, said land in Sy No.61/2 is situated at Pujena Agrahara Village. As per the RTC's and other documents on record it is reflected that the said land in SY no.61/2 measuring an extent to 33 guntas and the same held by of Marappa, son of Eerappa as his ancestral property.

Further the land bearing Sy No.61/2 measuring an extent of 0-8 ½ guntas belonged to Eerappa and his sons namely, Somanna and Venkatappa who then by way of Sale deed dated 2.11.1971, document No.2660/71-72, in the office of the Sub-registrar, Hosakote, conveyed the same to and in favour of one T.Ramaiah.

Whereas the said T. Ramaiah then by Sale deed dated 28.10.1972, document No.2494/1972-73, in the office of the Sub-registrar, Hosakote, conveyed the land bearing Sy No.61/2 measuring an extent of 0-8 ½ guntas to and in favour of Venkatramanappa.

Mutation Register Extract bearing MR No.1/97-98 issued by Sheresthedar, Hosakote Taluk reflects the name of Venkatramanappa with respect to land bearing Sy No.61/2 as aforesaid.

Prior to the purchase of land in SY No.61/2, the family members of Venkatramanappa and his





sons namely Munegowda, Narayanppa, Bacchegowda, Hanumantha gowda & Ramegowda, partitioned the joint family properties by a Deed of Partition dated 8.5.1972, registered as document No.588/72-73, in the office of the Sub-registrar, Hosakote. In the said partition the land in SY No.61/2, was not included, since the purchase was made after the partition.

However, upon the demise of said Venkataramnappa, the aforesaid partition deed came to be cancelled as the parties to the said deed decided not to act upon the same.

Further the female legal heirs of Late Venkataramanappa were also not made parties to the earlier deed of partition dated 8.5.1972. Hence the Deed of Cancellation dated 12.12.1997, registered as document No.1765/97-98, in the office of the Sub-registrar, Hosakote, entered into among Munegowda, Bacchegowda Narayanppa, Hanumantha gowda, Ramegowda.

Whereas on the same day all the legal heirs of B.Venkataramanappa namely, Yeshodamma, Munegowda, Vijayamma, Bacchegowda, Hanumanthegowda, Ramegowda, Nagarathnamma, Narayana and Sumitra, Deed of Partition dated 12.12.1997, registered as document No.1766/97-98, in the office of the Sub-registrar, Hosakote, by which all the joint family property of late Venkataramanappa came to be partitioned among the parties.

In the aforesaid deed of partition land in SY No.61/2 measuring 0-08 ¼ guntas allotted to the share of a Narayana as per "E" Schedule of the said partition deed.

The Mutation Register Extract bearing MR.16/97-98 issued by Thasildar, Hosakote Taluk reflecting the said facts on record.

Subsequently, the land bearing Sy. No. 61/2 measuring 08.04 gunta was phoned and assigned the new Sy. No. 61/4.

Thereafter by a Sale deed dated 27.10.2020, as document No.5822/2020-21 in the office of the Sub-registrar, Hosakote, executed by Narayan, his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali, wife of Brijesh Narayan as Vendors, to and in



favour of Munikrishna, conveyed the land in Sy No.61/4(old No.61/2) measuring 08.04 guntas.

Mutation Register Extract dated 9.12.2020 bearing MR No.H5/2020-21 issued by Revenue Inspector, Kasaba Hobli reflects the name of Munikrishna for the land in Sy No.61/4 measuring 08.04 as per the aforesaid Sale deed.

RTC extract from 1968-69 to 1972-73 for Sy No.61/2, issued by Tasildar, Hosakote Taluk reflects the total extent of land in sy No.61/2 as 33 guntas and further reflects-Marappa acquired the said land as an ancestral property.

RTC extract from 1973-74 to 1996-97 for Sy No.61/2, Hosakote Taluk reflects the name of Marappa and he had acquired the said land from his ancestors and Muninajappa (0-8 ¼ guntas by way of sale) in Colum No.9, and Venkataramanappa in the cultivators column for the land in Sy No.61/2.

RTC extract from 1998-99 to 2001-02 for Sy. No. 61/2, reflects the name of Marappa, Muninanajappa, V Narayana and B Venkataramanappa.

Computerized RTC extract from 2002-03 to 2012-13 for Sy No.61/2, Hosakote Taluk reflects the name of Marappa, Muninajappa (0-8 ¼ guntas) by way of sale and Venkataramanappa (0-8 ¼ guntas) as per MR.1/97-98 and name of Narayana, s/o Venkataramanappa, in the cultivators column.

Computerized RTC extract from 2013-14 to 2020-21 for Sy No.61/4, Hosakote Taluk reflects the name of Narayana, s/o. late Venkataramanappa for the land measuring 0-8 ¼ guntas, by way of Partition /powtl as per MR.H7/2013-14.

Computerized RTC extract for the year 2021-2022 to 2022-2023 for Sy No.61/4, Hosakote Taluk reflects the name of Munikrishna to an extent of 0-08 ¼ guntas by way of sale as per MR.H5/2020-21.





The Hissa Record issued by Inspector, Hosakote Taluk reflects that land in Sy No.61/2 measures a total extent of 33 guntas held by Marappa, Son of Eerappa.

Hissa Pakka Book Extract issued by Inspector, Hosakote Taluk reflects that land in Sy No.61/2 measures a total extent of 33 guntas.

Hissa Mojini Right Record dated 9.3.2004 issued by Inspector, Hosakote Taluk reflects that land in Re-Sy No.61/2 measures a total extent of 33 guntas. And further reflects that Re-SY.No.61/2 has been phoded and Sy No.61/2 - 0-8 ¼ guntas in the name of Narayanappa son of Muninanappa, SY No.61/3- 0-16 ¼ guntas in the name of Ramalah and SY No.61/4 -0-8 ¼ guntas in the name of Venkataramanappa son of Bacchegowda.

The Karnataka Revisional Settlement Aakarbandh dated 21.4.1922 issued by ADLR, Hosakote Taluk reflects the Sy No.61/4 measures a total extent of 0-8 ¼ guntas.

Copy of Haddubasthu sketch for Sy No.61/4, issued by the Office of the Thasildar, Hosakote Taluk is available on record.

Endorsement dated 26.05.2022 bearing No. P.T.C.L.(Ho)/C. R/186/2022, issued by Divisional Commissioner, Sub-division, Doddaballapura that there are no proceedings pending pertaining to Sy No.61/4, measures a total extent of 0-8 ¼ guntas belonging to Munikrishna at Poojena Agrahara Village under PTCL Act.

Official Memorandum dated 28.10.2022 bearing No.406482 issued by Revenue Department, Office of the Deputy Commissioner, Bangalore Rural District reflects that land bearing Sy No.61/4 measuring an extent of 0-8 ¼ guntas has been converted for layout-residential purposes subject to certain conditions.



Mutation Register Extract dated 18.11.2022 bearing MR No.T 16/2022-23 issued by Revenue Inspector, Kasaba Hobli, Hosakote Taluk reflects that the land measuring 0-8 guntas in Sy No.61/4 in the name of Munikrishna has been converted.

Encumbrance Certificate from 1.4.1950 to 31.3.2004 reflects transaction of Sale deed dated 2.11.1971, document No.2660/71-72, in the office of the Sub-registrar, Hosakote executed by Eerappa, Somanna and Venkatappa to and in favour of one T.Ramaiah and Sale deed dated 26.10.1972, document No.2494/72-73, in the office of the Sub-registrar, Hosakote, executed by Ramaiah conveying the land bearing Sy No.61/2 measuring an extent of 0-8 ¼ guntas to and in favour of Venkatramanappa.

Encumbrance Certificate from 1.4.2004 to 12.10.2020 reflects that there are no mortgages with respect to land measuring 0-8 ¼ - guntas for Sy No.61/4.

Encumbrance certificate from 1.1.2020 to 12.4.2022 reflects the transaction of sale deed dated 27.10.2020, as document No.5822/2020-21 in the office of the Sub-registrar, Hosakote, executed by Narayan, his wife, Vinutha and children, Sahana Narayan, Brijesh Narayan and Megha Murali, wife of Brijesh Narayan as Vendors, to and in favour of Munikrishna, conveyed the land in Sy No.61/4(old No.61/2) measuring 08.04 guntas.

Encumbrance certificate from 01.04.2022 to 24.01.2023 reflects there are no transaction with respect to Sy. No. 61/4 Old No. 61/2.

We have prepared this report only based on the photocopies of the document on record and no searches have been conducted by us.

On perusal of the documents herein above mentioned and subject to the observations above I am of the opinion that Munikrishna is the absolute owner of the land bearing Sy No.60/2 (Old No.60) measuring 0-19 Guntas and Sy No.61/4, Old No.61/2 0-08.04 Guntas, both lands





situated at Pujean Agrahara Village , Kasaba Hobli, Hosakote Taluk, Bangalore Rural District and he has a clear , unencumbered and marketable title with respect to the same.

On the basis of our review of the documents referred above, we are of the opinion that

The Conveyance deeds or other documents transferring right, title or interest over the said property have been adequately stamped and in accordance with applicable law.

On the basis of the findings included in this report, we are of the opinion that the said property is free from all encumbrances and

The records maintained at the Office of the Sub-registrar, Department of revenue reflecting the name of land owner of the said property as on the date of this opinion.

10.03.2023

Bangalore

Savitha Acharya

Advocate



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