

Ref:DMLA:LSR:PVT:IN:11.08.2023

17.10.2023

To,  
M/s.SLN INFRA,  
Bangalore.

**Sub :** All that piece and parcel of residential layout Known as **NIDHI PALMS** formed in Sy No.99/2, measuring 2 acre, Sy no.99/6, measuring 2 acre, Sy no.99/7, measuring 31 guntas comprising Old Sy No.99/2), situated at : Byappanahalli Village, Bidarahalli Hobli, Bangalore East Taluk. Presently belonging to Ravi Prathap and others.

**I. DESCRIPTION OF THE PROPERTY:**

All the piece and parcel of the residential layout Known as **NIDHI PALMS** formed in Sy No.99/2, measuring 2 acre, Sy no.99/6, measuring 2 acre, Sy no.99/7, measuring 31 guntas comprising Old Sy No.99/2), situated at : Byappanahalli Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on :

East by : Road

West by : Private property

North by : Road

South by : Private property

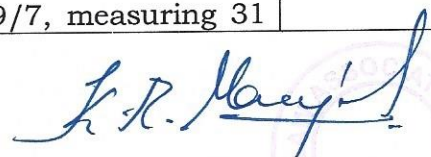
**II. LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO COPIES) :**

Sl. No	Date	Description of documents	Whether Photocopy/ Original
1.	---	RTC for the year from 1968-69 to 1978-79 in the name of Ramaiah for Sy no.99/2, measuring 4 acre 31 guntas and 14 guntas of Kharab	Photo Copy
2.	15.04.1982	Registered Sale deed bearing Doc no.120/1982-83 executed by Ramaiah and his son K.R.Narayanaswamy in favour of Mrs.R.Gayathri Devi W/o R.N.Nanjundappa for Sy no.99/2, measuring 4 acres 31 guntas including 14 guntas Kharab (5 acre 5 guntas) of	Photo Copy
3.	----	RTC for the year from 1979-80 to 1988-89, 2002-03 to 2008-09 in the name of Mrs.R.Gayathri Devi W/o R.N.Nanjundappa for Sy no.99/2, measuring 4 acre 31 guntas and 14 gunta of Kharab	Photo Copy
4.	08.03.1994	Death certificate of R.Gayathri Devi date of death : 06.03.1994	Photo Copy
5.	---	IHC bearing no.8/1994-95 in the name of R.N.Nanjundappa for Sy no.99/2, measuring 5 acre 5	Photo Copy

		guntas (on demise of his wife R.Gayathri Devi)	
6.	---	RTC for the year from 1988-89 to 1993-94, 2009-10, 2010-11, 2011-12 in the name of R.N.Nanjundappa (IHC no.8/1994-95) for Sy no.99/2, measuring 4 acre 31 guntas and 4 guntas of Kharab in all measuring 5 acre 5 guntas	Photo Copy
7.	16.12.2009	Unregistered partition deed entered between, 1.R.N.Nanjundappa, 2.Ravi Prathap, 3.Shashi Prathap, 4.Thunga  Wherein land bearing Sy no.99/2, measuring 2 acre ½ guntas and other properties was fallen to the share of Ravi Prathap  Wherein land bearing Sy no.99/2, measuring 2 acre ½ guntas and other properties was fallen to the share of Shashi Prathap  Wherein land bearing Sy no.99/2, measuring 30 guntas and other properties was fallen to the share of Thunga	Photo Copy
8.	26.09.2010	Death certificate of R.N.Nanjundappa date of death: 26.09.2010	Photo Copy
9.	09.04.2012	Family tree of late.R.N.Nanjundappa issued by Village accountant which goes to show that Mrs.Sarvamangamma is his wife and 1.Ravi Prathap, 2.Shashi Prathap, 3.Thunga are his legal heirs	Photo Copy
10.	11.10.2023	Affidavit of Family tree of late.R.N.Nanjundappa sworn by N.Shashi Prathap confirms that the family of late.R.N.Nanjundappa is wife Late.Gayathri and 2nd wife Smt.Sarvamangamma and their children N.Ravi Prathap, N.Shashi Prathap and Thunga.N.	Photo Copy
11.	---	Mutation register extract bearing MR no.H27/2011-12 in the name of 1.Ravi Prathap measuring 2 acre, 2.Shashi Prathap (measuring 2 acre), 3.Thunga (measuring 30 guntas) for Sy no.99/2 (as per RRT 17/2011-12)	Photo Copy
12.	---	RTC for the year from 2012-13 in the name of 1.Ravi Prathap, 2.Shashi Prathap, 3.Thunga (MR no.H27/2011-12) for Sy no.99/2, measuring 4 acre 31 guntas and 14 guntas of Kharab	Photo Copy
13.	11.07.2012	Endorsement issued by BDA stating that land bearing Sy.No.99/2 measuring 4 acre 31 guntas was not acquired for any of its projects.	Photo Copy
14.	---	Survey sketch for Re-Sy no.99/2,6,7 Old no.99/2	Photo Copy
15.	02.03.2013	Registered Partition deed bearing Doc no.2765/2012-13 entered between 1.Ravi Prathap, 2.Shashi Prathap, 3.Thunga, "owner" 4.Sarvamangala "confirming party"  Wherein Sy no.99/2, measuring 2 acre 7 guntas was	Photo Copy



		allotted to the share of Ravi Prathap  Sy no.99/6 old no.99/2, measuring 2 acre excluding 5 guntas of kharab was allotted to the share of Shashi Pratap  Sy no.99/7 old no.99/2, measuring 31 guntas was allotted to the share of Thunga	
16.	---	Mutation register extract bearing MR no.T11/2012-13 in the name of 1.Ravi Prathap (Sy no.99/2, measuring 2 acre 7 guntas), 2.Shashi Prathap (Sy no.99/6, measuring 2 acre), 3.Thunga (Sy no.99/7, measuring 30 guntas) Old Sy no.99/2 (as per bifurcation of RRT.TQ.TKL 200/12-13)	Photo Copy
17.	---	RTC for the year from 2012-13 and 2013-14, 2020-21 to 2022-23 in the name of Ravi Prathap for Sy no.99/2, measuring 2 acre and 7 guntas of Kharab	Photo Copy
18.	---	RTC for the year from 2012-13 and 2013-14, 2020-21 to 2022-23 in the name of Shashi Prathap for Sy no.99/6, measuring 2 acre and 5 guntas of Kharab	Photo Copy
19.	---	RTC for the year from 2012-13 and 2013-14, 2020-21 to 2022-23 in the name of Thunga for Sy no.99/7, measuring 31 guntas and 2 guntas of Kharab	Photo Copy
20.	28.04.2012	Endorsement issued by sub-divisional officer stating that no claims are registered u/s 79 (A) (B) of KLR Act 1961 against Sy.No.99/2	Photo Copy
21.	17.05.2012	Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act for Sy.no.99/6	Photo Copy
22.	06.09.2022	Government Order bearing No.NAE:71/2022 for change of land use of Sy No.99/2 measuring 2 acre, Sy No.99/6 measuring 2 acre and Sy No.99/7 measuring 31 guntas totally measuring 4 acres 31 guntas (excluding 14 guntas kharab) from agricultural to non-agricultural residential purpose	Photo Copy
23.	28.12.2022	DC conversion order bearing No.ALN.SR.418486 for conversion of land bearing Sy.No.99/2, measuring 2 acre from agriculture to non-agricultural residential purpose	Photo Copy
24.	---	Mutation register extract bearing MR no.T34/2022-23 in the name of Raviprathap for Sy no.99/2, measuring 2 acre (as per conversion)	Photo Copy
25.	28.12.2022	DC conversion order bearing No.ALN.SR.418487 for conversion of land bearing Sy.No.99/6, measuring 2 acre from agriculture to non-agricultural residential purpose	Photo Copy
26.	---	Mutation register extract bearing MR no.T35/2022-23 in the name of Shashipratap for Sy no.99/6, measuring 2 acre (as per conversion)	Photo Copy
27.	28.12.2022	DC conversion order bearing No.ALN.SR.418488 for conversion of land bearing Sy.No. 99/7, measuring 31	Photo Copy



		guntas from agriculture to non-agricultural residential purpose	
28.	---	Mutation register extract bearing MR no.T36/2022-23 in the name of Thunga for Sy no.99/7, measuring 31 gunta (as per conversion)	Photo Copy
29.	29.04.2022	Registered Joint Development agreement bearing Doc no.1173/2022-23 entered between 1.N.Ravi Prathap, 2.Shashi Prathap 3.Thunga Kumar and others With M/s.SLN Infra represented by its partner Kalakuntla Laxman Rao and Gowni Sridhar Goud to develop the Sy no.99/2,99/6,99/7, total measuring 4 acre 31 guntas  Wherein, 36% of saleable area allotted to the share of owner and remaining 64% of saleable area allotted to the share of Developer	Photo Copy
30.	29.04.2022	Registered General Power of Attorney bearing Doc no.56/2022-23 executed by 1.N.Ravi Prathap, 2.Shashi Prathap, 3.Thunga Kumar and others in favour of M/s.SLN Infra represented by its partner Kalakuntla Laxman Rao and Gowni Sridhar Goud for to do acts, deeds and things along with sale power with respect of Property Sy no.99/2,99/6,99/7, total measuring 4 acre 31 guntas	Photo Copy
31.	11.09.2022	Commencement certificate issued by Bangalore Development Authority to form layout in Sy no.99/2, 99/6, 99/7	Photo Copy
32.	11.09.2022	Layout plan issued by Bangalore Development Authority, Vide Work order bearing no.1253/2022-23 for Sy no.99/2, 99/6, 99/7, measuring 4 acre 25 guntas and 20 guntas of Kharab	Photo Copy
33.	13.10.2022	Order passed in K.SC.ST (BE) 08/2022 in the court of The Assistant Commissioner Bangalore North Sub-Division Bangalore filed by T.Suresh against 1.The Thasildar, 2.Ravipratap 3.Shashipratap, 3.Tunga, 5.SLN Infra wherein order the petition is hereby dismissed	Photo Copy
34.	22.04.2022	Partnership deed of M/s.SLN Infra entered into between Kalakuntla Laxman Rao and Gowni Sridhar Goud	
35.	10.08.2023	Registered Relinquishment deed bearing Doc no.1437/2023-24 executed by 1.Raviprathap, and others in favour of Bangalore Development Authority for civic amenities	Photo Copy
36.	07.09.2022	Tax paid receipt for the year 2022-23 issued by Village Accountant, Bidarahalli Circle for Sy No.99/2, 99/6 and 99/7	
37.	16.05.2012	EC for the period from 01.04.1940 to 31.07.1986 (2205, 4396, 120)	Photo Copy
38.	05.10.2023	Digital signed EC for the period from 01.04.2004 to 05.10.2023 (2765) for Sy no.99/2	Photo Copy
39.	05.10.2023	Digital signed EC for the period from 01.04.2004 to	Photo Copy

*K.L. Nayak*





		05.10.2023 (2765) for Sy no.99/6	
40.	05.10.2023	Digital signed EC for the period from 01.04.2004 to 05.10.2023 (2765) for Sy no.99/7	Photo Copy

### III. FLOW OF TITLE TO THE PROPERTY :

The property bearing Sy no.99/2, measuring 4 acre 31 guntas and 14 guntas of Kharab was previously belonging to Ramaiah, as seen from the RTC for the year from 1968-69 to 1978-79, which is referred in **Sl No.1 of II Para.**

Ramaiah and his son K.R.Narayanaswamy, have then sold Sy no.99/2, measuring 4 acres 31 guntas including 14 guntas Kharab (5 acre 5 guntas) in favour of Mrs.R.Gayathri Devi W/o R.N.Nanjundappa, through Registered Sale deed bearing Doc no.120/1982-83, which is referred in **Sl No.2 of II Para.**

The khatha for property was transferred in the name of Mrs.R.Gayathri Devi W/o R.N.Nanjundappa, as seen from the RTC for the year from 1979-80 to 1988-89, 2002-03 to 2008-09 for Sy no.99/2, measuring 4 acre 31 guntas and 14 guntas of Kharab, which is referred in **Sl No.3 of II Para.**

R.Gayathri Devi died on 06.03.1994, as seen from his Death certificate, which is referred in **Sl No.4 of II Para.**

On death of R.Gayathri Devi, the khatha for Sy no.99/2, measuring 5 acre 5 guntas was transferred in the name of her husband R.N.Nanjundappa, as seen from the IHC bearing no.8/1994-95 and RTC for the year from 1988-89 to 1993-94, 2009-10, 2010-11, 2011-12 in the name of R.N.Nanjundappa (IHC no.8/1994-95) for Sy no.99/2, measuring 4 acre 31 guntas and 4 guntas of Kharab in all measuring 5 acre 5 guntas, which are referred in **Sl No.5 and 6 of II Para.**

1.R.N.Nanjundappa, 2.Ravi Prathap, 3.Shashi Prathap, 4.Thunga, have entered into Unregistered partition deed, which is referred in **Sl No.7 of II Para,** Wherein land bearing Sy no.99/2, measuring 2 acre ½ guntas and other properties was allotted to the share of Ravi Prathap, land bearing Sy no.99/2, measuring 2 acre ½ guntas and other properties was allotted to the share of Shashi Prathap And the land bearing Sy no.99/2, measuring 30 guntas and other properties was allotted to the share of Thunga.

R.N.Nanjundappa died on 26.09.2010, as seen from his Death certificate, which is referred in **Sl No.8 of II Para.**

The Family tree of late.R.N.Nanjundappa issued by Village accountant, which goes to show that Mrs.Sarvamangalamma is his wife and 1.Ravi Prathap, 2.Shashi Prathap, 3.Thunga are his legal heirs, is referred in **Sl No.9 of II Para**

The Affidavit for Family tree of late.R.N.Nanjundappa sworn by N.Shashi Prathap confirms that the family of late.R.N.Nanjundappa is wife Late.Gayathri and 2nd wife Smt.Sarvamangalamma and their children N.Ravi Prathap, N.Shashi Prathap

*K.R. Nanjundappa*

and Thunga.N, is referred in **Sl No.10 of II Para**

The Mutation register extract bearing MR no.H27/2011-12 in the name of 1.Ravi Prathap measuring 2 acre, 2.Shashi Prathap (measuring 2 acre), 3.Thunga (measuring 30 guntas) for Sy no.99/2 (as per RRT 17/2011-12) and RTC for the year from 2012-13 for transfer of khatha in the name of, 1.Ravi Prathap, 2.Shashi Prathap, 3.Thunga (MR no.H27/2011-12) for Sy no.99/2, measuring 4 acre 31 guntas and 14 guntas of Kharab, are referred in **Sl No.11 and 12 of II Para**

The Endorsement issued by BDA stating that land bearing Sy.No.99/2 measuring 4 acre 31 guntas was not acquired for any of its projects, is referred in **Sl No.13 of II Para**

The Sy no.99/2 was bi-furcated and assigned new Sy No.99/2, 99/6 and 99/7, as seen from the Survey sketch, which is referred in **Sl No.14 of II Para**

1.Ravi Prathap, 2.Shashi Prathap, 3.Thunga, "owner" 4.Sarvamangala "confirming party" have entered into Registered Partition deed bearing Doc no.2765/2012-13, which is referred in **Sl No.15 of II Para**, Wherein Sy no.99/2, measuring 2 acre 7 guntas was allotted to the share of Ravi Prathap,

Sy no.99/6 old no.99/2, measuring 2 acre excluding 5 guntas of kharab was allotted to the share of Shashi Prathap AND

Sy no.99/7 old no.99/2, measuring 31 guntas was allotted to the share of Thunga

The khatha for property was accordingly transferred, as seen from the Mutation register extract bearing MR no.T11/2012-13 in the name of 1.Ravi Prathap (Sy no.99/2, measuring 2 acre 7 guntas), 2.Shashi Prathap (Sy no.99/6, measuring 2 acre), 3.Thunga (Sy no.99/7, measuring 30 guntas) Old Sy no.99/2 (as per bifurcation of RRT.TQ.TKL 200/12-13), which is referred in **Sl No.16 of II Para**


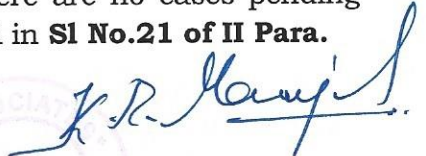
The RTC for the year from 2012-13 and 2013-14, 2020-21 to 2022-23 in the name of Ravi Prathap for Sy no.99/2, measuring 2 acre and 7 guntas of Kharab, is referred in **Sl No.17 of II Para.**

The RTC for the year from 2012-13 and 2013-14, 2020-21 to 2022-23 in the name of Shashi Prathap for Sy no.99/6, measuring 2 acre and 5 guntas of kharab, is referred in **Sl No.18 of II Para.**

The RTC for the year from 2012-13 and 2013-14, 2020-21 to 2022-23 in the name of Thunga for Sy no.99/7, measuring 31 guntas and 2 guntas of kharab, is referred in **Sl No.19 of II Para.**

The Endorsement issued by sub-divisional officer stating that no claims are registered u/s 79 (A) (B) of KLR Act 1961 over Sy.No.99/2, is referred in **Sl No.20 of II Para.**

The Endorsement issued by Thashildar stating that there are no cases pending u/s.48(a) in 7, 7A of KLR Act over Sy.no.99/2, is referred in **Sl No.21 of II Para.**





The Sy no.99/2 was within agricultural zone, hence Government Order bearing No.NAE:71/2022 was passed for change of land use of Sy No.99/2 measuring 2 acre, Sy No.99/6 measuring 2 acre and Sy No.99/7 measuring 31 guntas totally measuring 4 acres 31 guntas (excluding 14 guntas kharab) from agricultural to non-agricultural residential purpose, which is referred in **Sl No.22 of II Para.**

The DC conversion order bearing No.ALN.SR.418486 for conversion of land bearing Sy.No.99/2, measuring 2 acre from agriculture to non agricultural residential purpose and Mutation register extract bearing MR no.T34/2022-23 in the name Raviprathap of Sy no.99/2, measuring 2 acre (as per conversion), are referred in **Sl No.23 and 24 of II Para.**

The DC conversion order bearing No.ALN.SR.418487 for conversion of land bearing Sy.No.99/6, measuring 2 acre from agriculture to non-agricultural residential purpose and Mutation register extract bearing MR no.T35/2022-23 in the name Shashipratap of Sy no.99/6, measuring 2 acre (as per conversion), is referred in **Sl No.25 and 26 of II Para.**

The DC conversion order bearing No.ALN.SR.418488 for conversion of land bearing Sy.No. 99/7, measuring 31 guntas from agriculture to non agricultural residential purpose and Mutation register extract bearing MR no.T36/2022-23 in the name Thunga for Sy no.99/7, measuring 31 gunta (as per conversion), are referred in **Sl No.27 and 28 of II Para**

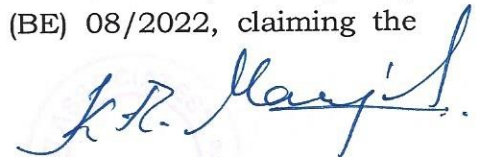
1.N.Ravi Prathap, 2.Shashi Prathap 3.Thunga Kumar and others have entered into Registered Joint Development agreement bearing Doc no.1173/2022-23 With M/s.SLN Infra represented by its partner Kalakuntla Laxman Rao and Gowni Sridhar Goud to develop the Sy no.99/2,99/6,99/7, total measuring 4 acre 31 guntas, which is referred in **Sl No.29 of II Para.**

Wherein, 36% of saleable area is allotted to the share of owner and remaining 64% of saleable area is allotted to the share of Developer.

1.N.Ravi Prathap, 2.Shashi Prathap, 3.Thunga Kumar and others have also executed Registered General Power of Attorney bearing Doc no.56/2022-23 in favour of M/s.SLN Infra represented by its partner Kalakuntla Laxman Rao and Gowni Sridhar Goud, authorizing them to do all acts, deeds and things and sell developer's share in Property Sy no.99/2,99/6,99/7, total measuring 4 acre 31 guntas, is referred in **Sl No.30 of II Para.**

The Commencement certificate issued by Bangalore Development Authority to form layout in Sy no.99/2, 99/6, 99/7 and Layout plan issued by Bangalore Development Authority, vide Work order bearing no.1253/2022-23 to form residential layout in Sy no.99/2, 99/6, 99/7, measuring 4 acre 25 guntas and 20 guntas of Kharab, are referred in **Sl No.31 and 32 of II Para.**

Sri.T.Suresh has filed an application against 1.The Thasildar, 2.Ravipratap 3.Shashipratap, 3.Tunga, 5.SLN Infra in K.SC.ST (BE) 08/2022, claiming the



property is purchased in violation of PTCL Act. On examination petition is dismissed, as seen from the Order passed in K.SC.ST (BE) 08/2022 by The Assistant Commissioner Bangalore North Sub-Division Bangalore, which is referred in **Sl No.33 of II Para.**

Partnership deed of M/s.SLN Infra entered into between Kalakuntla Laxman Rao and Gowni Sridhar Goud, is referred in **Sl No.34 of II Para.**

The Registered Relinquishment deed bearing Doc no.1437/2023-24 executed by 1.Raviprathap, and others in favour of Bangalore Development Authority, to release portion of property for civic amenities, is referred in **Sl No.35 of II Para.**

Tax for the property is paid upto date, as seen from the Tax paid receipt for the year 2022-23 issued by Village Accountant, Bidarahalli Circle for Sy No.99/2, 99/6 and 99/7, which is referred in **Sl No.36 of II Para.**

#### **IV.TITLE:**

On the basis of the documents scrutinized, subject to above observations and conditions, I certify that 1.N.Ravi Prathap, 2.Shashi Prathap 3.Thunga Kumar, have clear marketable title over the property described in Para I.

#### **V. POSSESSION:**

On the basis of the documents scrutinized above, I certify that 1.N.Ravi Prathap, 2.Shashi Prathap 3.Thunga Kumar are in possession of the property described in Para I.

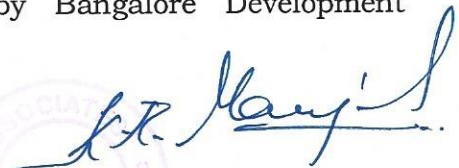
#### **VI. ENCUMBRANCE CERTIFICATE:**

On the basis of Encumbrance Certificate referred in **Sl.No.37 to 40 of II Para**, I certify that, the above property is free from all encumbrances during the period from 01.04.1940 to 01.08.1986 and from 01.04.2004 to 05.10.2023. However EC from 01.08.1986 to 31.03.2004 has to be obtained.

#### **CERTIFICATE**

On the basis of Photocopies of documents referred in Para II, and subject to condition of verification of original title deeds and documents, and obtaining:

1. Approved residential layout plan issued by Bangalore Development Authority (provided provisional plan)





2. Sharing agreement entered between owner and developer
3. Latest Khatha in the name of present owner issued by concerned authority
4. Tax paid receipt issued by concerned authority for the year 2023-24
5. EC for the period from 01.08.1986 to 31.03.2004

I certify that, 1.N.Ravi Prathap, 2.Shashi Prathap 3.Thunga Kumar are having clear marketable title over the property described in Para I and their title to the same is legally clear, valid and marketable.

  
**D & M LAW ASSOCIATES**

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