

Ref.: 31.01.2018  
Bangalore

To,

M/s Sattva Developers Private Limited,  
Bangalore.

Sirs,

Kind Attn : Sri.Karthik

Sub:-	Legal scrutiny report regarding the title of Sri.K.M.Srinivasa Murthy rep. by his GPA holder M/s Salarpuria Housing Private Limited rep by its Authorised Signatory Sri.Bijaykumar Agarwal in respect of land bearing Sy no.11/1 measuring 5 acres 31 guntas, Sy no.11/2 measuring 1 acre 14 guntas and Sy no.10/3 measuring 3 acres 33.04 guntas in all measuring 10 acres 38.04 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District.
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I DESCRIPTION OF PROPERTY:

All that piece and parcel of land bearing Sy no.11/1 measuring 5 acres 31 guntas, Sy no.11/2 measuring 1 acre 14 guntas and Sy no.10/3 measuring 3 acres 33.04 guntas in all measuring 10 acres 38.04 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District.

- a) Converted land measuring 5 acres 31 guntas in Sy no.11/1 and bounded as follows :

On the East by	:	Land in Sy no.12
West by	:	Lands in Sy nos.10/1 & 10/2
North by	:	Vajarahalli Village boundary and road
South by	:	Land in Sy no.11/2

- b) Converted land measuring 1 acre 14 guntas in Sy no.11/2 and bounded as follows :

On the East by	:	Land in Sy nos.12, 11/4 & 11/3
West by	:	Lands in Sy no.10/3
North by	:	Land in Sy no.11/1
South by	:	Land in Sy nos.15, 11/4, 11/5 & 11/7





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c) Converted land measuring 3 acres 33.04 guntas in Sy no.10/3 and bounded as follows :

On the East by	:	Land in Sy no.11/2
West by	:	Road and thereafter lands in Sy no.9/1
North by	:	Land in Sy no.10/1
South by	:	Land in Sy no.15

Common boundaries for the total property comprising of land bearing Sy nos.11/1, 11/2 & 10/3 measuring 10 acres 38.04 guntas:

On the East by	:	Land in Sy nos.11/3, 11/4 & 12
West by	:	Lands in Sy nos.10/1, 10/2, Road and thereafter lands in Sy no.9/1
North by	:	Land in Sy no.10/1, Vajarahalli Village Boundary and Road
South by	:	Land in Sy no.15

## II LIST OF DOCUMENTS SCRUTINISED :

In respect of Sy no.11/1 measuring 5 acres 31 guntas and Sy no.11/2 measuring 1 acre 14 guntas :

1. Mutation register bearing MR no.2/1998-99 issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.
2. Mutation register bearing MR no.26/1995-96 issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.
3. Mutation register bearing MR no.5/1994-95 issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.
4. Mutation register bearing MR no.7/1994-95 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
5. IHC register bearing no.3/1983-84 issued by the Deputy Tahsildar, Bangalore South Taluk, Bangalore.
6. IHC register bearing no.54/1997-98 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
7. Mutation register bearing MR no.11/2003-04 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore- reference only.
8. Mutation register bearing MR no.9/1994-95 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
9. Mutation register bearing MR no.3/1990-91 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.



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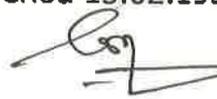
10. RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1994-95, 1995-96, 1995-96 to 1996-97, 1996-97 to 1997-98, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15 in respect of Sy no.11/1, Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore
11. RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1996-97 to 1997-98, 1997-98 to 2000-01, 2003-04, 2004-05, 2006-07, 2007-08, 2008-09, 2011-12, 2012-13, 2013-14, 2014-15 in respect of Sy no.11/2, Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.
12. Copy of settlement akarbhandh.
13. Certified copy of sale deed dated 01.08.1932 executed by Sri.Moodalappa in favour of Sri.Anjanappa, registered as doc no.421/1932-33, in Book-I, Volume-233 entered in pages 464 to 469, at the office of Sub-Registrar, Bangalore Taluk.
14. Sale deed dated 10.10.1938 executed by Sri.Anjinappa in favour of Sri.Kadarappa (doc no.1249)
15. Certified copy of partition deed 10.04.1974 entered into between Sri.Doddahanumaiah and Sri.Karihanumaiah (doc no.344/1974-75).
16. General Power of Attorney dated 18.03.1994 executed by Sri.Narasimhaiah and others in favour of Sri.K.Krishna Reddy, registered as doc no.564/1993-94, in Book-IV, Volume-ADR26, entered in pages 53 to 54, at the office of Sub-Registrar, Kengeri, Bangalore.
17. Absolute sale deed dated 18.03.1994 executed by Sri.Narasimhaiah and others in favour of Sri.D.V.Sree Ramareddy registered as doc no.10128/1993-94, in Book-I, Volume-912, entered in pages 144 to 148, at the office of Sub-registrar, Kengeri, Bangalore.
18. Absolute sale deed dated 21.04.1994 executed by Sri.Narasimhaiah and others in favour of Sri.N.Raju, registered as doc no.632/1994-95, in Book-I, Volume-958, entered in pages 51 to 55, at the office of Sub-Registrar, Kengeri, Bangalore.
19. Absolute sale deed dated 31.08.1994 executed by Sri.Karihanumaiah alias Kariyappa and others in favour of Smt.Chengamma, registered as doc no.5398/1994-95, in Book-I, Volume-1038, entered in pages 77 to 82, at the office of Sub-Registrar, Kengeri, Bangalore.
20. Absolute sale deed dated 31.08.1994 executed by Sri.Doddahanumaiah and others in favour of Smt.Chengamma, registered as doc no.5399/1994-95, in Book-I, Volume-1030, entered in pages 114 to 119, at the office of Sub-Registrar, Kengeri, Bangalore.
21. IHC register bearing no.2/1982-83

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22. Absolute Sale Deed dated 04.05.1995 executed by Sri.N.Raju in favour of Smt.Chengamma, registered as doc no.1316/1995-96, in Book-I, Volume-1271, entered in pages 26 to 30, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
23. Will dated 09.08.1996 executed by Smt.Chengamma, registered as doc no.254/1997-98, in Book-I, Volume-67, entered in pages 185 to 190, at the office of Sub-Registrar, Jayanagar, Bangalore.
24. Official memorandum dated 31.03.1998 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 14 acres 33 guntas of land in Sy nos.9/1, 10, 11/1 & 11/2, Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore from agriculture to non-agricultural residential purpose.
25. Death certificate dated 14.11.2001 of Sri.Obalappa.
26. Sale deed dated 09.06.2003 executed by Sri.Narasimhaiah and others in favour of Sri.D.V.Srirama Reddy (doc no.6467/2003-04) *-only reference.*
27. Sale deed dated 09.06.2003 executed by Sri.Narasimhaiah and others in favour of Smt.Shamala (doc no.6470/2003-04) *-only reference.*
28. General Power of Attorney dated 20.05.2009 executed by Smt.Muddurathna in favour of Sri.G.Choodamani Reddy (notarised) *-only reference.*
29. Sale agreement 20.05.2009 entered into between Smt.Muddurathna of the one part and Sri.G.Choodamani Reddy of the other part *-only reference.*
30. Affidavit dated executed by Smt.Muddurathna (notarised) *-only reference.*
31. Consent deed dated 23.07.2011 executed by Smt.Vajramma and others in favour of Sri.K.M.Srinivasa Murthy, registered as doc no.3596/2011-12, registered as doc no.3596/2011-12, in Book-I, stored in C.D. no.JPND120, at the office of Sub-registrar, J.P. nagar, Bangalore.
32. Consent deed dated 18.08.2011 executed by Smt.Puttahanumakka and others in favour of Sri.K.M.Srinivas Murthy, registered as doc no.4570/2011-12, in Book-I, stored in C.D. no.JPND124, at the office of Senior Sub-registrar, J.P. Nagar, Bangalore.
33. Copy of Declaratory affidavit executed by Sri.K.M.Srinivasa Murthy
34. Copy of karda.
35. Copy of Hissa Survey Tippani.
36. Copy of hissa pakka book.
37. Copy of resurvey Tippani
38. Copy of secondary reclass Tippani.
39. Copy of survey original pakka book.
40. Copy of village map.
41. Copy of hissa mojini.
42. Encumbrance certificates :
  - a) Dated 02.07.2013 for the period 01.04.1932 to 14.02.1957.
  - b) Dated 23.12.2017 for the period 01.10.1938 to 31.10.1938
  - c) Dated 04.08.2015 for the period 15.02.1957 to 31.03.1970
  - d) Dated 05.10.2015 for the period 15.02.1957 to 31.05.1989.




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- e) Dated 27.05.2013 for the period 01.04.1970 to 31.05.1989.
- f) Dated 04.02.1993 for the period 01.04.1984 to 31.05.1989.
- g) Dated 11.01.1996 for the period 01.06.1989 to 09.01.1996.
- h) Dated 11.01.1996 for the period 01.06.1989 to 09.01.1996.
- i) Dated 15.12.2004 for the period 01.04.1989 to 31.03.2004.
- j) Dated 01.08.2015 for the period 01.06.1989 to 31.03.2004.
- k) Dated 29.09.2015 for the period 01.06.1989 to 31.03.2004.
- l) Dated 17.03.2009 for the period 01.04.1994 to 31.03.2004.
- m) Dated 29.12.2011 for the period 01.04.1995 to 31.03.2004.
- n) Dated 20.01.2004 for the period 09.01.1996 to 18.01.2004.
- o) Dated 20.01.2004 for the period 09.01.1996 to 18.01.2004.
- p) Dated 20.01.2004 for the period 09.01.1996 to 18.01.2004.
- q) Dated 23.12.2017 for the period 18.01.2004 to 31.03.2004.
- r) Dated 28.01.1998 for the period 01.04.1996 to 23.01.1998.
- s) Dated 28.01.1998 for the period 01.04.1996 to 23.01.1998.
- t) Dated 22.05.2009 for the period 01.04.2004 to 21.05.2009.
- u) Dated 22.05.2009 for the period 01.04.2004 to 21.05.2009.
- v) Dated 22.05.2009 for the period 01.04.2004 to 21.05.2009.
- w) Dated 12.03.2010 for the period 02.05.2009 to 10.03.2010.
- x) Dated 12.03.2010 for the period 02.05.2009 to 10.03.2010.
- y) Dated 12.03.2010 for the period 02.05.2009 to 10.03.2010.
- z) Dated 20.12.2011 for the period 01.04.2004 to 19.12.2011.
- aa) Dated 23.06.2012 for the period 19.12.2011 to 22.06.2012.
- bb) Dated 06.07.2012 for the period 01.04.2009 to 05.07.2012.
- cc) Dated 23.12.2013 for the period 01.04.2004 to 19.12.2013.
- dd) Dated 21.01.2013 for the period 01.04.2004 to 19.12.2013.
- ee) Dated 14.10.2014 for the period 01.04.2013 to 13.10.2014.
- ff) Dated 14.10.2014 for the period 01.04.2012 to 14.10.2014.
- gg) Dated 09.10.2014 for the period 01.01.2013 to 09.10.2014.
- hh) Dated 10.10.2014 for the period 01.04.2012 to 10.10.2014.

In respect of Sy no.10/3 measuring 4 acres 13 ½ guntas :

1. Mutation register bearing MR no.2/1998-99 issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.
2. IHC register bearing no.1/1994-95.
3. Mutation register bearing MR no.8/1994-95 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
4. Copy of IHC register issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore
5. IHC register bearing no.54/1997-98 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.

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6. Mutation register bearing MR no.T7/2014-2015 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
7. RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1975-76 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02, 1997-98 to 2001-02, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15 in respect of Sy no.10, Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
8. Genealogical tree of the family of tree of Late Sri.Munihanumaiah issued by the office of Village Accountant, Bangalore South Taluk.
9. Copy of settlement akarbhandh.
10. Certified copy of Sale deed dated 04.06.1939 executed by Sri.Thimmappa and Sri.Venkatakrishnappa in favour of Sri.Munihanumaiah, registered as doc no.4094, in Book-I, Volume-472, entered in pages 7 to 9, at the office of Sub-Registrar, Bangalore.
11. Absolute sale deed dated 31.08.1994 executed by Sri.Munigangappa and others in favour of Smt.Chengamma, registered as doc no.5693/1994-95, in Book-I, Volume-1040, entered in pages 108 to 114, at the office of Sub-Registrar, Kengeri, Bangalore.
12. The Land Owner Sri.K.M.Srinivasa Murthy has executed a Declaratory Affidavit dated 12.02.2016 (notarised) confirming that upon enquiries made, he was informed that Smt.Muniyamma, one of the predecessors-in-title died intestate before the execution and registration of sale deed dted 21.04.1994 (doc no.632/1994-95).
13. Endorsement dated 17.10.1996 issued by the BDA.
14. Official memorandum dated 31.03.1998 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 14 acres 33 guntas of land in Sy nos.9/1, 10, 11/1 & 11/2, Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore from agriculture to non-agricultural residential purpose.
15. Absolute sale deed dated 01.07.2005 executed by Sri.K.M.Srinivasa Murthy in favour of Smt.N.Yallamma Reddy, registered as doc no.7925/2005-06, in Book-I, stored in C.D. no.KEND216, at the office of Sub-Registrar, Kengeri, Bangalore – reference purpose.
16. Consent deed dated 13.07.2011 executed by Smt. Susheelamma and others in favour of Sri.K.M.Srinivasamurthy, registered as doc no.3256/2011-12, in Book-I, stored in C.D. no.JPND119, at the office of Senior Sub-registrar, J.P.Nagar, Bangalore.
17. Copy of resurvey Tippani
18. Copy of mysore revision Settlement.
19. Copy of sketch.
20. Copy of Tippanii.
21. Encumbrance certificates :




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- a) Dated 13.03.2013 for the period 01.04.1938 to 14.02.1957
- b) Dated 04.08.2015 for the period 15.02.1957 to 31.03.1970
- c) Dated 05.10.2015 for the period 15.02.1957 to 31.03.1970.
- d) Dated 06.02.2013 for the period 01.04.1970 to 31.05.1989.
- e) Dated 02.02.2013 for the period 01.06.1989 to 31.03.2004.
- f) Dated 06.02.2013 for the period 01.04.2004 to 01.01.2013.
- g) Dated 06.02.2013 for the period 01.04.2004 to 04.02.2013.
- h) Dated 01.08.2015 for the period 04.02.2013 to 31.07.2015.

Common documents:

1. Mutation register bearing MR no.4/2009-10 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
2. Mutation register bearing MR no.4 & 5/1994-95 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
3. Agreement dated 10.07.2015 entered into between Sri.K.M.Srinivasa Murthy of the one part and M/s Salarpuria Housing Private Limited rep by its authorised signatory Sri.Bijaykumar Agarwal of the other part registered as doc no.3112/2015-16, in Book-I, stored in C.D. no.JPND308, at the office of Senior Sub-Registrar, Jayanagar (J.P.Nagar), Bangalore.
4. Power of Attorney dated 10.07.2015 executed by Sri.K.M.Srinivasa Murthy in favour of M/s Salarpuria Housing Private Limited rep by its authorised signatory Sri.Bijaykumar Agarwal, registered as doc no.143/2015-16, in Book-IV, stored in C.D. no.JPND308, at the office of Senior Sub-Registrar, Jayanagar (J.P.Nagar), Bangalore.
5. Endorsement dated 31.08.2015 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
6. Endorsement dated 11.09.2015 issued by the office of Asst. Commissioner, Bangalore South Sub-division, Bangalore.
7. Declaratory Affidavit dated 12.02.2016 executed by Sri.K.M.Srinivasa Murthy (notarised).
8. Copy of NOC dated 04.02.2003 issued by BWSSB.
9. Plan sanction letter dated 16.11.2017 issued by BDA.
10. Copy of sanction plan (L.P. No.116/2017-18) issued by BDA.
11. Encumbrance certificates ;
  - a) Dated 01.08.2015 for the period 01.04.2004 to 31.07.2015.
  - b) Dated 20.04.2016 for the period 01.08.2015 to 20.04.2016.
  - c) Dated 20.12.2017 for the period 01.08.2015 to 19.12.2017.



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### III SOURCE OF TITLE :

In respect of Sy no.11/1 measuring 5 acres 31 guntas and Sy no.11/2 measuring 1 acre 14 guntas :

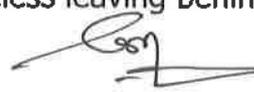
On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no.11 measuring 8 acres 37 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk was earlier owned by one Sri.Anjanappa S/o Sri.Hanumaiah, he having acquired the same from one Sri.Moodlappa S/o Sri.Thimmaiah in terms of a Sale Deed dated 01.08.1932 (doc no.421/1932-33).

Subsequently, the said Sri.Anjinappa S/o Sri.Hanumaiah sold and conveyed land bearing Sy no.11 measuring 2 acres situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Sri.Kadarappa, S/o Sri.Vasanthappa by virtue of a Sale Deed dated 10.10.1938 (doc no.1249).

The land acquired by Sri.Kadarappa was assigned Re-Sy no.11/2 measuring 3 acres 22 guntas including 02 guntas kharab land as recorded in the given revenue records, including RTCs issued by the office of Tahsildar/Village Accountant, Bangalore South Taluk. However, copy of order passed by ADLR with regard to increase in measurement in respect of Sy no.11/2 is not made available.

After the demise of Sri.Anjanappa, his children viz., Sri.Doddahanumaiah and Sri.Karihanumaiah entered into a Partition Deed dated 10.04.1974 (doc no.344/1974-75) for division of land bearing Sy no.11/1 measuring 6 acres 37 guntas of Mallasandra Village among other properties. In terms of the said partition, land measuring 4 acres 17 guntas in Sy no.11/1 was allotted to the share of Sri.Doddahanumaiah and land measuring 2 acres 20 guntas in Sy no.11/1 was allotted to the share of Sri.Karihanumaiah.

After the demise of Sri.Kadarappa, the katha in respect of land measuring 3 acres 20 guntas in Sy no.11/2 of Mallasandra Village was transferred to the names of Smt.Muniyamma W/o Late Sri.Chinnappa (brother of Kadarappa) and Sri.Narasimhaiah, Sri.Obalappa, Sri.Muniraju and Sri.Lakshmaiah [children of Late Sri.Thippanna (brother of Sri.Kadarappa)] in terms of IHC no.3/83-84 issued by the Deputy Tahsildar, Bangalore South Taluk. It is recited in the said IHC that Sri.Kadarappa (kathedar) and his wife both died issueless AND his brother Sri.Chinnappa also died issueless leaving behind his wife Smt.Muniyamma.


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Subsequently, Sri.Narasimhaiah, Sri.Muniraju, Sri.Obalappa, Sri.Muniraju and Sri.Lakshmaiah sold and conveyed the land measuring 1 acre 20 guntas in Sy no.11/2 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Sri.N.Raju in terms of a Deed of Absolute Sale dated 21.04.1994 (doc no.632/1994-95). The said sale transaction is reflected in the mutation register bearing MR no.5/1994-95 issued by the Deputy Tahsildar, Bangalore South Taluk, Bangalore.

The aforesaid Sri.Karihanumalah alias Kariyappa for self and as father and natural guardian for his minor son Ramakrishna, Sri.Anjanappa and Sri.Chandrashekar sold and conveyed land measuring 1 acre 14 guntas in Sy no.11/1 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Smt.Chengamma under a Deed of Absolute Sale dated 31.08.1994 (doc no.5398/1994-95). The factum of sale stands corroborated in the mutation register bearing MR no.9/1994-95 issued by the Village Accountant, Bangalore South Taluk.

Similarly, Sri.Doddahanumaiah, Sri.D.Keshavamurthy, Sri.D.Shekar and Sri.D.Puttaraju sold and conveyed land measuring 4 acres 17 guntas in Sy no.11/1 measuring 4 acres 17 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Smt.Chengamma by virtue of an Absolute Sale Deed dated 31.08.1994 (doc no.5399/1994-95). The sale transaction is entered in the mutation register bearing MR no.7/1994-95 issued by the Village Accountant, Bangalore South Taluk.

Subsequently, Sri.N.Raju sold and conveyed land bearing Sy no.11/2 measuring 1 acre 20 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Smt.Chengamma in terms of a Deed of Absolute Sale dated 04.05.1995 (doc no.1316/1995-96). The factum of sale transaction is reflected in the mutation register bearing MR no.26/1995-96 issued by the Deputy Tahsildar, Bangalore South Taluk, Bangalore.

The said Smt.Chengamma executed a Will dated 09.08.1996 (doc no.254/1997-98) bequeathing land measuring 14 acres 33 guntas in Sy nos.11/1, 11/2, 10 & 9/1 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of her son Sri.K.M.Srinivasa Murthy.

After the demise of Smt.Chengamma, katha in respect of land bearing Sy no.11/1 measuring 5 acres 31 guntas, Sy no.11/2 measuring 1 acre 20 guntas, Sy no.10 measuring 4 acres 28 guntas and Sy no.9/1 measuring 2 acres 14 guntas of Mallasandra Village was transferred to the name of Sri.K.M.Srinivasa Murthy in terms of an IHC no.54/97-98 issued by the Village Accountant, Bangalore South Taluk.


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The land bearing Sy no.9/1 measuring 2 acres 34 guntas, 10 measuring 4 acres 28 guntas, 11/1 measuring 5 acres 31 guntas and 11/2 measuring 1 acre 20 guntas of Mallasandra Village were converted from agriculture to non-agricultural residential purpose vide official memorandum dated 31.03.1998 bearing no.BDIS.ALN.SR(S)279/1997-98 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion is reflected in mutation register bearing MR no.2/1998-99 issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.

Thereafter, the family members of erstwhile property owner Sri.Karihanumaiah, viz., Smt.Vajamma, Smt.Dhanalakshmi, Smt.Munilakshmi and Smt.Leelavathi executed a Confirmation Deed dated 23.07.2011 (doc no.3596/2011-12) in favour of Sri.K.M.Srinivasa Murthy confirming the execution of sale deed dated 22.10.1994 (doc no.5595) executed by Sri.Karihanumaiah and others in favour of Smt.Chengamma in respect of Sy no.11/1 measuring 1 acre 14 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk. However, the volume number and document number were wrongly mentioned as aforesaid instead of mentioning volume no.1038 and document no.5398/94-95; nevertheless, the name of parties, survey number and extent mentioned in the confirmation deed tally to the entries recorded in the sale deed dated 22.10.1994 (doc no.5398/94-95).

Similarly, Smt.Puttahanumakka W/o Sri.Doddahanumaiah together with her daughters Smt.Hanumakka, Smt.Umadevi, Smt.Lakshmi and Smt.Pushappa executed a Confirmation Deed dated 18.08.2011 (doc no.4570/2011-12) in favour of Sri.K.M.Srinivas Murthy confirming the execution of sale deed dated 31.08.1994 (doc no.5399/1994-95) by Sri.Doddahanumaiah and others in respect of Sy no.11/1 measuring 4 acres 17 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk.

The Land Owner Sri.K.M.Srinivasa Murthy has executed a Declaratory Affidavit dated 12.02.2016 (notarised) confirming that upon enquiries made, he was informed that Smt.Muniyamma, one of the predecessors-in-title died intestate before the execution and registration of sale deed dated 21.04.1994 (doc no.632/1994-95).

The copies of Karda, Hissa Survey Tippani, Atlas, Village Map, Hissa Mojini, Hissa Pakka Book and Settlement Akarband issued by ADLR/Tahsildar discloses the source of title, identification, allotment of sub-municipal number, shape and location of subject land.

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The copies of RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1994-95, 1995-96, 1995-96 to 1996-97, 1996-97 to 1997-98, 1997-98 to 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2011-12 issued by the office of Tahsildar/Village Accountant reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.11/1 & 11/2 of Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

In respect of Sy no.10/3 measuring 3 acres 33.04 guntas :

The land bearing measuring 11 acres 29 guntas in Sy no.10 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk was owned by one Sri.Munihanumaiah S/o Sri.Kempanna, he having acquired the same from Sri.Thimmappa and Sri.Venkatakrisnappa in terms of a Sale Deed dated 04.06.1939 (doc no.4094).

The said Sri.Munihanumaiah and his wife Smt.Munibyamma, both died leaving behind his sons Sri.Munigangappa and Sri.Vivekananda as noticed from the genealogical tree of the family of tree of Late Sri.Munihanumaiah issued by the office of Village Accountant, Bangalore South Taluk.

After the demise of Sri.Munihanumaiah, the katha in respect of land measuring 4 acres 28 guntas in Sy no.10 of Mallasandra Village (retained portion) was mutated to the joint names of his sons Sri.Munigangappa and Sri.Vivekananda vide IHC no.1/1994-95 issued by the Village, Accountant, Bangalore South Taluk.

Thereafter, Sri.Munigangappa, Sri.Muniraju, Sri.Kumar and Sri.Vivekananda sold and conveyed measuring 4 acres 28 guntas in Sy no.10 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of Smt.Chengamma by virtue of a Deed of Absolute Sale dated 31.08.1994 (doc no.5693/1994-95). The factum of sale is reflected in the mutation register bearing MR no.8/1994-95 issued by the Village Accountant, Bangalore South Taluk, Bangalore.

The said Smt.Chengamma executed a Will dated 09.08.1996 (doc no.254/1997-98) bequeathing land measuring 14 acres 33 guntas in Sy nos.11/1, 11/2, 10 & 9/1 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk in favour of her son Sri.K.M.Srinivasa Murthy.


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After the demise of Smt.Chengamma, katha in respect of land bearing Sy no.10 measuring 4 acres 28 guntas, Sy no.11/1 measuring 5 acres 31 guntas, Sy no.11/2 measuring 1 acre 20 guntas and Sy no.9/1 measuring 2 acres 14 guntas of Mallasandra Village was transferred to the name of Sri.K.M.Srinivasa Murthy in terms of an IHC no.54/97-98 and mutation register bearing MR no.4/2009-10 issued by the Village Accountant, Bangalore South Taluk.

The land bearing Sy no.9/1 measuring 2 acres 34 guntas, 10 measuring 4 acres 28 guntas, 11/1 measuring 5 acres 31 guntas and 11/2 measuring 1 acre 20 guntas of Mallasandra Village were converted from agriculture to non-agricultural residential purpose vide official memorandum dated 31.03.1998 bearing no.BDIS.ALN.SR(S)279/1997-98 issued by the office of Deputy Commissioner, Bangalore District, Bangalore. The factum of conversion is reflected in mutation register bearing MR no.2/1998-99 issued by the office of Deputy Tahsildar, Bangalore South Taluk, Bangalore.

The land measuring 3 acres 33.04 guntas owned by Sri.K.M.Srinivasa Murthy was assigned new Sy no.10/3 as noticed from the copies of Atlas, Tippani and mutation register bearing MR no.T7/2014-15 issued by the office of Tahsildar/Village Accountant, Bangalore South Taluk.

The other legal heirs of late Sri.Munigangappa viz., Smt. Susheelamma, Smt.Munirathna and Smt.Umadevi executed a Confirmation Deed dated 13.07.2011 (doc no.3256/2011-12) in favour of Sri.K.M.Srinivasa Murthy confirming and ratifying 31.10.1994 (5693/94-95) in respect of land measuring 4 acres 28 guntas in Sy no.10 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk.

The copies of RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1975-76 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1994-95, 1995-96 to 1996-97, 1997-98 to 2001-02, 1997-98 to 2001-02, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13 issued by the office of Tahsildar/Village Accountant reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.10 of Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk.

The copies of Tippani, Atlas, Survey Sketch, Settlement Akarbandh and Village Map issued by ADLR/Tahsildar discloses the identification, shape and location of subject land.

Encumbrance certificate/s produced for scrutiny disclose only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.



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Common Documents:

The Land Owner Sri.K.M.Srinivasa Murthy has entered into an Agreement dated 10.07.2015 (doc no.3112/2015-16) with M/s Salarpuria Housing Private Limited rep by its Authorised Signatory Sri.Bijaykumar Agarwal for the beneficial development of captioned property in to a multistoried residential apartment building under symbiotic terms. In terms of the said Agreement, the Land Owner and the Developer have agreed to share the super built-up area in the form of apartments together with proportionate share of undivided share in land, car parking spaces, terrace areas and private garden areas in the ratio 32 % to the Land Owners and 68 % to the Developer.

In furtherance to said Agreement, Sri.K.M.Srinivasa Murthy has executed a Power of Attorney dated 10.07.2015 (doc no.143/2015-16) in favour of M/s Salarpuria Housing Private Limited rep by its authorised signatory Sri.Bijaykumar Agarwal empowering the attorney to do various acts, deeds and things with power of alienation of Developer share of 68 % of undivided share in land pertaining to the residential apartment complex constructed in land bearing Sy no.10/3 measuring 3 acres 33.04 guntas, Sy no.11/1 measuring 5 acres 31 guntas and Sy no.11/2 measuring 1 acre 14 guntas situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District.

The office of Asst. Commissioner, Bangalore South Sub-division, Bangalore has issued an endorsement dated 11.09.2015 confirming that no cases have been registered under Section 79A & B of KLR Act in respect of Sy nos.10/3, 11/1 & 11/2 of Mallasandra Village.

The office of Tahsildar, Bangalore South Taluk, Bangalore has issued a nil tenancy endorsement dated 31.08.2015 in respect of Sy nos.10/3, 11/1 & 11/2 of Mallasandra Village.

The copy of NOC dated 04.02.2003 issued by BWSSB for the formation of residential layout in 14 acres 33 guntas in Sy nos.9/1, 10/1, 11/1 & 11/2 of Mallasandra Village is produced.

The copies of plan sanction letter and sanction plan both dated 16.11.2017 bearing L.P. No.116/2017-18 issued by BDA for the construction of 2BF+GF+13UF in Building -1 (Tower 1), 2BF +GF+13UF in Building -2 (Tower-2 to Tower-11) and GF+ 2UF of club house are produced.


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**IV EVIDENCE OF POSSESSION :**

All the documents produced for the scrutiny evidence the possession of Subject Property in favour of Sri.K.M.Srinivasa Murthy rep by his GPA holder M/s Salarpuria Housing Private Limited rep by its Authorised Signatory Sri.Bijaykumar Agarwal

**V OPINION:**

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION OF THE FOLLOWING DOCUMENTS:

1. KATHA CERTIFICATE AND EXTRACT ISSUED BY BBMP IN FAVOUR OF SRI.K.M.SRINIVASA MURTHY
2. TAX PAID RECEIPT FOR THE PERIOD 2017-18.
3. NIL E.C. FROM 20.04.2016 TILL DATE,

We are of the opinion that the title of Sri.K.M.Srinivasa Murthy rep by his GPA holder M/s Salarpuria Housing Private Limited rep by its Authorised Signatory Sri.Bijaykumar Agarwal over the Captioned Property is legally valid, clear and marketable.

**NOTE :**

1. ALL THE ORIGINAL DOCUMENTS OF TITLE SHOULD BE VERIFIED.
2. COPIES OF DOCUMENTS PERUSED ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

*This report is prepared with the assistance of Sri.Krishnamurthy, Advocate.*

All the documents referred to us are returned herewith.

Thanking you,  
For C.S.Vishwanath & Co.,

Advocate.

