



KAVITHA J. B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

To,
M/s PSR Builders and Developers

A Proprietary concern,
having its office at No.32,
PSR Marvel, 3rd floor,
Bellary Main road, Hebbal,
Bengaluru -560 024,
Represented by its proprietor
Sri.P.Sreedhar Reddy

Date: 31-07-2023

TITLE REPORT

Description of the Property

Title Investigation Report with respect to immovable property being Converted land bearing survey no.81 measuring 6 Acre 29 Guntas and 01 Acre Karab, situated at Kodathi Village, Varthur-2 Hobli, Bengaluru East Taluk, Bengaluru and bounded by :

East by : Road and Sy no. 170,
West by : Sy no. 59 and Sy No. 169,
North by: Sy No.80 and Sy no.82,
South by: Road and Sy No. 58.

Hereinafter referred to as "**SCHEDULE PROPERTY**".

List of Documents Reviewed

Sl No.	Description of Documents.	Original / Xerox/ Certified copies
1.	Saguvalli Pathra, in respect of Sy no. 81, measuring 06 Acre 04 Guntas, reflects in the name of Mr. Hameed Khan and Sy No. Sy no. 81, measuring 25 Guntas date reflects in the name of Mr. Ramaiah.	Certified Copy
2.	Registered Sale Deed executed by Mr. Hameed Khan in favor of Mr.R.Kapineepathaiah which was registered as document no. 3379/1947-48, Book-1, Volume 955, Pages 101-103, measuring 06 Acre 04 Guntas, dated 15-01-1948 in the office of the Sub-Registrar Office,	Certified Copy



KAVITHA J, B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

	Bengaluru.	
3.	Registered Sale Deed executed by Mr.R.Kapineepathaiah in favor of Mr. Ramaiah S/o Mr. Venkatappa which is registered as document no. 6881/1955-56, Book-1, Volume 1519, pages 141-143, measuring 06 Acre 04 Guntas, dated 05-03-1956 in the office of Sub Registrar, Bengaluru.	Certified Copy
5.	IHC 12/1985-86 issued by Tahsildar, Bengaluru.	Certified Copy
6.	Registered Sale Deed executed by Mr. Chennakrishnappa S/o Mr. Ramaiah in favor of Mr.Chinnappa s/o Venkata Ramaiah which is registered as document no. 2050/70-71, Book -1, Pages 124-126, volume 824, measuring 01 Acre 23 Guntas dated 20-07-1970 in the office of Sub- Registrar Office, Bengaluru.	Certified Copy
7.	Registered Sale Deed executed by Mr.R. Muniswamy in favor of Mr. Muniyappa which is registered as document no. 1734/71-72, Book -1, Pages 176-177, Volume 880, measuring 01 Acre 21 Guntas, dated 28-06-1971, in the office of Sub Registrar, Bengaluru.	Certified Copy
9.	Registered Sale Deed executed by Mr.Muniyappa in favour of Mr.R.Muniswamy, which is registered as document no. 4982/74-75, pages 62-63, Volume 1090, measuring 01 Acre 21 Guntas, dated 09-09-1974, in the office of Sub Registrar, Bengaluru.	Certified Copy
10.	Registered Sale Deed executed by Mr.Chinnappa s/o Venkataramaiah in favor of Mr. Chennakrishnappa S/o Mr.Ramaiah which is registered as document no. 7236/74-75, Book -1, Pages 154-156, Volume 1124, measuring 01 Acre 23 Guntas dated 12-12-1974, in the office of Sub- Registrar Office, Bengaluru.	Certified Copy
11.	Registered Sale Deed executed by Mr. Chennakrishnappa S/o Mr.Ramaiah in favor of Mr. Muniyappa S/o Mr. Dasappa, which is registered as document no. 7310/74-75, Book-1, Pages 212-215, Volume - 1112, dated 16-12-1974 in the office of Sub	Certified Copy



KAVITHA J. B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

	Registrar, Bengaluru.	
12.	Registered Rectification Deed executed by Mr. Chennakrishnappa S/o Mr.Ramaiah in favour of Mr. Muniyappa S/o Mr.Dasappa, which is registered as document no. 685/74-75, Book -1, Pages 13-18, Volume - 1153, measuring 01 Acre 23 Guntas, dated 01-05-1975 in the office of Sub Registrar, Bengaluru.	Certified Copy
13.	Record of Rights standing in the name of Chennarayappa, Muniswamy and Srinivasappa, issued by Village Accountant.	Xerox copy
14.	Index of Land standing in the name of Chennarayappa, Muniswamy and Srinivasappa issued by Village Accountant, Kodathi Village, Bengaluru.	Xerox Copy
15.	Registered Sale Deed executed by Mr. Chennarayappa, Mr. Muniswamy and Mr. Srinivasappa Children of Mr. Ramaiah in favor of Mrs. G.Vanajakshi W/o Mr. M.Y. Srinivasa Reddy, which is registered as document no. 302/1986-87, Book 1, pages 55-57, Volume 2430, measuring 05 Acre 06 Guntas, dated 27-03-1986, in the office of Sub Registrar, Bengaluru.	Certified Copy
16.	Registered Sale Deed executed by Mr.Muniyappa S/o Mr. Dasappa, in favor of Mrs. G.Vanajakshi W/o Mr. M.Y. Srinivasa Reddy, which is registered as document no. 708/1986-87, Book 1, pages 119-121, Volume 2431, measuring 01 Acre 23 Guntas, dated 14-05-1986, in the office of Sub Registrar, Bengaluru.	Certified Copy
17.	MR No. 28+29/86-87 issued by Tahsildar Bengaluru in respect of Sale Transaction in the name of Mrs. G. Vanjakshi W/o Mr. M.Y. Srinivasa Reddy.	Certified Copy
18.	Family Tree of Mrs. G. Vanjakshi W/o Mr. M.Y. Srinivasa Reddy.	Original
19.	Akarband and kardha	Original
20.	Original Tippam, Original Pakka Book, Resurvey Tippam	Certified Copy



KAVITHA J, B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

21.	E-Khatha Bearing PID No. 150200400400123624, Standing in the name of Mrs. G. Vanajakshi W/o Mr. M.Y. Srinivasa Reddy issued by Panchayati Raj, Kodathi Village, Bengaluru.	Original
22.	Joint Development Agreement executed by Mrs. G. Vanajakshi W/o Srinivasa Reddy and others in favor of M/s PSR Builders and Developers represented by its Proprietor Mr. P. Sreedhar Reddy, which is registered as document no. INR-1-05578/2022-23, Book-I, stored in C.D.No.INRD1137, dated 03-08-2022, in the office of Sub-Registrar, Shivajinagar (Indiranagar), Bengaluru.	Original
23.	General Power of Attorney executed by Mrs. G. Vanajakshi W/o Srinivasa Reddy and others in favor of M/s PSR Builders and Developers represented by its Proprietor Mr. P. Sreedhar Reddy, which is registered as document no. INR-4-00544/2022-23, Book IV, stored in C.D.No.INRD1137, dated 03-08-2022 in the office of Sub-Registrar, Shivajinagar (Indiranagar), Bengaluru.	Original
24.	Conversion Order dated 22-08-2022 bearing No. 393812 (ALN(V2P)SRD2/49/22-23) issued by the Commissioner, Revenue department converting the land from Agricultural to Non Agricultural Residential Purpose bearing Sy No. 81 measuring 6 Acre 29 Guntas.	Original
25.	MR. No T37/2022-23 issued by Village Accountant, Bengaluru in respect of Conversion Order.	Copy
26.	Relinquishment Deed executed by Mrs. G. Vanajakshi W/o Srinivasa Reddy and others represented by their GPA holder M/s PSR Builders and Developers in favor of Bengaluru Development Authority, Bengaluru, HSR Layout represented by its Executive Engineer, which is duly registered as document no.BDA-1-03432/2022-23, Book-1, stored in C.D. No. BDAD1248, dated 10-01-2023, in the office of Sub-Registrar, Bengaluru Development Authority, Bengaluru.	Original
27.	Babthu Nakshe (Sketch)	Original
28.	Village Map of Kodathi, Varthur 2 Hobli, Bengaluru.	Xerox Copy



KAVITHA J. B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

29.	RTC from the 1940 to 2023	Certified Copy
30.	Encumbrance Certificate from 01-04 1939 to July 2023	Original
31.	Nill Tenancy Certificate issued by Tahsildar in the name of Mrs.G.Vanajakshi W/o Mr. Srinivasa Reddy, dated 20-07-2023.	Original
32.	Endorsement with Sketch issued by Assistant Land Acquisition Officer, Bengaluru in respect of Survey Sketch dated 07-09-2022.	Original
33.	Kodathi Grama Panchayati issued Confirmation Letter in the name of Mrs.G.Vanajakshi W/o Srinivasa Reddy, dated 07-12-2022.	Original
34.	NOC dated 25-01-2023 issued by Bangalore Development Authority for the purpose of Development.	Original
35.	NOC dated 24-03-2023 issued by Bharat Sanchar Nigam Limited (BSNL).	Original
36.	Permission and NOC for digging bore-well issued by Panchayati Development Authority, Kodathi Village, Bengaluru, dated 17-04-2023.	Original
37.	NOC dated 18-04-2023 issued by Bengaluru Electricity Supply Company Limited (BESCOM)	Original
38.	Intimation Letter issued by Bangalore Development Authority dated 29-05-2023.	Original
39.	Plan Sanction Letter bearing No. BDA/NAMA/AAS/AA-1/TASA-2/E/12/2023-24, dated 13-06-2023, issued by Bangalore Development Authority.	Original
40.	NOC dated 26-05-2023 issued by Karnataka State Pollution Control Board.	Digital Copy
41	Additional conditions issued by Senior Environmental Officer, Infrastructure State Pollution Control Board, Bengaluru, Vide PCB ID 151034.	Original
42.	NOC dated 09-06-2023 issued by Karnataka State Fire	Digital



KAVITHA J, B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

	and Emergency Services for the Construction of Residential Building on schedule property.	Copy
43.	NOC dated 30-06-2023 issued by Government of India Ministry of Environment, Forest and Climate Change, Karnataka.	Original
44.	NOC dated 10-08-2023 issued by Airports Authority of India.	Copy

Tracing of Title by the above-mentioned Documents:

Whereas Originally the One Mr. Hameed Khan is an absolute owner of the Schedule Property, which reflects in Saguvali Pathra in the name of Mr. Hameed Khan Sy. No. 81 measuring 06 Acres 04 Guntas and Mr. Ramaiah Sy. No. 81 measuring 25 Guntas situated at Kodathi Village, Bengaluru.

Whereas Mr. Hameed Khan sold an Agricultural Land bearing Sy. No. 81 measuring 06 Acres 04 Guntas, situated at Kodathi Village, Bengaluru, by executing registered Sale Deed in favour of Mr.R.Kapineepathaiah which was registered as document no. 3379/1947-48, Book-1, Volume 955, Pages 101-103, dated 15-01-1948 in the office of the Sub-Registrar Office, Bengaluru.

Whereas Mr.R.Kapineepathaiah sold an Agricultural Land bearing Sy. No. 81 measuring 06 Acres 04 Guntas, by executing a registered Sale Deed in favour of Mr. Ramaiah S/o Mr. Venkatappa which is registered as document no. 6881/1955-56, Book-1, Volume 1519, pages 141-143, in the office of Sub Registrar, Bengaluru.

Whereas the Mr.Ramaiah S/o Mr.Venkatappa was an absolute owner of the agricultural land bearing Sy No.81, measuring 06 Acre 29 guntas and 01 Kharab.

Whereas, the said Mr. Ramaiah died intestate leaving behind his Four children, namely 1.Mr. Chennarayappa, 2.Mr. Chennakrishnappa, 3.Mr. Muniswamappa and 4.Mr.Srinivasaiah as his Legal Heirs according to the Family Tree of Late.Mr.Ramaiah, to succeed to the Schedule Property. After the Death of Mr.Ramaiah, Khatha was transferred jointly in the name of 1.Mr.Chennarayappa, 3.Mr.Muniswamappa and 4.Mr.Srinivasaiah, hence 2.Mr.Chennakrishnappa took his share early and sold to one Mr.



KAVITHA J. B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

Muniyappa S/o Mr.Dasappa which reflects in the IHC 12/1985-86 issued by Tahsildar, Bengaluru.

Whereas, the record of Rights issued by the Village accountant dated 30-07-1986 reflect the Second Son of Late.Mr. Ramaiah is Mr.chennakrishnappa share 01 Acre 23 guntas in Sy No.81 of the Schedule property and the remaining portion of the of the Schedule property belongs to other Three Sons, namely Mr.Chennarayappa, Mr.R.Muniswamappa and Mr.Srinivasaiah.

Whereas, Mr. R.Muniswamappa S/o Mr. Ramaiah sold his share by executing registered Sale Deed in favor of Mr.Muniyappa bearing Sy no.81, 01 Acre and 21 Guntas vide. document no. 1734/71-72, Book-1, Pages 176-177, Volume 880, dated 28-06-1971 in the office of Sub- Registrar Office, Bengaluru. Hence Mr.R.Muniswamappa S/o Mr. Ramaiah purchased the same from the Mr. Muniyappa by executing a Sale Deed which is registered as document no. 4932/62-63, Book -1, Pages 62-63, Volume 1090, in the office of Sub- Registrar Office, Bengaluru. Therefore Mr.R. Muniswamappa S/o Mr. Ramaiah retained his share and was an absolute owner of the bearing Sy no. 81 measuring 01 Acre 21 Guntas situated at Kodathi Village, Bengaluru.

Whereas, Mr.Chennakrishnappa S/o Mr.Ramaiah having right, title and absolute ownership of his share in the Schedule Property bearing Sy no.81 measuring 1 Acre 23 Guntas, sold his share by executing a registered Sale Deed in favour of Mr.Chinnappa s/o Venkataramaiah which is registered as document no. 2050/70-71, Book -1, Pages 124-126, volume 824, dated 20-07-1970 in the office of Sub- Registrar Office, Bengaluru.

Whereas, Mr.Chennakrishnappa S/o Mr. Ramaiah purchased the same which was sold to Mr.Chinnappa S/o Venkataramaiah bearing Sy no.81 measuring 1 Acre 23 Guntas situated at Kodathi village by executing a Registered Sale Deed bearing document no. 7236/74-75, Book -1, Pages 154-156, Volume 1124, dated 12-12-1974, in the office of Sub- Registrar Office, Bengaluru.

Whereas, Mr.Chennakrishnappa S/o. Mr.Ramaiah sold his share by executing registered Sale Deed in favour of Mr. Muniyappa S/o Mr.Dasappa, which is registered as document no. 7310/74-75, Book-1, Pages 212-215, Volume - 1112, dated 16-12-1974 in the office of Sub Registrar, Bengaluru in respect of Sy. No. 89 measuring 01 Acre 23 Guntas, due to wrong entry of Survey numbers executed registered Rectification Deed by Mr.



KAVITHA J, B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

Chennakrishnappa S/o Mr.Ramaiah in favour of Mr. Muniyappa S/o Mr.Dasappa, which is registered as document no. 685/74-75, Book -1, Pages 13-18, Volume - 1153, dated 01-05-1975 in the office of Sub Registrar, Bengaluru which is reflecting in RTC, Record of Rights and Index of Land.

Whereas, further Mr. Muniyappa S/o Mr. Dasappa sold the Agricultural Land bearing Sy. No.81 measuring 01 Acre 23 Guntas by executing a registered Sale Deed in favor of Mrs. G. Vanajakshi W/o Mr. M.Y. Srinivasa Reddy, which is registered as document no. 708/1986-87, Book 1, pages 119-121, Volume 2431 dated 14-05-1986, in the office of Sub Registrar, Bengaluru, which is also reflecting in RTC, Record of Rights and Index of Land.

Whereas, the other three Children of Late Mr. Ramaiah namely Mr. Chennarayappa, Mr. Muniswamy and Mr. Srinivasappa sold Immovable Property of their shares as per oral partition all together by executing a registered Sale Deed in favor of Mrs. G.Vanajakshi W/o Mr. M.Y. Srinivasa Reddy, which is registered as document no. 302/1986-87, Book 1, pages 55-57, Volume 2430, dated 27-03-1986, in the office of Sub Registrar, Bengaluru, in respect Agricultural Land bearing Sy. No. 81 measuring 05 Acres 06 Guntas situated at Kodathi Village, which is also reflecting in RTC, Record of Rights and Index of Land and also stands in the name of Mrs. G.Vanajakshi W/o Mr. Srinivas Reddy.

Whereas, all the Revenue Documents stands in the name of Mrs. G. Vanajakshi W/o Mr. Srinivas Reddy and procured E-Khatha issued by Grama Panchatha, Bengaluru. MR No. 28+29/86-87 issued by Tahsildar Bengaluru in respect of Sale Transaction in the name of Mrs. G. Vanjakshi W/o Mr. M.Y. Srinivasa Reddy.

Whereas G.Vanajakshi W/o Mr. Srinivas Reddy has a clear marketable Title and ownership of the Schedule Property which is free from all encumbrance, approached M/s PSR Builders and Developers represented by its Proprietor Mr. P.Sreedhar Reddy for the Construction of Residential Apartments in respect of Schedule Property and executed a Registered Joint Development Agreement by Mrs. Vanajakshi W/o Srinivasa Reddy and others in favor of M/s PSR Builders and Developers represented by its Proprietor Mr. P.Sreedhar Reddy, which is registered as document no. INR-1-05578/2022-23, Book-I, stored in C.D.No.INRD1137, dated 03-08-2022, in the office of



KAVITHA J. B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

Sub-Registrar, Shivajinagar (Indiranagar), Bengaluru and Procured Family Tree G.Vanajakshi W/o Mr. Srinivas Reddy

Whereas also in order to Develop residential Apartments a registered General Power of Attorney executed by Mrs. Vanajakshi W/o Srinivasa Reddy and others in favor of M/s PSR Builders and Developers represented by its Proprietor Mr. P.Sreedhar Reddy, which is registered as document no. INR-4-00544/2022-23, Book IV, stored in C.D.No.INRD1137, dated 03-08-2022 in the office of Sub-Registrar, Shivajinagar (Indiranagar), Bengaluru.

Whereas Nill Tenancy Certificate stands in the name of Mrs. Vanajakshi W/o Srinivasa Reddy, dated 20-07-2023, issued by Tahsildar. Procured Akarband issued by Tahsildar, Kardha, Original Tippam, Pakka Book, Resurvey Tippam and Endorsement with Survey sketch dated 07-09-2022.

Whereas the Agricultural Land has been converted to Residential Purpose by issuing a Conversion Order dated 22-08-2022 bearing No. 393812 (ALN(V2P)SRD2/49/22-23) issued by the Commissioner, Revenue department converting the land from Agricultural to Non Agricultural Residential Purpose bearing Sy No. 81 measuring 6 Acre 29 Guntas in the name of Mrs. G.Vanajakshi W/o Srinivasa Reddy. MR No. T37 dated 22-08-2022.

Whereas Relinquishment Deed executed by Mrs. G. Vanajakshi W/o Srinivasa Reddy and others represented by their GPA holder M/s PSR Builders and Developers in favor of Bengaluru Development Authority, Bengaluru, HSR Layout represented by its Executive Engineer, which is duly registered as document no.BDA-1-03432/2022-23, Book-1, stored in C.D. No. BDAD1248, dated 10-01-2023, in the office of Sub-Registrar, Bengaluru Development Authority, Bengaluru.

Whereas Bangalore Development Authority issued an NOC for the purpose of Development dated 25-01-2023.

Whereas NOC dated 24-03-2023 issued Bharat Sanchar Nigam Limited (BSNL).

Whereas Permission and NOC for digging bore-well dated 17-04-2023 issued by Kodathi Grama Panchayati.

Whereas NOC dated 18-04-2023 issued by Bengaluru Electricity Supply Company Limited (BESCOM).



KAVITHA J, B.A., LLB, PGDHRM
Advocate

3rd floor, No.32/1, Bellary Main
Road, Hebbal, Bengaluru- 560 024
Email ID: Kavitha.edc@gmail.com

Whereas Plan Sanction Letter dated 13-06-2023, issued by Bengaluru Development Authority.

Whereas NOC dated 26-05-2023 issued by Karnataka State Pollution Control Board and also addition Conditions issued by Senior Environmental Officer, Infrastructure State Pollution Control Board, Bengaluru, Vide PCB ID 151034

Whereas NOC dated 09-06-2023 issued by Karnataka State Fire and Emergency services for the Construction of Residential Building on Schedule Property.

Whereas Approved Plan Sanction issued by Bangalore Development Authority Vide 12/2023-24, dated 13-06-2023.

Whereas NOC dated 10-08-2023, Vide HOSU/SOUTH/B/062123/764670 issued by Airport Authority of India.

Whereas EC procured from the year 01-04-1939 to July 2023 and RTC form the year 1940 to 1997, due to non-availability of RTC from 1998-99 to 2001-2002 Endorsement issued by Tahsildar and from 2002-03 to 2023.

Conclusion/Opinion:

On scrutiny of the above-mentioned documents and subject to our comments and observation hereinabove, I am in the opinion that;

Mrs. G. Vanajakshi and others are the absolute owner the Schedule Property and they have clear marketable title, rights, and ownership of the Schedule Property. Mrs.G.Vanajakshi and others have entered into a registered Joint Development Agreement dated 03-08-2022 and also registered General Power of Attorney in favor of M/s PSR Builders and Developers represent by its Proprietor Sri. P.Sreedhar Reddy dated 03-08-2022. M/s PSR Builders and Developers represent by its Proprietor Sri. P.Sreedhar Reddy are entitled to construct residential apartment on the Schedule Property and sell the Flats allotted to their Share in the project along with the prorate share of undivided Share as mentioned in Joint Development Agreement and Allocation/Sharing Agreement. The purchaser intending to Purchase residential Flats proposed to be constructed over the schedule property will also get clear title if the Flats is/are conveyed jointly by the Owners and Developer.

KAVITHA J
Advocate