

S.V.H. LAW ASSOCIATES

Advocates & legal consultants

Date: 07-04-2024

Sub: Scrutiny of documents of title in respect of residential converted property bearing survey number 51/1, measuring 4 Acre 28 Guntas, situated at Panathur Village, Varthur Hobli, Bengaluru East Taluk:

I. Description of Properties

The immovable residential converted property bearing survey number 51/1, measuring 4 Acre 28 Guntas, Panathur Village, Varthur Hobli, Bengaluru East Taluk, Converted for residential purpose, , bounded on:

East by	:	Road,
West by	:	Survey Number 48,
North by	:	Survey Number 46,
South by	:	Survey Number 51/2.

II. List of documents furnished for scrutiny

1. Copy of Index of Land (I.L),
2. Copy of Records of Right (RR) 174 issued by Tahashildhar, Bengaluru East Taluk, K.R.Pura,
3. Copy of Sale deed document No.2580/1944-45, Book-I, Vol-729, page 38 to 42, dated 19-11-1944, registered in the office of Sub-Registrar, Bangalore Taluk,
4. Copy of Gift deed document No.6507/1961-62, Book-I, Vol-301, page 27 to 33, dated 19-03-1962, registered in the office of Sub-Registrar, Bangalore South Taluk,

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5. Copy of Partition deed document No.7510/1974-75, Book-I, Vol-1117, Page 74-83, dated 20-12-1974, registered in the office of Sub-Registrar, Bangalore South Taluk,
6. Copy of Sale deed document No.6149/1994-95, Book-I, Vol-4021, page 215-220, dated 30-11-1994, registered in the office of Sub-Registrar, Bangalore South Taluk,
7. Copy of Sale deed document No.10640/1994-95, Book-I, Vol-4152, page 82-87, dated 24-03-1995, registered in the office of Sub-Registrar, Bangalore South Taluk,
8. Copy of Partition deed document No.INR-1-5265/2014-15, Stored in CD.No. INRD 122, dated 09-10-2014, registered in the office of Sub-Registrar, Indiranagar,
9. Copy of Partition deed document No.INR-1-5304/2014-15, Stored in CD.No.INRD 122, dated 10-10-2014, registered in the office of Sub-Registrar, Indiranagar,
10. Copy of Partition deed document No.INR-1-5306/2014-15, Stored in CD.No.INRD 122, dated 10-10-2014, registered in the office of Sub-Registrar, Indiranagar,
11. Copy of Sale deed document No.SHV-1-03471/2014-15, Stored in CD.No.SHVD 192, dated 16-01-2015, registered in the office of Sub-Registrar, Shivajinagar,
12. Copy of Confirmation deed dated 13-03-2024, document No.INR-1-16434/2023-24, registered in the office of Sub-Registrar, Indiranagar,
13. Copy of Confirmation deed dated 06-04-2024, document No.INR-1-00351/2024-25, registered in the office of Sub-Registrar, Indiranagar,
14. Copy of RTC from the year 1972-73 to 1976-77 issued by Tahashildhar, Bengaluru South Taluk,
15. Copy of RTC from the year 1977-78 to 1981-82 issued by Tahashildhar, Bengaluru East Taluk
16. Copy of RTC from the year 1982-83 to 1986-87 issued by Tahashildhar, Bengaluru East Taluk,

17. Copy of RTC from the year 1987-88 to 1991-92 issued by Tahashildhar, Bengaluru East Taluk
18. Copy of RTC from the year 1992-93 to 1996-97 issued by Tahashildhar, Bengaluru East Taluk,
19. Copy of RTC from the year 1997-98 to 2001-02 issued by Tahashildhar, Bengaluru East Taluk,
20. Copy of RTC from the year 2001-02 to 2013-14 issued by Village Accountant, Bengaluru East Taluk,
21. Mutation Register No.3/1974-75, issued by Tashildhar Bangalore South Taluk,
22. Mutation Register No.5/1974-75, issued by Tashildhar Bangalore South Taluk,
23. Mutation Register No.6/1994-95, issued by Tashildhar Bangalore South Taluk,
24. Mutation Register No.11/1995-96, issued by Tashildhar Bangalore South Taluk,
25. Mutation Register No.48/2009-10, issued by Tashildhar Bangalore South Taluk,
26. Mutation Register No.41/2010-11, issued by Tashildhar Bangalore South Taluk,
27. Copy of Village Map of Pannathur Village,
28. Copy of Hissa Survey Pakka issued by Village Accountant, Bengaluru East Taluk,
29. Copy of Hissa Survey Tippani issued by Village Accountant, Bengaluru East Taluk,
30. Copy of Survey Original Tippani issued by Village Accountant, Bengaluru East Taluk,
31. Copy of Survey Original Prathi issued by Village Accountant, Bengaluru East Taluk,

32. Copy of Akarbandh issued by assistant director Land records Bengaluru City,
33. Copy of endorsement dated 29-08-2009 issued by Spl Acquisition officer, KIADB, Bengaluru District,
34. Copy of endorsement dated 30-12-2014 issued by Asst Commissioner, Land Acquisition, Bengaluru Development Authority
35. Copy of Official Memorandum issued by Spl Deputy Commissioner, Bengaluru District vide order No.ALN(EVH)SR/11/2010-11, dated 27-07-2010.
36. Copy of Official Memorandum issued by Spl Deputy Commissioner, Bengaluru District vide order ALN(EVH)SR/45/2010-11, dated 27-07-2010
37. Copy of Endorsement issued by Asst Commissioner Bengaluru North Division, Bengaluru Regarding Section 79A & B of KLR Act,
38. Copy of Endorsement issued by Asst Commissioner Bengaluru North Division, Bengaluru Regarding PTCL Act,
39. Copy of Endorsement issued by Tashildhar Bengaluru North Division, Bengaluru Regarding Section 7 & 7A of KLR Act,
40. Copy of genealogical Tree of M.Narayanappa issued by Village Accountant, Bangalore East taluk,
41. Copy of genealogical Tree of M.Nagaraju issued by Village Accountant, Bangalore East taluk,
42. Copy of Nil Encumbrance Certificate from 01-01-1945 to 14-02-1957, issued by Sub-Registrar, Peenya, dated 23-08-2010,
43. Copy of Encumbrance Certificate from 15-02-1957 to 31-03-2004, issued by Sub-Registrar, Bommanahalli, dated 18-08-2010,
44. Copy of Nil Encumbrance Certificate from 01-04-2004 to 07-04-2024, issued by Sub-Registrar, Varthur,

III. Tracing title:

On perusal of the documents furnished for scrutiny the origin of title of the immovable property being Agricultural dry land bearing Survey Number 51/1, measuring 4 Acre 28 Guntas situated at Pannathur Village, Varthur Hobli, Bengaluru South Taluk (Presently known as Bengaluru East Taluk) can be traced from the year 1944-45 during which period the said property was belong to One Patel Shivananjappa son of Puttashankarappa. The name of PUttashankarappa is reflected in Index of Land and Records of Right 174 reflects that, the said property was owned by and possessed by Puttashankarappa.

Patel Shivananjappa has sold the Caption Property in favour of H.Veerappa Reddy son of Nanjappa under sale deed dated 08-11-1944, document No.2580/1944-45, registered in the office of Sub-Registrar, Bangalore Taluk.

The said H.Veerappa Reddy has executed a Gift deed in favour of Jayramareddy, Krishnareddy, Gopalareddy, Srinivasareddy, Padmanabareddy, Prabhakarareddy and Venkateshreddy all are sons of Appannareddy bequeathing the caption Property along with other properties as per registered Gift deed dated 19-03-1962, document No.6507/1961-62, registered in the office of Sub-Registrar, South Taluk, Bengaluru.

Sri. Krishnareddy, Sri. Gopalareddy, Sri. Srinivasareddy, Sri. Padmanabareddy, Sri.Prabhakara Reddy, Sri.Venkateshreddy along with their father Sri. Appannareddy have partitioned their family properties as per registered partition deed dated 24-01-1975, document No.7510/1974-75, registered in the office of Sub-Registrar, Bengaluru South Taluk. In the said

partition the portion of land bearing Sy.No.51/1, measuring 1 Acre 38 Guntas was allotted to the share of Sri.Krishnareddy S/o Appannareddy. The Khahtah was mutated in his name as per MR.3/1974-75 and he was in peaceful Possession and enjoyment of the same as absolute owner.

The said Krishnareddy has sold the said land measuring 1 Acre 38 Guntas in Sy.No.51/1 in favour of Sri.M.Nagaraj as per Sale Deed document No.6149/1994-95, dated 30-11-1994, registered in the office of the Sub Registrar, Bangalore South Taluk and the Khatha was mutated in the name of M.Nagaraj as per MR.6/1994-95 in the revenue records.

In the above said partition dated 24-01-1975 the remaining portion of land bearing Sy.No.51/1, measuring 2 Acre 30 Guntas was allotted to the share of Sri.Srinvasareddy S/o Appannareddy. The Khahtah was mutated in his name as per MR.5/1974-75 and he was in peaceful Possession and enjoyment of the same as absolute owner.

The said Srinvasareddy has sold the said land measuring 2 Acre 30 Guntas in Sy.No.51/1 in favour of Sri.M.Narayanappa and M.Nagaraj as per Sale Deed document No.10640/1994-95, dated 24-03-1995, registered in the office of the Sub Registrar, Bangalore South Taluk and the Khatha was mutated in their name as per MR.No.11/1995-96 in the revenue records and the same is reflected in the RTC.

That, the name of P.N.Appannareddy and his sons Krishnareddy and Srinivas have been recorded in coloum No.9 and 12.2 of the RTC extract for the year 1972-73 to 1976-77 issued by the office of Tahashildhar, Bengaluru East Taluk.

That, the name of P.A.Krishnareddy and P.A.Srinivas have been recorded in coloum No.9 and 12.2 of the RTC extract for the year 1977-78 to 1994-95 issued by the office of Tahashildhar, Bengaluru East Taluk.

That, the name of M.Narayanappa and M.Nagaraj have been recorded in coloum No.9 and 12.2 of the RTC extract for the year 1995-96 to 2013-14 issued by the office of Tahashildhar, Bengaluru East Taluk.

That, the caption Property was converted from agricultural use to non-agricultural residential purpose by the order of Deputy Commissioner, Bangalore District vide order No.ALN(EVH) SR/11/2010-11, dated 23.04.2010 and ALN(EVH)SR/ 45/2010-11, dated 27-07-2010 and the same is also mutated in the Revenue records as per MR.48/2009-10 and 41/2010-11 and the same is reflected in RTC.

That, the M.Nagaraj and M.Narayanappa being members of Hindu Undivided family have partitioned the Caption Property along with other properties as per registered Partition deed dated 09-10-2014, document No.INR-1-5265/2014-15, registered in the office of Sub-Registrar, Indiranagar, Bengaluru.

That, in the said partition dated 09-10-2014 the land measuring 2 Acre 30 Guntas and 1 Acre 15 Guntas in all 4 Acre 5 Guntas out 4 Acre 28 Guntas of Sy.No.51/1 of Pannathur Village was allotted to the share of M.Narayanappa and the remaining land measuring 23 Guntas was allotted to the share of M.Nagaraj.

That, M.Naraynappa along with his wife S.Leelavathi, son N.Venkatesh and daughter K.V.Thriveni have partitioned the land

measuring 4 Acre 05 Guntas as per registered partition deed dated 10-10-2014, document No.INR-1-5304/2014-15, registered in the office of Sub-Registrar, Indiranagar, Bengaluru.

That, in the said partition dated 10-10-2014 out of 4 Acre 05 Guntas of land in Sy.No.51/1 of Pannathur Village, the land measuring 1 Acre 05 Guntas was allotted to the share of M.Narayanappa and land measuring 1 Acre each was allotted to the share of S.Leelavathi, N.Venkatesh and K.V.Thriveni.

That, M.Nagaraja along with his wife P.Nagarathna, son N.Sudhakar and daughter N.Sandya have partitioned the land measuring 23 Guntas along with other properties as per registered partition deed dated 10-10-2014, document No.INR-1-5306/2014-15, registered in the office of Sub-Registrar, Indiranagar, Bengaluru and in the said partition the land measuring 23 Guntas was allotted to the share of M.Nagaraja.

That, in view of the above said partitions Sri.M.Nagaraja has acquired absolute right, title and interest over the land measuring 23 Guntas in the caption Property, Sri.M.Narayanappa has acquired absolute right, title and interest over the land measuring 1 Acre 05 Guntas in the Caption Property, Smt.S.Leelavathi, Sri.N.Venkatesh and Smt.K.V.Thriveni have acquired absolute right, title and interest over the land measuring 1 Acre each in the Caption Property.

That, M.Nagaraja, M.Narayanappa, Smt.S. Leelavathi, Sri.N.Venkatesh and Smt.K.V.Thriveni have jointly sold the caption property in favour of M/s SVS constructions as per Sale deed document No3471/2014-15, dated 16-01-2015, registered in the office of Sub-Registrar, Shivajinagar, Bengaluru.

It is evidenced from the record that, M.Naryanappa, S.Leelavathi, N.Venkatesh, K.V.Thriveni along with M.Nagaraja have filed a suit in OS.No.2818/2016 on the file of City Civil and Session court at Bengaluru for the relief of declaration and recovery of the sale consideration amount against M/s SVS constructions. During the pendency of the above suit M.Nagaraju died leaving behind his wife, son and daughter to succeed his estate and also M.Naryanappa died leaving behind his wife son to succeed his estate.

It is evidenced from the record that, after intervention of the well-wishers the above matter is settled and accordingly the parties have entered into a compromise petition and filed in the above case and the Hon'ble court has disposed the above case as per compromise petition. As per the compromise petition M/s SVS constructions have paid the entire claim of the Vendors and S.Leelavathi, N.Venkatesh, K.V.Thriveni, Smt.P.Nagarathna, Sri.N.Sudhakar and Smt.N.Sandya have acknowledged the receipt of the same.

It is evidenced from the record that, S.Leelavathi, N.Venkatesh, K.V.Thriveni, Smt.P.Nagarathna, Sri.N.Sudhakar and Smt.N.Sandya have jointly executed a confirmation deed in favour of M/s SVS constructions as per confirmation deed dated 06-04-2024, document No.INR-1-00351/2024-25 and confirmed that, the entire sale consideration along with damages has been received from the M/s SVS constructions.

It is evidenced from the record that, M.Nagaraju and M.Narayanappa and their family members have executed a unregistered Agreement for development dated 02-02-2012 in

respect of caption property in favour of Sri.V.Venkatesh, Sri.Ramesh.S, and Sri.N.Prakash for development of the caption property along with adjacent property, however they could not finalize the said agreement by way of registered joint development agreement and develop the caption property due to their financial constrains and they have backdown from the said agreements.

It is evidenced from the record that, Sri.V.Venkatesh, Sri.Ramesh.S, and legal heirs of Late N.Prakash have executed a confirmation deed dated 13-03-2024, document no.INR-1-16434/2023-24, in favour of M/s SVS constructions in respect of caption property and confirmed the right, title and interest of the M/s SVS constructions over the caption property.

The Hissa survey Tippan, Pakka, survey orginal prathi, Akarbandh and Village Map issued by the Tahasildhar and department of Survey and settlement of land records confirm the identity of property bearing survey number 51/1 of Pannathur Village, Varthur Hobli, Bengaluru East Taluk and its extent measuring 4 Acre 28 Guntas.

It is evidenced from the endorsement dated 30-12-2014 Issued by Asst Commissioner, Land Acquisition, Bengaluru Development Authority and the endorsement dated 28-08-2009 issued by the Spl.L.A.O The Karnataka Industrial Area Development Board (KIADB) that, the caption property is not subjected to any acquisitions.

As per the Endorsement issued by Asst Commissioner, Bengaluru North Division, No case is pending/filed under PTCL Act in respect of the caption property.

As per the Endorsement issued by Asst Commissioner, Bengaluru North Division, No case is pending/filed under section 79A & B of Karnataka Land Reforms Act in respect of the caption property.

As per the Nil tenancy certificate issued by Tahashildhar, Bengaluru East Taluk, it is clear that, the said land is not subject to any tenancy and no application is filed in that, regard.

It is evidenced from the registered partnership deed And registration certificate that, M/S SVS Constructions is a duly registered partnership Firm consisting of Two Partners Mr.Rajasekhar Reddy and Mrs.R.Lakshmi Prasanna and that Mr.Rajasekhar Reddy is the Managing Partner.

That, the Encumbrance certificate furnished for the period from 01-04-1940 to 31-12-1944 reflects the sale deed document No.2580/1944-45, dated 19-11-1944.

The Encumbrance certificate furnished for the period from 12-02-1957 to 31-03-2004 reflects the Gift deed dated 19-03-1962, partition deed dated 23-12-1974, Sale deed dated 03-12-1994 and sale deed dated 30-03-1995,

The Encumbrance certificate furnished the period from 01-04-2004 to 07-04-2024 in respect of caption property, reflects the partition deed dated 09-10-2014, 10-10-2014, Sale Deed dated 10-12-2014, Confirmation deed dated 13-03-2024 and 06-04-2024.

V. Certificate:

In view of the foregoing I Varnakara Reddy.K.B, S.V.H Law Associates, Law Firm do hereby certify that:

M/s SVS Constructions have a clear and marketable title and they are the absolute owners in Possession and right, title, and interest over the residential converted property bearing survey number 51/1, measuring 4 Acre 28 Guntas of panathur Village, Varthur Hobli, Bengaluru East Taluk, within the Revenue Administrative Jurisdiction of Bruhath Bengaluru Mahanagar Palike.



Advocate

Varnakara Reddy.K.B