



Ref No:17/OP/LPA/2023-24

Date: 09.01.2023

To,

M/s. BINARY REALTY,
A Partnership Firm,
Represented by its Partner, Mr. Bharath K.A.,
Bangalore.

Dear Sir/Madam,

LEGAL SCRUTINY REPORT

I. NAME/S OF OWNERS OF PROPERTY:

M/s. BINARY REALTY,
Having its registered office at No.73/2
Chambenahalli Village, Dommasandra Post,
Near Asset Serene Apartment, Sarjapura,
Main Road, Bangalore - 562 125.
Represented by its Partner Mr. Bharath K.A.

II. DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL OF residential converted property bearing Survey No.19, measuring 1 Acres 27 Guntas and 32 Guntas Karab, (the converted for residential purpose vide conversion order No.ALN (ASH) SR.252 of 2022-23, dated:21.02.2023, issued by Deputy Commissioner, Bangalore), situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on:-

East by : Property in Sy.No.17;
West by : Property in Sy.No.25;
North by : Property in Sy.No.20;
South by : Property in Sy.No.18.

III. **DETAILS OF THE TITLE DEED/S SCRUTINIZED: [Title traced from the year 1939]**

SL No	DATE	DESCRIPTION OF THE DOCUMENT
1.		Kethuwar Copy in respect of Survey No.19 in the name of Mr. Nanjunda, son of Nanjunda, issued by Tagsukdar of Anekal Taluk.
2.		Record of right bearing RR.No.38, reflecting the name of Mr. Nanjundappa, son of Nanjundappa in respect of Survey No.19, issued by Tahsildar of Anekal Taluk.
3.	28.03.1939	Sale deed executed by Mr. Nanjundappa, son of Nanjundappa in favour of Mr. Kunta uruf Yallappa, son of Kureshiga, registered as Document No.1535/1938-39, of Book-1, Volume No.463, at pages 15 to 17, registered on 08.05.1939, in the office of the Sub-registrar, Anekal in respect of Survey No.19, measuring 2 Acres of Sompura Village.
4.		Record of right bearing RR.No.262, reflecting the name of Mr. Kunta uruf Yallappa as he purchased through the above said sale deed Doc.No.1535.
5.		OLD RTC for the period 1961-62, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, reflecting the name of Mr. Yallaga uruf Loddiga, in respect of Survey No.19, of Sompura Village.
6.	11.03.1941	Sale deed executed by Mr. Yallappa uruf Londiga, son of Kureshiga in favour of Mr. Chinnappa uruf Roddappa, son of Mr. Mayappa, registered as Document No.1199/1940-41, of Book-1, Volume No.484 at pages 131-132, registered on 31.03.1941, in the office of the Sub-registrar, Anekal Taluk in respect of Survey No.19, measuring 1 Acre of Sompura Village.
7.	26.04.1949	Sale deed executed by Mr. Chinnappa uruf Roddiga, son of Mayappa in favour of Mr. Yallaga, son of Shambaiah and Mrs. Muniyamma, wife of Yallaga, registered as Document



		No.1943/1948-49, of Book-1, at Pages 23-25, in the office of the Sub-registrar, Anekal in respect of Survey No.19, measuring 1 Acre of Sompura Village.
8.		Death certificate of Mr. Kunta uruf Yallappa uruf Loddiga, son of Kureshiga, issued by the Chief registrar of Birth and Deaths, Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 01.08.1945.
9.		Death certificate of Mr. Mayappa, son of Mr. Kunta uruf Yallappa uruf Loddiga, issued by Chief registrar of Births and Death, Village Accountant, Yamare circle, Anekal Taluk, confirming the date of death 13.12.1953.
10.		Death certificate of Mrs. Kaveramma, issued by Chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death is 26.02.1956.
11.		Death certificate of Mrs. Yallamma, issued by chief registrar of Birth and Deaths, Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 16.09.1960.
12.		Death certificate of Mr. Chinnappa uruf Roddiga uruf Roddappa, son of Mayappa, issued by Chief registrar of Births and deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 09.04.1969.
13.		Death certificate of Mrs. Muniyamma, issued by Chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 22.03.1970.
14.		Death certificate of Mrs. Mariyamma, issued by Chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 15.05.1973.
15.		Death certificate of Mr. Yallaga uruf Yallappa uruf Loddiga uruf Muniyellappa, issued by chief registrar of Births and Deaths,

		Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 13.05.1978.
16.		Death certificate of Mr. Narayanappa, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 10.10.2004.
17.		Death certificate of Mrs. Muniyamma, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 11.08.2005.
18.		Death certificate of Mrs. Mariyamma, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 05.05.2005.
19.		Death certificate of Mr. Muniramaiah, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 22.06.2010.
20.		Death certificate of Mrs. Sakamma, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 22.05.2015.
21.		Death certificate of Mr. Nagaraja H.Y, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 11.02.2017.
22.		Death certificate of Mr. Muniswami, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 04.04.2017.
23.		Death certificate of Mr. Munivenkatappa, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 23.03.2018.





24.		Death certificate of Mrs. Lakshmi, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 12.07.2022.
25.		Family tree of Mr. Kunta uruf Yallappa uruf Loddiga, reflecting all his legal heirs, issued by Nada Kacheri.
26.		Mutation register No.3/2010-11.
27.		Plaint, Written statement, Order and memo in O.S. No.575/2011, in the Court of the Senior Civil Judge & JMFC at Anekal.
28.		Petition copy and Memo in Revision Petition No.109/2019, before the Deputy Commissioner, Bangalore Urban District.
29.		Order in R.A(A)692/2015-16, dated 25.01.2019, issued by Assistant Commissioner, Bangalore South, Bangalore in respect of Survey No.19, measuring 1 Acre 27 Guntas, of Sompura Village allotted to the share of Mrs. Venkatalakshmamma, wife of late Munivenkatappa & others.
30.		Mutation register No.H96/2019-20.
31.	26.10.2021	Release deed executed by Mrs. Madduramma, daughter of late Muniyamma and Mrs. Narayanamma, daughter of late Mariyamma in favour of Mr. Gopinath. V.M, registered as Document No.BSK-1-06817-2021-22, of Book-1, stored in CD.No.BSKD1159, in the office of the Sub-registrar, Basavanagudi (Attibele), Anekal Taluk, in respect of Survey No.19, measuring to an extent of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village.
32.	28.01.2022	Release deed executed by Mr. Chinnappa uruf Bikkiliyappa, son of late Muniyamma in favour of Mrs. Manjula, daughter of late Narayanappa, registered as Document No.JGN-1-08664-2021-22, of Book-1, stored in CD.No.JGND1289, in the office of the Sub-registrar, Basavanagudi (Jigani), Bangalore in respect of Survey No.19, measuring 1 Acre 27 Guntas of Sompura Village.
33.	20.12.2022	Sale deed executed by Mrs. Yallamma, Mrs. Sampangamma, Mr. Manjunatha, Miss. Varsha S.M, Miss. Swetha.S.M, Mrs. Rathnamma, Mrs. Mariyamma, Mr. Yallappa S.M, Mr. S.Y.

		Naveen, Mr.S.Y. Jagannath, Mrs. Kavitha Muniraj, Mrs. Venkatalakshamma, Mr. Naveen Kumar, Mr. S. Vijay, Mr. S. Madhu, Mr. Chinnaiah, Miss. Patralhekna C, Miss. Druthi Lekha C, Mrs. Venkatalakshamma, Mrs. Geetha N.M, Mrs. Mamatha M, Mrs. Rukmini M, Mrs. Manjula, Mr. Nandish H.R, Miss. Rekha H.R, Mrs. Munirathnamma, Mr. Pradeep Kumar M, Miss. Indhu Priya P and Mr. Gopinath V.M in favour of M/s. Binary Realty, represented by its Partner, Mr. Bharath K.A, registered as Document No.ABL-1-09220-2022-23, of Book-1, stored in CD.No.ABLD1335, in the office of the Senior Sub-registrar, Basavanagudi (Attibele), Anekal Taluk, in respect of Survey No.19, measuring to an extent of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village.
34.		Mutation register No.H19/2022-23.
35.	14.02.2023	Confirmation deed executed by Mr. Yellappa, Mrs. A.R. Shyla, Mr. Nithin H.N, Miss. Harshitha H.N, Mrs. Munirathnamma, Mrs. H.Y. Lakshamma, Mr. Chandrashekara H.Y in favour of M/s. Binary Realty, represented by its Partner, Mr. Bharath K.A, registered as Document No.ABL-1-11240-2022-23, of Book-1, stored in CD.No.ABLD1378, in the office of the Senior Sub-registrar, Basavanagudi (Attibele), Anekal Taluk, in respect of Survey No.19, measuring to an extent of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village.
36.	21.02.2023	Official Memorandum bearing No.ALN/ASH/SR252/2022-23, issued by Deputy Commissioner, Bangalore District in respect of Survey No.19, measuring to an extent of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village along with conversion sketch.
37.	24.01.2023	Proceedings of Deputy Commissioner, Bangalore Urban District, regarding inspection of 'A' karab land for which cases has been filed based on application filed for conversion of land.
38.		Mutation registered No.T64/2022-23.
39.	03.08.2022	Partnership deed of M/s. Binary Realty along with Form-C.



40.	<p>RECORD OF RIGHTS, TENANCY AND CROPS CERTIFICATE (RTC):</p> <ul style="list-style-type: none">a. 1969-70 to 1973-74b. 1974-75 to 1978-79c. 1979-80 to 1983-84d. 1989-90 to 1993-94e. 1994-95 to 1996-97f. 1997-98 to 1999-2000g. Computerised RTC's from 2001-02 to 2023-24, for Survey No.19 of Sompura Village.
41.	<p>ENDORSEMENTS:</p> <ul style="list-style-type: none">a. Intimation letter dated 27.10.2022, bearing No.RK.CR.592/2022-23.b. Nil tenancy certificate issued by Tahsildar, Anekal Taluk, Bangalore District in respect of Survey No.19, measuring 1 Acre 27 Guntas, of Sompura Village.c. Endorsement dated 13.03.2023, for Non-availability of RTC for the period 1984 to 1989 in respect of Survey No.19 of Sompura Village.d. Endorsement dated 30.03.2023, No. PTCL(A)/C.R:1188/2022-23, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under PTCL Act of 1978, with respect to Sy No.19 of Sompura Village.e. Endorsement dated 27.03.2023, vide No. LRF(AS).CR.206/2022-23, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under section 79 A & B of Karnataka Land reformers act of 1961, with respect to Survey No.19 of Sompura Village.

f. Endorsement dated 23.02.2021, for Non-availability of Index of land and Preliminary Record in respect of Survey No.19 of Sompura Village.

g. Endorsement dated 09.01.2023, bearing No.KHB/LAQ/ANEKAL/680/2022-23, issued by Karnataka Housing Board.

h. Endorsement dated 05.09.2022, bearing No.Bangalore/SLAQ-2/2338/2022-23, issued by Karnataka Industrial Areas Development Board.

42.		SURVEY DOCUMENTS a. Karda copy b. TippaniNakalu c. Akarband d. Village map, For Survey No.19 of Sompura Village.
43.		ENCUMBRANCE CERTIFICATE: a. From 01.04.1920 to 31.03.2004 for Sy No.19. b. From 01.04.2004 to 27.12.2022 for Survey No.19. c. From 01.04.2004 to 02.12.2023 for Survey No.19.
44.	23.02.2023	No Objection certificate issued by Yamare Grama Panchayat.
45.	20.07.2023	No Objection certificate issued by Karnataka State Fire and Emergency Services.
46.	12.07.2023	No Objection certificate issued by Karnataka State Pollution Control Board.
47.	10.08.2023	No Objection certificate issued by Airport Authority of India.
48.	10.08.2023	No Objection certificate issued by Bangalore Electricity Supply Company Limited.
49.	24.08.2023	Environmental Clearance issued by The State Environment Impact Assessment Authority (SEIAA).





50.	07.08.2023	No Objection Certificate from Bharat Sanchar Nigam Limited.
51.	24.11.2023	Relinquishment deed executed by M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. in favour of Anekal Planning Authority, Anekal with respect to 1002.58 Sq Mtrs in Survey No.19 out of 1 Acres 27 Guntas and 0-32Guntas 'A' karab totally measuring 2 Acres 19 Guntas of Sompura Village, registered as Document No.SRJ-1-07757/2023-24, of Book-1, in the office of the Senior Sub-Registrar, Sarjapura.
52.		<p>KATHA AND TAX PAID RECEIPTS :</p> <ul style="list-style-type: none"> a. Khatha dated 06.12.2023 issued by Yamare Gram Panchayath in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. for Property No.150200100100623403 assigned No.3513/19 as per Gram Panchayath Records. b. Tax paid receipt dated 06.12.2023 for the period of 2023-24, with respect to Property bearing Panchayat No.3513/19 in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A.
53.	20.11.2023	Sanction plan letter issued by Anekal Planning Authority in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. to construct residential building in property bearing Survey No.19, measuring 1 Acres 27 Guntas and 32 Guntas Karab, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
54.	29.11.2023	Development Plan issued by Anekal Planning Authority in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. to construct residential building in property bearing Survey No.19, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
55.	03.01.2024	Commencement Certificate bearing No.APA/CC/925/2023-24 issued by Anekal Planning Authority to construct residential building in property bearing Survey No.19, measuring 1 Acres 27 Guntas and 32 Guntas Karab, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore.

INVESTIGATION OF TITLE:

I HAVE PERUSED THE DOCUMENTS LISTED ABOVE AND ON SUCH PERUSAL MY OBSERVATIONS AND OPINION IS AS FOLLOWS;

1. Originally the agricultural land bearing Survey No.19, measuring 2 Acres 19 Guntas, including 32 Guntas of Karab, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District is the ancestral property of Mr. Nanjundappa, son of Mr. Nanjundappa was in possession of the said land since long time and the same has been confirmed in the Kethuwar copy and the Record of right bearing RR.No.38, issued by Tahsildar of Anekal Taluk [Refer Document No.1 & 2].
2. Whereas, Mr. Nanjundappa, son of Mr. Nanjundappa has executed a Sale deed dated 28.03.1939, in favour of Mr. Kunta uruf Yallappa, son of Kureshiga, which is registered as Document No.1535/1938-39, of Book-1, Volume No.463, at pages 15 to 17, registered on 08.05.1939, in the office of the Sub-registrar, Anekal in respect of Survey No.19, measuring 2 Acres of Sompura Village [Refer Document No.3] and the same has been recorded in the Record of right bearing RR.No.262 [Refer Document No.4], issued by Tahsildar of Anekal Taluk.
3. Further, the Katha of the land in Survey No.19 of Sompura Village has been registered in the name of Mr. Yallaga uruf Loddiga in the Old RTC's/ Pahani Thakte for the period 1961-62, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68 [Refer Document No.5], issued by Tahsildar of Anekal Taluk.
4. Thereafter, the said Mr. Yallappa uruf Londiga, son of Kureshiga has executed a Sale deed dated 11.03.1941, in favour of Mr. Chinnappa uruf Roddappa, son of Mr. Mayappa, which is registered as Document No.1199/1940-41, of Book-1, Volume No.484 at pages 131-132, registered on 31.03.1941, in the office of the Sub-registrar, Anekal Taluk in respect of Survey No.19, measuring 1 Acre of Sompura Village [Refer Document No.6] and retained 1 Acre land with him.
5. Subsequently, Mr. Chinnappa uruf Roddappa, son of Mayappa has executed a Sale deed dated 26.04.1949, in favour of Mr. Yallaga, son of Shambaiah and

Mrs. Muniyamma, wife of Yallaga, [Mrs. Muniyamma is great granddaughter of later Mr. Kunta uruf Yellappa @ Loddiga], which is registered as Document No.1943/1948-49, of Book-1, at Pages 23-25, in the office of the Sub-registrar, Anekal in respect of Survey No.19, measuring 1 Acre of Sompura Village. Since, Mrs. Muniyamma wife of yallaga is only legal heir of late Mr. Kunta uruf Yellappa @ Loddiga, the katha has been continued in her name and she is in possession of remaining land in Survey No.19, measuring 1 Acres of Sompura Village [Refer Document No.7]

6. Whereas, the said Mr. Yallaga uruf Yellappa uruf Loddiga uruf Muniyellappa and Mrs.Muniyamma died leaving behind their legal heirs to succeed their estate and the copies of death certificates has been given for kind perusal as follows [Refer Document No.8 to 24]

- Death certificate of Mr. Kunta uruf Yallappa uruf Loddiga, son of Kureshiga, issued by the Chief registrar of Birth and Deaths, Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 01.08.1945.
- Death certificate of Mr. Mayappa, son of Mr. Kunta uruf Yallappa uruf Loddiga, issued by Chief registrar of Births and Death, Village Accountant, Yamare circle, Anekal Taluk, confirming the date of death 13.12.1953.
- Death certificate of Mrs. Kaveramma, issued by Chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death is 26.02.1956.
- Death certificate of Mrs. Yallamma, issued by chief registrar of Birth and Deaths, Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 16.09.1960.
- Death certificate of Mr. Chinnappa uruf Roddiga uruf Roddappa, son of Mayappa, issued by Chief registrar of Births and deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 09.04.1969.
- Death certificate of Mrs. Muniyamma, issued by Chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 22.03.1970.
- Death certificate of Mrs. Mariyamma, issued by Chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 15.05.1973.

- Death certificate of Mr. Yallaga uruf Yallappa uruf Loddiga uruf Muniyellappa, issued by chief registrar of Births and Deaths, Village Accountant, Yamare Circle, Anekal Taluk, confirming the date of death 13.05.1978.
- Death certificate of Mr. Narayanappa, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 10.10.2004.
- Death certificate of Mrs. Muniyamma, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 11.08.2005.
- Death certificate of Mrs. Mariyamma, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 05.05.2005.
- Death certificate of Mr. Muniramaiah, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 22.06.2010.
- Death certificate of Mrs. Sakamma, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 22.05.2015.
- Death certificate of Mr. Nagaraja H.Y, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 11.02.2017.
- Death certificate of Mr. Muniswami, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 04.04.2017.
- Death certificate of Mr. Munivenkatappa, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 23.03.2018.
- Death certificate of Mrs. Lakshmi, issued by Chief registrar of Births and Deaths, issued by Village accountant, Yamare Circle, Anekal Taluk, confirming the date of death 12.07.2022.

7. We have been furnished with the family tree of Mr. Yallappa uruf Kunta uruf Loddiga, reflecting all his legal heirs and it confirms that the legal heirs are only in the possession of the land in Survey No.19, measuring 1 Acre 27 Guntas and 32 Guntas of Karab, situated at Sompura Village, Sarjapura Hobli, Aanekal Taluk [Refer Document No.25].



8. Further it could be seen that, the Katha of the land in Survey No.19, measuring 1 Acre 27 Guntas has been inherited to Mr. Muniramaiah who is the son of Mr. Yallaga uruf Yallappa uruf Loddiga uruf Muniyellappa and after the demise of the said Mr. Muniramaiah, the katha has been inherited to Mr. S.M. Yallappa, son of late Muniramaiah, vide Mutation register No.3/2010-11 [Refer Document No.26].
9. One Mrs. Manjula, daughter of late Narayanappa (Late Narayanappa is the grandson of Kunta uruf Yellappa uruf Loddiga) have filed a suit for partition in O.S.No.575/2011, in the Court of the Senior Civil Judge & JMFC at Anekal and the Petition copy and Memo in Revision Petition No.109/2019, before the Deputy Commissioner, Bangalore Urban District. However, land in Survey No.19, measuring 1 Acre 27 Guntas of Sompura Village, is deleted from the suit in the above said petitions as per the MEMO dated 04.11.2022 [Refer Document No.27 & 28].
10. Further, Mrs. Venkatalakshmamma, wife of late Munivenkatappa (Late Munivenkatappa is the son of Mr. Yellappa uruf Yallaga uruf Loddiga uruf Muniyellappa) and others have filed a petition in R.A(A)692/2015-16, dated 25.01.2019, issued by Assistant Commissioner, Bangalore South, Bangalore to cancel the Katha registered in the above said MR.No.3/2010-11, in respect of Survey No.19, measuring 1 Acre 27 Guntas, of Sompura Village and the same has been cancelled and allotted to the share of Mrs. Venkatalakshmamma, wife of late Munivenkatappa and others [Refer Document No.29] and thereafter the Katha has been registered in the name of Mrs. Venkatalakshmamma and others, vide Mutation register No.H96/2019-20 [Refer Document No.30].
11. Subsequently, Mrs. Madduramma, daughter of late Muniyamma (Late Muniyamma is the wife of Late Yellappa uruf Yellaga uruf Loddiga uruf Muniyellappa and she is the joint owner of the said property) and Mrs. Narayanamma, daughter of late Mariyamma (Mrs. Mariyamma is the granddaughter of Kunta Uruf Yellappa) have executed a Release deed dated 26.10.2021, in favour of Mr. Gopinath. V.M, (Gopinath is the great grandson of Kunta uruf Yellappa) which is registered as Document No.BSK-1-06817-2021-22, of Book-1, stored in CD.No.BSKD1159, in the office of the Sub-registrar, Basavanagudi (Attibele), Anekal Taluk, in respect of Survey No.19,

measuring to an extent of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village[Refer Document No.31].

12. Later on 28.01.2022, Mr. Chinnappa uruf Bikkiliyappa, son of late Muniyamma has executed a Release deed in favour of Mrs. Manjula, daughter of late Narayanappa, which is registered as Document No.JGN-1-08664-2021-22, of Book-1, stored in CD.No.JGND1289, in the office of the Sub-registrar, Basavanagudi (Jigani), Bangalore in respect of Survey No.19, measuring 1 Acre 27 Guntas and 0-32 Guntas karab of Sompura Village[Refer Document No.32].
13. Further, Mrs. Yallamma, Mrs. Sampangamma, Mr. Manjunatha, Miss. Varsha S.M, Miss. Swetha.S.M, Mrs. Rathnamma, Mrs. Mariyamma, Mr. Yallappa S.M, Mr. S.Y. Naveen, Mr.S.Y. Jagannath, Mrs. Kavitha Muniraj, Mrs. Venkatalakshamma, Mr. Naveen Kumar, Mr. S. Vijay, Mr. S. Madhu, Mr. Chinnaiah, Miss. Patralhekna C, Miss. Druthi Lekha C, Mrs. Venkatalakshamma, Mrs. Geetha N.M, Mrs. Mamatha M, Mrs. Rukmini M, Mrs. Manjula, Mr. Nandish H.R, Miss. Rekha H.R, Mrs. Munirathnamma, Mr. Pradeep Kumar M, Miss. Indhu Priya P and Mr. Gopinath V.M in favour of M/s. Binary Realty, represented by its Partner, Mr. Bharath K.A, all are legal heirs of late Kunta uruf Yellappa @ Loddi and late Yellaga and late Muniyamma have executed a Sale deed dated 20.12.2022, which is registered as Document No.ABL-1-09220-2022-23, of Book-1, stored in CD.No.ABLD1335, in the office of the Senior Sub-registrar, Basavanagudi (Attibele), Anekal Taluk, in respect of Survey No.19, measuring to an extent of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village [Refer Document No.33]. Thereafter the katha has been mutated in the name of M/s. Binary Realty, represented by its Partner, Mr. Bharath K.A, vide Mutation register No.H19/2022-23 [Refer Document No.34]
14. Whereas, Mr. Yellappa, Mrs. A.R. Shyla, Mr. Nithin H.N, Miss. Harshitha H.N, Mrs. Munirathnamma, Mrs. H.Y. Lakshamma, Mr. Chandrashekara H.Y being legal heirs of late Kunta uruf Yellappa @ Loddiga, late Yellaga and late Mrs. Muniyamma have executed a Confirmation dated 14.02.2023, in favour of M/s. Binary Realty, represented by its Partner, Mr. Bharath K.A, which is registered as Document No.ABL-1-11240-2022-23, of Book-1, stored in CD.No.ABLD1378, in the office of the Senior Sub-registrar, Basavanagudi (Attibele), Anekal Taluk, in respect of Survey No.19, measuring to an extent





of 1 Acre 27 Guntas and 32 Guntas Karab of Sompura Village [Refer Document No.35].

15. The said M/s. Binary Realty, represented by its Partner, Mr. Bharath K.A being the owner of the land in Survey No.19, measuring 1 Acre 27 Guntas and 32 Guntas of Karab, totally measuring 2 Acres 19 Guntas of Sompura Village, has applied for conversion of the said land and got conversion order from the office of Deputy Commissioner, Bangalore South Sub-Division, Bangalore, for residential purpose vide its order dated 21.02.2023, bearing No.ALN/ASH/SR252/2022-23 [Refer Document No.36] And also paid necessary conversion charges to the concern authority and the same has been registered in Mutation registered No.T64/2022-23 [Refer Document No.37].

16. We have been furnished with the proceedings of the meeting held on 24.01.2023 by The Deputy Commissioner, Bangalore Urban District, regarding karab land in Survey No.19 of Sompura Village [Refer Document No.38].

17. We have been furnished with Partnership deed dated 03.08.2022 of M/s. Binary Realty along with Form-C [Refer Document No.39].

RTC PAHANIES:-

We have verified the RTC Pahanies for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, Computerised RTC's from 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, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 and 2022-23, 2023-24 in respect of Survey No.19, of Sompura Village., [Refer Document No.40a to 40g].

ENDORSEMENTS: [Refer Document No.41a and 41h].

- a. We have verified the Intimation letter dated 27.10.2022, bearing No.RK.CR.592/2022-23.
- b. We have verified the Nil tenancy certificate issued by Tahsildar, Anekal Taluk, Bangalore District in respect of Survey No.19, measuring 1 Acre 27 Guntas, of Sompura Village.

- c. We have verified the Endorsement dated 13.03.2023, for Non-availability of RTC for the period 1984 to 1989 in respect of Survey No.19 of Sompura Village.
- d. We have verified the Endorsement dated 30.03.2023, No. PTCL(A)/C.R:1188/2022-23, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under PTCL Act of 1978, with respect to Sy No.19 of Sompura Village.
- e. We have verified the Endorsement dated 27.03.2023, vide No. LRF(AS).CR.206/2022-23, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under section 79 A & B of Karnataka Land reformers act of 1961, with respect to Survey No.19 of Sompura Village.
- f. We have verified the Endorsement dated 23.02.2021, for Non-availability of Index of land and Preliminary Record in respect of Survey No.19 of Sompura Village.
- g. We have verified the Endorsement dated 09.01.2023, bearing No.KHB/LAQ/ANEKAL/680/2022-23, issued by Karnataka Housing Board.
- h. We have verified the Endorsement dated 05.09.2022, bearing No.Bangalore/SLAQ-2/2338/2022-23, issued by Karnataka Industrial Areas Development Board.

SURVEY DOCUMENTS:

We have verified the Kardha copy, TippaniNakalu copy, Karnakatarevisional Settlement Akarband and Village Map of Sompura Village, which confirms the Location, Shape, boundary, Karab of the land in Survey No.19 [Refer Document No.42a to 42d].

ENCUMBRANCE CERTIFICATE: [Refer Document No.43(a) to 43(c)].

Encumbrance certificates verified for the period from 01.04.1920 to 31.03.2004 and 01.04.2004 to 27.12.2022 and 01.04.2004 to 02.12.2023 for





Survey No.19, which confirms that, other than the sale deeds referred above, there are no other transactions in respect of Sy No.19 of Sompura Village.

18. We have been furnished with the No Objection certificates, issued by Yamare Grama Panchayat, Karnataka State Fire and Emergency Services, Karnataka State Pollution Control Board, Airport Authority of India and Bangalore Electricity Supply Company Limited, State Environment Impact Assessment Authority (SEIAA) and Bharat Sanchar Nigam Limited in respect of Project of M/s. Binary Realty formed in Survey No. 19 of Sompura Village [Refer Document No.44 and No.50].
19. We have been furnished with Relinquishment deed dated 24.11.2023 executed by M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. in favour of Anekal Planning Authority, Anekal with respect to 1002.58 Sq Mtrs in Survey No.19 out of 1 Acre 27 Guntas and 0.32Guntas 'A' karab totally measuring 2 Acres 19 Guntas of Sompura Village, registered as Document No.SRJ-1-07757/2023-24, of Book-1, in the office of the Senior Sub-Registrar, Sarjapura [Refer Document No.51].
20. We have been furnished with Khatha dated 06.12.2023 issued by Yamare Gram Panchayath in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. for Property No.150200100100623403 assigned No.3513/19 as per Gram Panchayath Records. And also we have been furnished Tax paid receipt dated 06.12.2023 for the period of 2023-24, with respect to Property bearing Panchayat No.3513/19 in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. [Refer Document No.52(a) and 52(b)].
21. We have been furnished with Sanction plan letter dated 20.11.2023 issued by Anekal Planning Authority in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. to construct residential building in property bearing Survey No.19, measuring 1 Acres 27 Guntas and 32 Guntas Karab, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore [Refer Document No.53].
22. We have been furnished with Development Plan dated 29.11.2023 issued by Anekal Planning Authority in the name of M/s. Binary Realty, presented by its Partner Mr. Bharath K.A. to construct residential building in property bearing Survey No.19, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore [Refer Document No.54].

23. We have been furnished with Commencement Certificate bearing No.APA/CC/925/2023-24 dated 03.01.2024 issued by Anekal Planning Authority to construct residential building in property bearing Survey No.19, measuring 1 Acres 27 Guntas and 32 Guntas Karab, situated at Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore [Refer Document No.55].

OPINION

On perusal of the above listed documents, we are of the opinion that M/s. BINARY REALTY, Represented by its Partner Mr. Bharath K.A is the absolute owner having good, marketable right, title and interest with respect to residentially converted land Survey No.19, measuring 1 Acres 27 Guntas and 32 Guntas Karab, totally measuring 2 Acres 19 Guntas pf Sompura Village, Sarjapura Hobli, Anekal Takuk, Bangalore (the converted for residential purpose vide conversion order No.ALN (ASH) SR.252 of 2022-23, dated:21.02.2023, issued by Deputy Commissioner, Bangalore), , property presently coming under Yamare Village Panchayati Jurisdiction. The said property absolutely belongs to M/s. BINARY REALTY, Represented by its Partner Mr. Bharath K.A, and they are in the possession of the said land. The title of the said property is clear and marketable, subject to verification of the originals of documents.

Sd:


MANJUNATHA S.M.
Advocate
LAW PARK ASSOCIATES.

