

# Anup S Shah

Advocate

1st July, 2014

M/s. Sobha Developers Limited  
Sarjapura-Marthahalli Outer Ring Road (ORR),  
Devarabeesanahalli, Bellandur Post,  
Bangalore - 560 103.

Dear Sirs,

Attn: Mr.Ashok Kumar

I act as Legal Advisor to M/s. Sobha Developers Limited, who have furnished to me with a set of photocopies of documents with regard to all that piece and parcel of commercially converted land being portion of Survey No.45/2A (earlier being portion of Survey No.45/2), measuring in all about 2 Acres, situated at Huskur Village, Bidarahalli (earlier Kasaba) Hobli, Bangalore East (earlier Hoskote) Taluk, Bangalore District, ("Said Property"), which is morefully set out in the Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Particulars
1.	03.07.1946	Sale Deed executed by Honappa son of Gurappa in favour of H.M.Munivenkataramanappa son of Sharab Munishamiah (registered as document No.59/1946-47, Book I, Volume 615 at pages 145 to 146 in the office of the Sub-Registrar, Hoskote);
2.	18.02.1949	Partition Deed entered into between legal heirs of late Munishamappa namely H.M.Venkatachaliah, H.M.Venkataramanappa, H.M.Munivenkataramanappa, H.M.Krishna Murthy, (minor represented by his brother and guardian Yellappa), H.M.Mallaiah, H.M.Venkataramanappa and Yellamma (registered as document No.1895/1948-49, Book I, Volume 671 at pages 67 to 84, in the office of the Sub-Registrar, Hoskote);
3.	22.04.1963	Order passed in case bearing No.64 to 68/1958-59, in the Court of Special Deputy Commissioner for Abolition of Inams, Kolar District;
4.		Register No.VIII, issued by the Tahsildar, Bangalore East Taluk ;
5.		Mutation Register Extract bearing MR No.2/1964-65 issued by Taluk Sheristedar, Bangalore East Taluk;

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Sl. No.	Date	Particulars
6.	15.04.1969	Discharge Deed executed by FFVC Co-operative Society, Hoskote in favour of H.M.Venkatashamappa (registered as document No.185/1969-70, Book I, Volume 1242 at pages 208 to 209, in the office of the Sub-Registrar, Hoskote);
7.	11.10.2006	Family tree of Sharab Munishamappa issued by the Village Accountant;
8.	20.01.1969	Sale Deed executed by H.M.Venkatashamappa son of Sharab Munishamaiah in favour of H.M. Munivenkataramana son of Sharab Munishamaiah (registered as Document No.3937/1968-69, Book I, Volume-1238 at Pages 184 to 186 in the Office of Sub-Registrar, Hoskote) ;
9.		Mutation Register Extract bearing MR No.7/1998-99 issued by the Taluk Shirestheadar, Bangalore East Taluk, Krishnarajapura;
10.	11.06.2003	Death Certificate of H.M.Munivenkataramana Son of Sharab Munishamaiah issued by Registrar of Births and Deaths, Basavanagudi;
11.	08.05.2003	Partition Deed entered into between wife and children of late H.M.Munivenkataramana namely K.M.Nagasundaramani, H.M.V.Eash, H.M.Harish, M.Rekha, M.Radha and M.Shobha (registered as Document No.493/2003-04, Book I, Volume 2470 at Pages 4 to 11 in the Office of Sub-Registrar, Hoskote);
12.	16.01.2004	Mutation Register Extract bearing MR No.2/2003-04 issued by office of the Village Accountant, Computerised Phani Distribution Center, Bangalore East Taluk, Krishnarajapura;
13.	02.11.2006	Affidavit sworn to by H.M.Krishna Murthy son of late Sharab Munishamaiah before the Notary Public N.Narayana Swamy;
14.	16.11.2006	Sale Deed executed by H.M.V.Eash son late H.M.Venkataramanappa (for self and as Kartha of his HUF and as father and natural guardian of his minor daughter Dhrishti), Pallavi wife of H.M.V.Eash, H.M.Harish son of late H.M.Munivenkataramanappa, ( for self and as Karta of his HUF and as father and natural guardian of his minor children Tanay and Krithay) Vijaya wife of H.M.Harish in favour of S.V.Patil son of V.B.Patil (registered as Document No.27066/2006-07, Book I, Stored in CD No.KRID 269 in the Office of Sub-Registrar, Krishnarajapura);

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Sl. No.	Date	Particulars
15.	03.02.2007	Mutation Register Extract bearing MR No.6/2006-07, issued by the office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura;
16.	10.02.2010	Challan for payment of conversion fines, issued by the Treasury, State Bank of Mysore, Ramamurthynagar Branch, Bangalore; (2 nos)
17.	11.02.2010	Official Memorandum bearing No.ALN (E) (B) SR 88/2009-10, issued by the Special Deputy Commissioner, Bangalore District, Bangalore;
18.	27.07.2011	Sale Deed executed by S.V.Patil son of V.B.Patil in favour of M/s.Sobha Developers Limited, represented by its Authorised Signatory D.S.Patil (registered as document No. BDH-1-02791/2011-12, stored in C.D.No.BDHD 70, in the office of the Sub-Registrar, Bidrahalli, Bangalore).
19.		Record of Tenancy and Crops Extract/Pahani (RTC/Pahani) for the year 1968-69 to 1977-78, issued by the Taluk Sheristhedar, Bangalore East Taluk, Krishnarajapura (2 Nos), with regard to Survey No.45/2, measuring 11 Acres 01 Guntas;
20.		Record of Tenancy and Crops Extract/Pahani (RTC/Pahani) for the year 1968-69 to 1977-78, 1984-85 to 1992-93, 2001-02 to 2005-06 and for the year 2007-08 issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura (14 Nos) with regard to Survey No.45/2A, measuring 7 Acres 01 Guntas;
21.		Village Map of Huskur Village, issued by the Taluk Surveyor, Bangalore East Taluk, Krishnarajapura;
22.		Hissa Tipani Book issued by the office of the Assistant Superintendent of Land Records, Doddabalapur Sub-Division as to Survey No.45;
23.		Hissa Tipani issued by the office of the Tahsildar, Bangalore East Taluk, Krishnarajapura with regard to Survey N.45/2A;
24.		Atlas Nakalu issued by the Assistant Superintendent of Land Records, Doddaballapur Sub-Division, Bangalore;
25.		R.R. Balabagada Nakalu issued by the office of the Tahsildar, Bangalore East Taluk, Krishnarajapura;

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Sl. No.	Date	Particulars
26.		Karnataka Revision Settlement Akarband issued by the Assistant Director Land Records, Bangalore;
27.	31.07.2006	Endorsement bearing No.L.R.FC.R.201/2006-07 issued by the Special Tahsildar, Bangalore East Taluk, Krishnarajura, Bangalore;
28.	03.11.2006	Endorsement bearing No.LRF:[BE]CR:415/2006-07 issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore;
29.	08.12.2009	Report bearing No.ALN.SR:34:2009-10, issued by the Tahsildar to the Deputy Commissioner, Bangalore District, Bangalore;
30.	06.06.2014	Search Report bearing S.A No.3441/2014-15 covering the period from 01.04.1960 to 31.07.1986, issued by the office of the Sub-Registrar, Hoskote, with regard to Survey No.45/2, measuring 11 Acres 01 Guntas
31.	05.06.2014	Search Report bearing S.A No.8740/2014-15, covering the period from 01.08.1986 to 31.05.1989, issued by the office of the Sub-Registrar, Bommanahalli with regard to Survey No.45/2, measuring 11 Acres 01 Guntas;
32.	07.06.2014	Search Report bearing S.A No.10050/2014-15, covering the period from 01.06.1989 to 31.03.2004, issued by the office of the Sub-Registrar, Krishnarajapura, Bangalore with regard to Survey No.45/2, measuring 11 Acres 01 Guntas
33.	07.06.2014	Search Report bearing S.A No.10045/2014-15, covering the period from 01.04.2004 to 05.06.2014, issued by the office of the Sub-Registrar, Krishnarajapura, Bangalore with regard to Survey No.45/2, measuring 11 Acres 01 Guntas;
34.	06.06.2014	Search Report bearing SA No.3440/2014-15 covering the period from 01.04.1972 to 31.07.1986 issued by the Sub-Registrar, Hoskote with regard to Survey No.45/2A, measuring 7 Acres 01 Guntas;
35.	05.06.2014	Search Report bearing SA No.8743/2014-15, covering the period from 01.08.1986 to 31.05.1989 issued by the Sub-Registrar, Bommanahalli with regard to Survey No.45/2A, measuring 7 Acres 01 Guntas;

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Sl. No.	Date	Particulars
36.		Search Report bearing SA No.10051/2014-15, covering the period from 01.06.1989 to 31.03.2004, issued by the Senior Sub-Registrar, Krishnarajapura with regard to Survey No.45/2A, measuring 7 Acres 01 Guntas;
37.	07.06.2014	Search Report bearing S.A No.10046/2014-15, covering the period from 01.04.2004 to 05.06.2014, issued by the Sub-Registrar, Krishnarajapura, with regard to Survey No.45/2A, measuring 7 Acres 01 Guntas;

### II. GLOSSARY (indicative)

Sl. No.	Term	Description
1)	Acre	40 Guntas or 43,560 Square Feet;
2)	Akarband	A Register showing the area and rate of assessment of holdings;
3)	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
5)	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;
6)	Hisse / Hissa	Portions formed in survey numbers after phoddi / sub-division by the Survey Department;
7)	Hissadar	Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number;
8)	Tipni	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9)	Hobli	The sub-division of a taluk;
10)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local

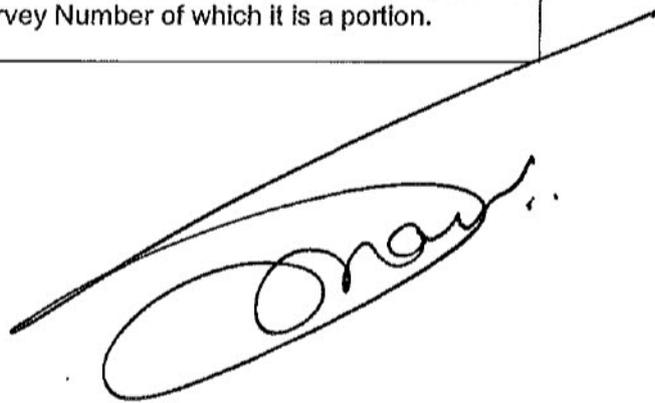
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Sl. No.	Term	Description
		Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12)	Mutation Register	A revenue document which records the transfer of ownership of lands alongwith details of such transfer;
13)	Palupatti/ Panchayat Parikath	Customary oral partition effected amongst the co-owners/ family members in the presence of the panchayatdars;
14)	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15)	Phoddi	Sub-division / partition of a survey number into hissas with survey sub-numbers or sub-dividing of fields;
16)	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17)	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18)	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19)	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.



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### III. PROPERTY DETAILS

All that piece and parcel of commercially converted land being portion of Survey No.45/2A (earlier being portion of Survey No.45/2), situated at Huskur Village, Bidarahalli (earlier Kasaba) Hobli), Bangalore East (earlier Hoskote) Taluk measuring in all about 2 Acres ("Said Property") and bounded as follows:

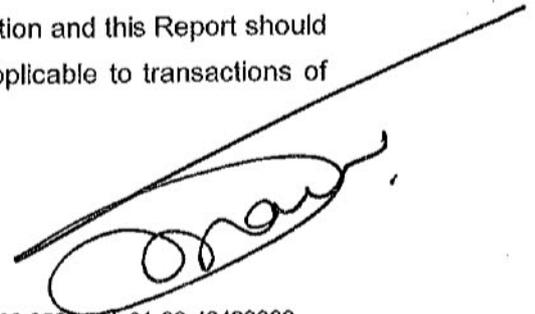
EAST	:	Land in Survey No.116 of Amani Doddakere Village
WEST	:	Road and Survey No.46
NORTH	:	Land in the same Survey No.45/2P (old No.45/2A) belonging to M/s.Sridhar Infrastructure
SOUTH	:	Land in the same Survey No.45/2A belonging to M/s.Sridhar Infrastructure

### IV. NOTE:

This Report has been prepared for my client M/s. Sobha Developers Limited, (Client), in the context of their development of the property, and should not be relied upon for any other purpose. The contents of this Report shall not without my express written consent be quoted or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. This Report is not issued, nor should be construed to be issued or deemed to be issued, under any provisions of any State or Central statutes. A note on title was issued to my client before their purchase and this opinion is being updated and hence I had not sought for any documents pursuant to the property having been developed. I have assumed that (a) all copies provided to me, conform to the originals and are accurate and complete (b) all documents provided to me were properly authorised and executed (c) apart from the documents made available there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. This Report is specific to the transaction and this Report should not be assumed to state the general principles of law applicable to transactions of this kind.

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### V. FLOW OF TITLE:

1. All that piece and parcel of agricultural land being portion of Survey No.45/2 (earlier being part of survey No.45/2), situated at Huskur Village, Bidarahalli (earlier Kasaba) Hobli, Bangalore East (earlier Hoskote) Taluk, measuring in all about 9 Acres 30 Guntas and is hereinafter for the sake of brevity and convenience referred to as "Survey No.45/2".

2. It is evident from the Sale Deed dated 03.07.1946 (Document No.1), that Survey No.45 (later Survey No.45/2), measuring in all about 9 Acres 30 Guntas, situated at Huskur Village, Bidarahalli, (earlier Kasaba) Hobli, Bangalore East (earlier Hoskote) Taluk was purchased by one H.M.Munivenkataramanappa son of Sharab Munishamaiah from Honappa son of Gurappa.

3. The said H.M.Munivenkataramanappa son of Sharab Munishamaiah thereafter brought the said Survey No.45, into joint family property of late Sharab Munishamaiah and it is gather from the partition deed dated 18.02.1949 (Document No.2) that the said H.M.Munivenkataramanappa along with other legal heirs of Late Munishamaiah namely H.M.Venkatachalaiah, H.M.Venkataramanappa, H.M.Yellappa, H.M.Venkatashamappa, H.M.Munivenkataramanappa, H.M.Krishna Murthy (minor represented by his brother and guardian Yellappa), H.M.Mallaiah, H.M.Venkataramanappa and Yellamma second wife of late Sharab Munishamaiah effected a Partition on 18.02.1949, with regard to Survey No.45 measuring 9 Acres 30 Guntas and other properties, wherein Survey No.45, was divided and allotted as set out below:-

Sl No	Allottee	Survey No	Extent		Under
			Acres/s	Gunta/s	
1.	H.M.Venkatachalaiah	45	3 Acres		"A" Schedule
2.	H.M.Venkataramanappa		1 Acre		"B" Schedule
3.	H.M.Yellappa		30 Guntas		"C" Schedule
4.	H.M.Venkatashamappa		1 Acre		"D" Schedule
5.	H.M.Munivenkataramanappa		1 Acre		"E" Schedule
6.	H.M.Krishna Murthy		1 Acre		"F" Schedule
7.	H.M.Mallaiah		1 Acre		"G" Schedule

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8.	H.M.Venkataramanappa	1 Acre	"H" Schedule
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4. The Family tree of Sharab Munishamappa alias Munishamalah (Document No.7), issued by the Village Accountant, discloses that the said Sharab Munishamappa alias Munishamaiah married to (a).Sanjeevamma and (b).Yellamma. (a). Out of his first wife Sanjeevamma he had six sons namely H.M.Venkatachalaiah, H.M.Venkataramanappa, H.M.Yellappa, H.M.Munivenkataramanappa, H.M.Krishna Murthy and two daughter namely Yeshodamma (Dead) and Seethamma and (b). Out of his second wife Yellamma he had two sons namely H.M.Mallalah, H.M. Venkataramanappa and four daughters namely Mangamma, Papamma, Lakshamma and Sarojamma. The said family tree further discloses that :

(a). The said H.M.Venkatachalaiah (dead) married to one Komamma and they have five sons namely Srinivas Murthy, H.V.Ramachandra, H.V.Dasharatha, H.V.Rajaram, H.V.Ananda Babu and one daughter Sulochana and further discloses that:-

(i). Srinivas Murthy (dead) married to Sharadamma (dead) and they have two children namely H.S.Purushotham and Hamasaveni;

(ia). H.S.Purushotham married to one Yeshodamma and they had one son Girish and one daughter H.P.Tejaswi ;

(ib). Hamsaveni married;

(b). H.M.Munivenkataramanappa married to Pushpa (Dead) and Nagasundaramani. Out of his first wife Pushpa he had three daughters namely Rekha, Radha and Shobha. Out of his second wife Nagasundaramani he had two sons namely H.M.V Eash and H.M.V Hairsh and further discloses that:

(i). Rekha, Radha and Shobha all married;

(ii). H.M.V Eash married to Pallavi and they have one daughter Dhrishti;

(iii). H.M.V Harish married to Vijaya and they have two children namely Tanay and Krithay;

(c). H.M.Krishna Murthy married to one Kamal Murthy and they have one son Rajesh Murthy and further discloses that

(i). Rajesh Murthy married to Kirthi Murthy and they have one son Anirudh Murthy and daughter Rakhi Murthy.

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5. It is evident from the Order dated 22.04.1963 in Case No.64 to 68/1958-59 on the file of the Special Deputy Commissioner for Abolition of Inams, Bangalore District (Document No.3) that the said legal heirs of Late Sharab Munishamiah namely H.M.Yellappa, H.M.Krishna Murthy, H.M.Venkataramanappa, H.M.Venkatashamappa, H.M.Mallaiah, H.M.Venkataramanappa, H.M.Venkatachalaiah and H.M.Venkataramanappa, filed an application before the Special Deputy Commissioner for Abolition of Inams, Kolar circle, Kolar requesting for grant of occupancy rights as to their respective share in the Survey No.45/2 (earlier being Survey No.45) as per said partition. Considering their application the Special Deputy Commissioner for Inams Abolition granted occupancy rights under Section 5 of Inams Abolition Act as follows:

Sl No	Grantee	Survey No	Extent
1.	H.M.Venkatachalaiah	45/2	3 Acres
2.	H.M.Venkataramanappa		1 Acre
3.	H.M.Yellappa		30 Guntas
4.	H.M.Venkatashamappa		1 Acre
5.	H.M.Munivenkataramanappa		1 Acre
6.	H.M.Krishna Murthy		1 Acre
7.	H.M.Mallaiah		1 Acre
8.	H.M.Venkataramanappa		1 Acre

which is corroborated with Register No.VIII (Document No.4) issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura. The Katha with regard to Survey No.45/2 was transferred in the names of H.M.Yellappa, H.M.Krishna Murthy, H.M.Venkataramanappa, H.M.Venkatashamappa, H.M.Mallaiah, H.M.Venkataramanappa, H.M.Venkatachalaiah and H.M.Munivenkataramanappa as to their respective share vide Mutation Register extract bearing MR No.2/1964-65 (Document No.5).

6. Subsequent the said H.M.Venkatashamappa son of late Sharab Munishamiah conveyed his portion of land measuring 1 Acre in Survey No.45/2, to his brother Munivenkataramana alias Munivenkataramanappa son of Sharab Munishamiah under a Deed of Sale dated 20.01.1969 (Document No.8).

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7. It can be gathered from the Atlas Nakalu and RR Balabagada Nakalu (Document No.24 and 25) that larger extent of Survey No.45/2, ad-measuring 11 Acres and 01 Guntas was phoddied into two portions wherein (a). portion of Survey No.45/2 measuring 7 Acres 01 Gunta (inclusive of 06 Guntas of kharab) which included the extent of 2 Acres belonging to H.M.Munivenkataramanappa, was assigned Sub-Survey No.45/2A and (b) the remaining portion of Survey No.45/2 measuring 04 Acres was assigned Sub-Survey No.45/2B.

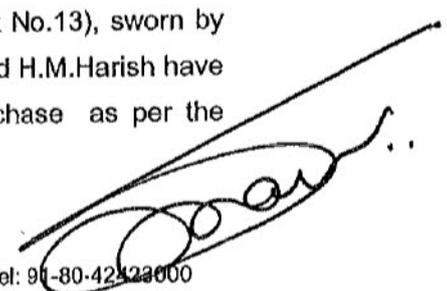
8. The katha with regard to portion of Survey No.45/2A, measuring in all about 2 Acres, situated at Huskur Village, Bidarahalli Hobli (earlier Kasaba Hobli), Bangalore East Taluk (earlier Hoskote Taluk) and is hereinafter referred to as "Munivenkataramanappa's Land" was transferred in the name of H.M. Munivenkataramanappa son of late Sharab Munishamaiah, vide Mutation Register extract bearing MR No.7/1998-99 (Document No.9).

9. The said H.M.Munivenkataramana alias Munivenkaramanappa (son of Sharab Munishamaiah) died intestate on 17.01.2003 (Document No.10), and his first wife Pushpa having predeceased him, leaving behind his children namely Rekha, Radha and Shobha from his first wife Pushpa his second wife Nagasundaramani and her children namely H.M.V.Eash and H.M.Harish as his only legal heirs to succeed to his estate including Munivenkataramanappa's land. Subsequently the said surviving legal heirs of H.M.Munivenkataramana alias Munivenkataramanappa effected a partition on 08.05.2003 (Document No.11), wherein H.M.V.Eash and H.M.Harish were allotted an extent of 1 Acre each in Munivenkataramanappa's land under Schedule B and C respectively thereunder, with a condition that in case they decide to sell their respective share in Munivenkataramanappa's land, first offer should be given to their uncle H.M.Krishna Murthy (brother of Munivenkaramana) and if he reject to purchase then they can sell their respective share of Munivenkataramanappa's land to any third party. The Katha with regard to their respective share in Munivenkataramanappa's land was transferred in their names vide Mutation Register extract bearing MR No.2/2003-04 (Document No.12).

10. It is gather from the Affidavit dated 02.11.2006 (Document No.13), sworn by H.M.Krishna Murthy wherein he has declared that H.M.V Eash and H.M.Harish have offered the said Munivenkataramanappa's land to him for purchase as per the

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terms of the partition deed dated 08.05.2003 (Document No.11) and he has also declared that he refused to purchase the Munivenkataramanappa's land and further declared that H.M.V Eash and H.M.Harish and their family members are at liberty to sell the Munivenkataramanappa's land in favour of any person of their choice and he or his family members have no objection whatsoever for the same.

11. The said H.M.V Eash son of late H.M.Munivenkataramanappa (for self and as kartha of his HUF and as father and natural guardian of his minor daughter Dhrishti) along with his wife Pallavi, H.M.Harish son of late H.M.Munivenkataramanappa (for self and as Karta of his HUF and as father and natural guardian of his minor children namely Tanay and Krithay) along with his wife Vijaya conveyed the Munivenkataramanappa's land in favour of S.V.Patil son of V.B.Patil under a Deed of Sale dated 16.11.2006 (Document No.14). The Khata with regard to Munivenkataramanappa's land was transferred in the name of S.V.Patil as gathered from the Mutation Register extract bearing MR No.6/2006-07 (Document No.15).

12. On an application made by S.V.Patil for conversion of Munivenkataramanappa's land and on payment of requisite conversion fee/fines, the Special Deputy Commissioner, Bangalore District, Bangalore converted Munivenkataramanappa's land from agricultural to non-agricultural commercial use as per Official Memorandum, bearing ALN (E) (B) SR 88/2009-10, dated 11.02.2010 (Document No.17 read with Document No.16).

13. The commercially converted Munivenkataramanappa's land measuring in all about 2 Acres, situated at Huskur Village, Bidarahalli (earlier Kasaba) Hobli, Bangalore East (earlier Hoskote) Taluk herein after for the sake of brevity and convenience referred to as "Said Property".

14. The said S.V.Patil son of V.B Patil, thereafter conveyed the Said Property in favour of M/s. Sobha Developers Limited represented by its Authorised Signatory D.S.Patil under Sale Deed dated 27.07.2011 (Document No.18)

15. In the aforesaid manner the said M/s.Sobha Developers Limited became the absolute owner of Said Property.

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16. Record of Tenancy and Crops Extract/Pahani (RTC/Pahani) with regard to Survey No.45/2 for the period set out below discloses the total extent being 11 Acres 01 Guntas and actual extent as 10 Acres 35 Guntas there being 6 Guntas kharab. The Record of Tenancy and Crops Extract/Pahani (Document No.19) discloses the owners and occupants as follows:

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1968-69 to 1970-71	H.M.Yellappa son of Sharab Munishamalah	As per Order of Deputy Commissioner, Inams	Nil	Nil
1971-72 to 1977-78	H.M.Yellappa son of Sharab Munishamalah	As per Order of Deputy Commissioner, Inams	Nil	H.M.Yellappa

17. Though the pursuing to the Inam Order the lands were allotted to all the sons of Sharab Munishamaiah whereas the khata was mutated in the name of Yellappa who is the brother of the other grantee.

18. Record of Tenancy and Crops Extract/Pahani (RTC/Pahani) with regard to Survey No.45/2A for the period set out below discloses the total extent being 7 Acres 01 Guntas and actual extent as 5 Acres 36 Guntas there being 1 Acre 05 Guntas kharab. The Record of Tenancy and Crops Extract/Pahani (Document Nos.20):

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1983-84 to 1987-88	H.M.Yellappa son of Sharab Munishamappappa	Durasth Akharband LR No 3/1973-74 phodied 45/2A and B		Nil
1988-89 to 1989-90	H.M.Yellappa son of Sharab Munishamalah	Durasth Akharband LR No 3/1973-74 phodied 45/2A and B		H.M.Yellappa
1990-91	H.M.Yellappa son of Sharab Munishamaiah	Durasth Akharband LR No 3/1973-74 phodied 45/2A and B		YH.M.Yellappa and Y.Manjunath

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Period	Kathodar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Y Manjunath son of H.M.Yellappa Guntas) (30	MR 1/1991-92		
1991-92 to 1992-93	H.M.Yellappa son of Sharab Munishamaiah	Durasth Akharband LR No 3/1973-74 phodied 45/2A and B.		H.M.Yelamma, H.M.Krishna Murthy
	H.M.Krishna Murthy son of S.Munishamaiah (30 Guntas)	MR 2/1991-92 Sale		
2001-0 to 2002-03	H.M.Krishna Murthy son of S.Munishamaiah (30 Guntas)	MR 2/1991-92		H.M.Krishna Murthy and H.M.Munivenkataramanappa.
	H.M.Munivenkataramanappa son of Sharab Munishamappa (2 Acres)	MR 7/1998-99		
2003-04	H.M.Krishna Murthy son of S.Munishamaiah (30 Guntas)	MR 2/1991-92	Nil	H.M.V Eash and H.M.Harish
	H M. V Eash son of H.N.Munivenkataramana (1 Acre)	MR 2/2003-04 Partiton dated 16.01.2004		
	H.M.Harish son of H.N.Munivenkataramana (1 Acre)	MR 2/2003-04 Partiton dated 16.01.2004		
2004-05 to 2005-06	H M. V Eash son of H.N.Munivenkataramana (1 Acre)	MR 2/2003-04 Partiton dated 16.01.2004		H.M.Krishnamurthy, H.M.Munivenkataramanappa, H.M.V.Eash, H.M.Harish and Rajesh Murthy
	H.M.Harish son of H.N.Munivenkataramana (1 Acre)	MR 2/2003-04 Partiton dated 16.01.2004		
	Rajesh Murthy son of H.M.Krishnamurthy (30 Guntas)	MR.26/2004-05, converted		

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Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2006-07 to 2008- 09	Rajesh Murthy son of H.M. Krishnamurthy Alienated (30 Guntas)	MR 26/2004-05 converted dated 29.04.2005		H.M.Krishnamurthy, H.M.Munivenkataramanappa, Rajesh Murthy and S.V.Patil
	S.V.Patil (2 Acres)	MR. 6/2006-07 Sale dated 03.02.2007		
2009-10 to 2012- 13	Rajesh Murthy son of H.M.Krishnamurthy Alienated (1 Acre)	MR 26/2004-05 converted dated 29.04.2005	Nil	Rajesh Murthy and S.V.Patil
	Rajesh Murthy son of H.M.Krishnamurthy Alienated (30 Guntas)	MR 26/2004-05 converted dated 29.04.2005		
	S.V.Patil (2 Acres)	MR.6/2006-07 Sale dated 03.02.2007		

19. We note that the extent of kharab mentioned in the RTC is 1 Acre 05 Guntas, whereas the kharab shown in the Akarbandh is 6 Guntas. These records needs to reconciliated.

20. The Village Map of Huskur Village and Hissa Tippani with regard to Survey No.45 and 45/2 respectively , both issued by the Assistant Superintendent of Land Records (Document Nos.21 and 22), shows the location, shape and boundaries of Survey No.45/2. As per the Village Map, Survey No.45 is bounded on the East by Road, on the West by Survey No.46, on the North by: Road and on the South by: Border of Katamallur Village Boundary.

21. The Atlas Nakalu, RR Balabagadha Nakal and Hissa Tippni Book, both issued by the office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document Nos.23 to 25) shows that the Survey No.45/2, was phoddied into two portions in the year 1973 and assigned sub-numbers as 45/2A and 45/2B.

22. The Karnataka Revision Settlement Akarbandh (Document No.26) issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore with

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discloses that the total extent of Survey No.45/2A, as 7 Acres 01 Guntas and actual extent as 6 Acres and 36 Guntas, there being 6 Guntas of Kharab.

23. Endorsement dated 31.07.2006, bearing No.L.R.F.CR.201/2006-07 (Document No.27) issued by the Special Tahsildar, Bangalore East Taluk, Krishnarajapura, Bangalore confirms that no tenancy application has been filed in Form 7 under Section 48(1) of Karnataka Land Reforms Act, 1961, with regard to Survey No 45/2A.

24. Endorsement dated 03.11.2006 bearing No.LRF:[BE]CR:415/2006-07 (Document No.28) issued by the Assistant Commissioner, Bangalore North Sub-Division confirms that there are no proceedings pending under Sections 79A and 80 of the Karnataka Land Reforms Act 1961, with regard to Survey No.45/2A, measuring 2 Acres.

25. The Endorsement confirming that no proceeding are pending under the Karnataka SC and ST (PTCL) Act, 1978 with regard to Survey No.45/2A, measuring 2 Acres has not been made available to us. We have however been furnished with a copy of the report dated 08.12.2009 ( Document No.29) submitted by the Tahsildar to the Deputy Commissioner at the time of conversion, confirming that the property bearing Survey No.45/2A, does not falls under PTCL Act and is not the Government Inmathi land.

26. We have been informed that personal search was conducted by Mr.D.S.Patil, representative of Sobha Developers Private Limited in the office of the Bangalore Development Authority, Karnataka Industrial Area Development Authority and Land Acquisition Authority and has reported that no proceedings has been initiated with regard to Survey No.45/2A. It is advisable to get endorsement to that effect from the said departments.

27. The Search Report with regard to Survey No.45/2, situated at Huskur Village Village, Bidarahalli Hobli (earlier Kasaba Hobli), Bangalore East Taluk (earlier Hoskote Taluk), Bangalore District, measuring in all about 11 Acres and 01 Guntas , issued by the concerned Sub-Registrar (Document Nos.30 to 33) discloses as follows:

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SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
3441/20 14-15	01.04.1960	31.07.1986	Mortgage 07.10.1966	1	00	H.M.Venkata shamappa	COS	3081/66-67
			Lease 29.04.1968	4	00	H.M.Venkata chalaiah, H.V.Srinivas, H.V.Ramachan dra and Dasaratharajara m	PLMC Bank Limited Hoskote	460/68-69
			Lease 10 Years 29.04.1968	4	00	H.M.Venkata chalaiah, H.V.Srinivas H.V.Ramachan dra, H.V.Dasharatha rajarami	PLMC Bank Ltd Hoskote	461/68-69
			Lease 5 Years 22.08.1968	4	00	H.M.Venkata chalaiah, H.V.Srinivas H.V.Ramachan dra, H.V.Dasharatha rajarami	PLMC Bank Ltd Hoskote	2130/1968- 69
			Lease 10 years 22.08.1968	4		H.M.Venkata chalaiah, H.V.Srinivas, H.V.Ramachan dra, H.V.Dasharath arajaram	PLMC Bank Ltd Hoskote	2131/68-69
			Sale 03.02.1969	1	00	H.M.Venkata shamappa	H.M.Muniven kataramanap pa	3937/68-69
			Discharge of Mortgage dated 15.04.1969	1	00	FFLV,Co- oprative Society, Hoskote	H.M.Venkata shamappa	185/69-70
			Lease 25.04.1969	4	00	H.M.Venkata chalaiah, H.V.Srinivas, H.V.Ramachan dra, H.V.Dasharath arajaram	PLMB Hoskote	SI No 435
			Lease 8 Years 25.04.1969	4	00	H.M.Venkata chalaiah and others	PLMB Hoskote	SI No 436/F No.23
			Discharge Deed 17.12.1976	4	00	Secretary PLD Bank , Hoskote	H.M.Venkata chalaiah	
			Discharge Deed dated	04	00	Secretary PLD	H.M.Venkata	2811

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**Anup S Shah**  
Advocate

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
			17.12.1976			Bank , Hoskote	chalaiah	
			Discharge Deed dated 17.12.1976	04	00	Secretary PLD Bank , Hoskote	H.M.Venkata chalaiah	2612
8740/2014-15	01.08.1986	31.05.1989	Nil	11	01	-	-	-
10050/2014-15	01.06.1989	31.03.2004	Nil	11	01	-	-	-
10045/2014-15	01.04.2004	05.06.2014	Nil	11	01			-

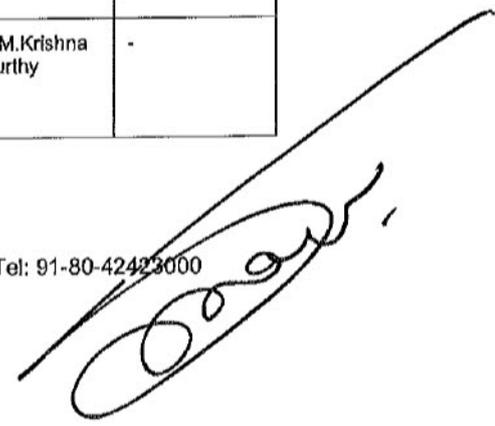
28. It is observed from the search report that H.M.Venkatashamappa executed a Mortgage Deed on 07.10.1966, wherein he has mortgage his portion of Survey No.45/2 (later 45/2A), measuring 1 Acre in favour of Secretary FFV Co-Operative Society, Hoskote for a sum of Rs.600/- (Rupees Six Hundred) and it is further observed that the said mortgage has been discharged by the said FFV Co-Operative Society, Hoskote on 15.04.1969 by virtue of Discharge Deed dated 15.04.1969 (Document No.6). We are not concerned with the other mortgage/lease executed by other owners of Survey No.45/2, as our opinion is restricted to Said Property, measuring 2 Acres belonging to H.M.Munivenkataramanappa alias Munivenkataramana.

29. The Search Report with regard to portion of Survey No.45/2A, situated at Huskur Village, Bidarahalli Hobli (earlier Kasaba Hobli), Bangalore East Taluk (earlier Hoskote Taluk), Bangalore District, measuring in all about 7 Acres and 01 Guntas, issued by the concerned Sub-Registrar (Document Nos.34 to 37) discloses as follows:

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
3440/2014-15	01.04.1972	31.07.1986	Partition dated 09.05.1972	00	30	H.M.Yellappa, H.M.Manjunath H.M.Harish	Y.Mohan, and	1325
			Sale Deed dated 06.03.1976	00	30	H.M.Manjunath	H.M.Krishna Murthy	-

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SA No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
8743/2014-15	01.08.1988	31.05.1989	Nil	07	01	-	-	-
10051/2014-15	01.06.1989	31.03.2004	Nil	07	01	-	-	-
10046/2014-15	01.04.2004	05.06.2014	Sale Deed dated 27.01.2005	00	30	Rajesh Murthy and others	M/s.Sridhar Infrastructure	29051/2004-05
			Sale Deed dated 17.11.2006	02	00	H.M.V.Easha son of H.M.Muniven karamanappa and others	S.V.Patil son of V.B.Patil	27066/2006-07
			Sale Deed dated 27.07.2011	02	00	S.V.Patil son of V.B.Patil	M/s.Scobha Developers Limited	27911/2011-12

30. The Search Reports covering the period from 01.04.1972 to 05.06.2014 with regard to Survey No.45/2A, measuring 7 Acres 01 Guntas, made available to us do not disclose any encumbrances other than those discussed herein with regard to Said Property. We are not concerned with the other transactions executed by other owners of Survey No.45/2A, as our opinion is restricted to the Said Property, measuring 2 Acres.

31. Search Report bearing SA No.10051/2014-15 for the period 01.06.1989 to 31.03.2004 (Document No.36) does not reflect the entry of partition deed dated 08.05.2003 (Document No.11). On an enquiry made, we have been informed that said partition deed has not been indexed in the office of the Sub-Registrar, Krishnarajapura as the said partition is registered in the office of the Sub-Registrar, Hoskote due to certain properties located in Hoskote Jurisdiction. It is recommended that the indexation be updated to include the said partition in the office of the Sub-Registrar, Krishnarajapura. This however does not effect the title to the Said Property and is a procedure that could be completed.

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Advocate

**VI. OBSERVATION AND SUGGESTIONS:**

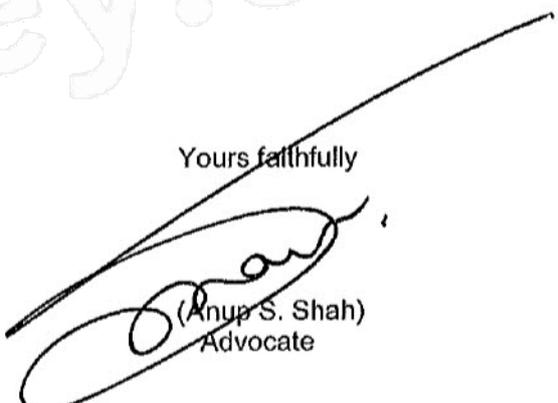
Taking into consideration the documents and information furnished and subject to observation made herein above and the documents requisitioned, I am of the opinion that M/s.Sobha Developers Limited, a company incorporated under the Companies Act 1956 are the absolute owner of all that piece and parcel of commercially converted land being portion of Survey No.45/2A (earlier being portion of Survey No.45/2), measuring in all about 2 Acres, situated at Huskur Village, Bidarahalli (earlier Kasaba) Hobli, Bangalore East (earlier Hoskote) Taluk, Bangalore District ("Said Property"), subject to tax being paid, khata being brought upto date in the name of M/s.Sobha Developers Limited.

I have been assisted by Satish, Advocate in the preparation of this Title Report.

In the event of there being any clarifications, please do let me know.

Thanking you,

Yours faithfully

  
(Anup S. Shah)  
Advocate

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