

## TITLE SEARCH REPORT

Date: 06.07.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.4, measuring 1 Acre 16 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K)SR/19/2012-13 dated 13.08.2012 issued by the Deputy Commissioner Bangalore Rural District.

### I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property bearing Survey No.4, measuring 1 Acre 16 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K)SR/19/2012-13 dated 13.08.2012 issued by the Deputy Commissioner Bangalore Rural District and bounded as follows:

East by : Railway Lane and N.H.7;  
West by : Road;  
North by : Land bearing Survey No.5 and 6;  
South by : Land bearing Survey No.2 and 3

The aforesaid immovable property is hereinafter referred to as the "*Property*".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. No.	PARTICULARS
1.	Statement of Jodidar Vasudevachar dated 16.09.1959 before Special Tahsildar, Devanahalli;
2.	Report in case No.32/59-60 by Tahsildar, Devanahalli Taluk in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
3.	Order dated 13.11.1959 in case No.32/59-60 in the name of Mr.M.Gopalappa son of KaddipudiMuniswamappa, passed by Special Deputy Commissioner for Inam Abolition, Bangalore in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
4.	Endorsement dated 21.12.1959 issued by the Special Deputy Commissioner for Abolition of Inams in respect of Survey No.4, measuring 1 Acre 16 Guntas;
5.	Genealogical tree of Mr.M.Gopalappa son of Muniswamappa alias KaddipudiMuniswamappa, issued by the Village AccountantGokare Circle, Devanahalli Taluk;
6.	Genealogical tree of Mr.G.Shamanna son of D.M.Gopalappa issued by the Village Accountant, Gokare Circle, Devanahalli Taluk;
7.	Sale Agreement dated 30.04.1994, executed by Mr.G.Shamannason of D.M.Gopalappain favour of Mr.Dodda Venkatappa son of Venkatashamappa and Mr.Subramanyamson of D.M.Gopalappa, registered as document no.229/1994-95, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4,

	measuring 1 Acre 16 Guntas;
8.	Cancellation of Sale Agreement dated 21.01.2004, executed by Mr.Dodda Venkatappa son of Venkatasamappa and Mr.Subramanyam son of D.M.Gopalappa in favour of Mr.G.Shamanna son of D.M.Gopalappa registered as document no.2654/2003-04, in Book I and stored in CD No.DNHD3, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
9.	Sale Agreement dated 24.04.2004, executed by Mr.G.Shamanna son of D.M.Gopalappa and his wife Mrs.M.Sumana in favour of Mr.R.Shivakumar son of Mr.N.Rajanna, registered as document no.DNH-I-00173/2004-05, in Book-I and stored in CD No.DNHD 10, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
10.	Cancellation of Sale Agreement dated 05.11.2004, executed by Mr.R.Shivakumar son of Mr.S.Rajanna in favour of Mr.G.Shamanna son of D.M.Gopalappa and his wife Mrs.M.Sumana, registered as document no.DNH-I-02790/2004-05, in Book-I and stored in CD No.DNHD26, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
11.	Sale Deed dated 08.11.2004, executed by Mr.G.Shamanna son of D.M.Gopalappa for self and on behalf of his minor daughter Yasashwini as father and natural guardian and his wife Mrs.M.Sumana in favour of Mr.S.Marappa son of Mr.Sheshappa, registered as document no.DNH-I-02833/2004-05, in Book-I and stored in CD No.DNHD26, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
12.	Agriculturist Certificate dated 02.09.2004 issued by the Zonal Deputy Tahsildar, Denkanikottai.

13.	Sale Deed dated 19.9.2005, executed by Mr.S.Marappa son of Mr.Sheshappainfavour of Mr.Prashanth Priya son of Mr.Bhakth Priya, registered as documentno.DNH-I-02833/2005-06, in Book-I and stored in CD No.DNHD60, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
14.	Unregistered Agreement to Sell dated 21.06.2012 between Mr.Prashanth Priya son of Mr.Bhakth Priya and Mr.V.C.Satish Kumar son of Mr.Y.C.Channarasappain respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
15.	General Power of Attorney dated 23.06.2012 executed Mr.Prashanth Priya son of Mr.Bhakth Priya and Mr.V.C.Satish Kumar son of Mr.Y.C.Channarasappain respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
16.	Letter dated 24.05.2012 by Bangalore International Airport Area Planning Authority addressed to the Deputy Commissioner, Bangalore Rural District, in respect of property bearing Survey No.4;
17.	Official Memorandum dated 13.08.2012 bearing No.ALN(D.K)SR/19/2012-13 issued by the Deputy Commissioner Bangalore Rural District in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
18.	Sale Deed dated 22.01.2015, executed by Mr.Prashanth Priya son of Mr.Bhakth Priya in favour of Mr.G.N.Venugopal son of late Narayana Swamy, registered as document no.DNH-I-09556/2014-15, in Book-I and stored in CD No.DNHD525, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
19.	Rectification Deed dated 26.08.2015, executed by Mr.Prashanth Priya son of Mr.Bhakth Priya in favour of Mr.G.N.Venugopal son of late Narayana Swamy, registered as document no.DNH-I-04429/2015-16, in Book-I and stored in CD No.DNHD556, in the office of the Sub

	Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
20.	Confirmation Deed dated 26.08.2015, executed by Mr.V.C.Satish Kumar son of Mr.Y.C.Channarasappa in favour of Mr.G.N.Venugopal son of late Narayana Swamy, registered as document no.DNH-I-04429/2015-16, in Book-I and stored in CD No.DNHD557, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
21.	Agreement to Sell dated 03.09.2021 executed by Mr.G.N.Venugopal son of late Narayana Swamy with the consent of Mr.Venkateswara Reddy Madduri son of Vengal Reddy Madduri as consenting witness in favour of M/s.Mookambika& Co represented by its Partner Mr.Vijay Kumar R son of Mr.Raanmalji registered as document no.DNH-I-04218/2021-22, in Book-I and stored in CD No.DNHD1346, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
22.	Sale Deed dated 24.09.2021, executed by Mr.G.N.Venugopal son of late Narayana Swamy with the consent of Mr.Venkateswara Reddy Madduri son of Vengal Reddy Madduri as consenting witness in favour of M/s.Mookambika& Co represented by its Partner Mr.Vijay Kumar R son of Mr.Raanmalji, registered as document no.DNH-I-08924/2021-22, in Book-I and stored in CD No.DNHD1433, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
23.	Partnership Deed of M/s.Mookambika& Co., dated 23.09.2020 between Mr.ArunInderchand Bohra son of Inderchand Bohra, Mr.DhirjSipani son of SunderlalSipani, Mr.MahendraInderchand Bohra son of Inderchand Bohra, Mr.MangalchandBhawarlal son of Bohra Bhawarlal, Mr.Paras Tarachand Chowatia son of Tarachand MalukchandChowatia and Mr.Vijayakumar son of Mr.Raanmalji;
24.	Certificate of Registration of Firm in Form C dated 05.10.2020 issued by

	Registrar of Firms, Basavanagudi;
25.	No Objection Letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of Survey No.4, measuring 1 Acre 16 Guntas;
26.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
27.	Approved Temporary Layout Plan dated 24.02.2023 bearing No.BIAAPA/TP/02/LAO/152/2013-14 issued by Bangalore International Airport Area Planning Authority;
28.	Record of Rights bearing no.4 and 80 in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
29.	Record of Rights, Tenancy and Crops/ Pahani, for the period 1973-74 to 1977-78, 1982-83 to 1987-88, 1997-98 to 2020-21, 2022-23 in respect of Survey No.4, measuring 1 Acre 16 Guntas;
30.	Mutation Register Extract bearing M.R.No.4/1993-94 in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
31.	Mutation Register Extract bearing M.R.No.3/2004-05 in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
32.	Mutation Register Extract bearing M.R.No.8/2005-06. in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
33.	Moola Tippani/Karda Extract in respect of Survey No.4;
34.	Karnataka Revision Settlement Akarbandh in respect to Survey No.4, measuring 1 Acre 16 Guntas;
35.	Village Map of Upparahalli Village;

36.	Tax Paid Receipts for the years 2004-05, 2015-16, 2017-18, 2020-21 to 2021-22 in respect to property bearing Survey No.4.
37.	Nil Encumbrance Certificate for the period from 01.04.1950 to 31.03.1960 in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas;
38.	Encumbrance Certificates for the period from 01.04.1960 to 31.03.2004 in respect of property bearing Survey No.4;
39.	Encumbrance Certificates for the period from 01.04.2004 to 30.09.2019 in respect of property bearing Survey No.4;
40.	Encumbrance Certificates for the period from 01.04.2004 to 03.01.2022 in respect of property bearing Survey No.4;
41.	Encumbrance Certificates for the period from 01.04.2020 to 10.05.2022 in respect of property bearing Survey No.4;
42.	Encumbrance Certificates for the period from 01.09.2021 to 29.05.2023 in respect of property bearing Survey No.4;
43.	Endorsement dated 26.10.2004, issued by the Tahasildar, Devanahalli Taluk, under form no 7 of The Karnataka Land Reforms Act, 1961 in respect of property bearing Survey No.4;
44.	Endorsement dated 18.04.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.4;
45.	Endorsement dated 02.02.2013 in respect of Survey No.4, regarding non-availability of Index of Lands;
46.	Endorsement dated 18.03.2016 regarding non-availability of RTCs for the period between 1968 to 1973 with respect to property bearing

	Survey No.4;
47.	Endorsement dated 18.11.2014 regarding non-availability of RTCs for the period between 1978-79 to 1983, 1988-89 to 1993, 1993 to 1997 in respect of property bearing Survey No.4;
48.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board in respect of property bearing Survey No.4;
49.	Endorsement dated 27.07.2018 / 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board in respect of property bearing Survey No.4;
50.	Endorsement dated 10.02.2015, issued by the Special Land Acquisition Officer, National Highways Authority of India, in respect of property bearing Survey No.4;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.4, measuring 1 Acre 16 Guntas, situated at Upparahalli Village, KasabaHobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.4, measuring 1 Acre 16 Guntas was Inam land and was in possession and enjoyment of one Mr.M.Gopalappa son of Kaddipudi Muniswamappa.
2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property vested with the Government, and on an application made by Mr.M.Gopalappa for re-grant of the property, the Special Deputy Commissioner for Inam Abolition,

Bangalore based upon statement of Jodidar Vasudevachar dated 16.09.1959 and report of Tahsildar, Devanahalli, vide his Order in Case No.32/1959-60 dated 13.11.1959, re-granted the property to Mr.M.Gopalappa of Kaddipudi Muniswamappa and registered his name as an occupant of the property and occupancy right was conferred upon him vide Endorsement dated 21.12.1959 issued by the Special Deputy Commissioner for abolition of Inams.

3. We have been furnished with the Mutation Register Extract bearing M.R.No.4/1993-94, which records that Mr.M.Gopalappa @ D.M.Gopalappa and his children viz., Mr.G.Nagaraj, Mr.G.Subramanya, Mr.G.Chandrashekar, Mr.G.Shamanna and Mr.G.Gangadhara have partitioned the joint family properties on 22.04.1978, as per the said partition, the property was allotted to the share of Mr.Shamanna, accordingly his name was mutated in the revenue records.
4. We have been furnished with the Genealogical Tree of Mr.M.Gopalappa issued by Village Accountant, which discloses that Mr.M.Gopalappa(dead) was married Mrs.Rathnamma(dead) and they have five children viz., Mr.G.Nagaraj, Mr.G.Subramanya, Mr.G.Chandrashekar, Mr.G.Shamanna and Mr.G.Gangadhara.
5. We have been furnished with the Genealogical Tree of Mr.G.Shamanna son of D.M.Gopalappa issued by Village Accountant, which discloses that Mr.G.Shamanna was married Mrs.Sumana and they have only daughter namely Yasashwini.
6. Mr.G.Shamanna son of D.M.Gopalappa had agreed to sell the property in favour of Mr.Dodda Venkatappa son of Venkateshappa and Mr.Subramanyam son of Mr.D.M.Gopalappa vide Sale Agreement dated 30.04.1994. However, the said Sale Agreement was cancelled by both the parties vide Cancellation of Sale Agreement dated 21.01.2004.
7. Mr.G.Shamanna son of D.M.Gopalappa along with his wife Mrs.Sumana agreed to sell the property in favour of Mr.R.Shivakumara son of Mr.N.Rajanna vide Sale Agreement dated 24.04.2004. However, the said

Sale Agreement was also cancelled by both the parties vide Cancellation of Sale Agreement dated 05.11.2004.

8. Mr.G.Shamanna son of D.M.Gopalappa for self and on behalf of his minor daughter Yasashiwini as father and natural guardian along with his wife Mrs.Sumana sold the property to Mr.S.Marappason of Mr.Sheshappavide Sale Deed dated 08.11.2004 and the name of Mr.S.Marappa son of Mr.Sheshappa got transferred the khatha of the property in his name in the revenue records vide Mutation Register Extract bearing M.R.No.3/2004-05. Although, G.Shamanna acquired under a unregistered Panchayat Parikath dated 22.04.1978, we note that the registered Sale Deed is prior to 20.12.2004 and hence will not affect the title of G.Shamanna.
9. We have been furnished with an agriculturist certificate dated 02.09.2004 issued by the Zonal Deputy Tahsildar, Denkanikottai, which states that Mr.S.Marappa son of Mr.Sheshappais an agriculturist.
10. Mr.S.Marappa son of Mr.Sheshappa has later conveyed the property to Mr.Prashanth Priya son of Mr.Bhakth Priya vide Sale Deed dated 19.09.2005, and pursuant to purchase, Mr.Prashanth Priya son of Mr.Bhakth Priya got transferred the khatha of the property in his name in the revenue records vide Mutation Register Extract bearing M.R.No.8/2005-06.
11. Mr.Prashanth Priya son of Mr.Bhakth Priya has agreed to sell the property in favour of Mr.V.C.Satish Kumar son of Mr.Y.C.Channarasappa vide unregistered Agreement to Sell dated 21.06.2012 and Mr.Prashanth Priya son of Mr.Bhakth Priya also executed a unregistered General Power of Attorney dated 23.06.2012, appointing Mr.V.C.Satish Kumar son of Mr.Y.C.Channarasappato do all deeds, acts and things in respect of property.
12. We have been furnished with Letter dated 24.05.2012 by Bangalore International Airport Area Planning Authority addressed to the Deputy Commissioner, Bangalore Rural District, recommending to conversion for

residential use as the property in Survey No.4 is classified for residential use.

13. Mr.Prashanth Priya son of Mr.Bhakth Priya has secured conversion of the property from agricultural to non agricultural residential use vide Official Memorandum bearing No.ALN(D.K.)SR/19/2012-13 dated 13.08.2012, issued by the Deputy Commissioner, Bangalore Rural District.
14. Pursuant to conversion, Mr.Prashanth Priya son of Mr.Bhakth Priya has conveyed the property to Mr.G.N.Venugopalson of late Narayana Swamy vide Sale Deed dated 22.01.2015, as the schedule of the said Sale Deed was not included the 'residential premises measuring 600 square feet' same was added vide Rectification Deed dated 26.08.2015.
15. Agreement holder Mr.V.C.Satish Kumar son of Mr.Y.C.Channarasappa has confirmed the Sale Deed dated 22.01.2015 in favour of Mr.G.N.Venugopal son of late Narayana Swamy vide Deed of Confirmation dated 26.08.2015.
16. Mr.G.N.Venugopal son of late Narayana Swamy with the consent of Mr.Venkateswara Reddy Madduri son of Vengal Reddy Madduri as consenting witness (who had certain understanding with Mr.G.N.Venugopal) agreed to sell the property to M/s.Mookambika & Co represented by its Partner Mr.Vijay Kumar R son of Mr.Raanmaljivide Agreement to Sell dated 03.09.2021. Subsequently, Sale Deed dated 24.09.2021 was executed in favour of M/s.Mookambika & Co represented by its Partner Mr.Vijay Kumar R son of Mr.Raanmalji in respect of the property.
17. We have been furnished with the Partnership Deed dated 23.09.2020 between Mr.Arun Inderchand Bohra son of Inderchand Bohra, Mr.Dhirj Sipani son of Sunderlal Sipani, Mr.Mahendra Inderchand Bohra son of Inderchand Bohra, Mr.Mangalchand Bhawarlal son of Bohra Bhawarlal, Mr.Paras Tarachand Chowatia son of Tarachand Malukchand Chowatia and Mr.Vijayakumar son of Mr.Raanmalji, constituting partnership firm known as M/s.Mookambika & Co.

18. We have also been furnished with the Certificate of Registration of Firm in Form C dated 05.10.2020 issued by Registrar of Firms, Basavanagudi.
19. We have been provided with no objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath stating that they have no objection to provide water supply to the layout to be formed in the property.
20. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
21. M/s.Mookambika & Co. and owners of adjacent properties, with an intention to form a residential layout in Survey No.4 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt in the name of present owner and the same are recommended to be obtained.
22. We have been furnished with the Record of Rights bearing no.4 and 80, which records that of Mr.M.Gopalappa alias Kaddipudi Doddagopalappa had acquired the property through sale and partition, later registered his name as per Order in case No.32/1959-60 vide M.T.No.1/1973-74.
23. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1973-74 to 1977-78, 1982-83 to 1987-88, 1997-98 to 2011-12, 2013-14 to 2020-21, 2022-23 in respect of Survey No.4, measuring 1 Acre 16Guntas and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1973-74 to 1977-78	KaddipudiGopalappa son of Munishamappa.	KaddipudiGopalappa son of Munishamappa.	Ancestral	Nil
1982-83 To 1987-88	KaddipudiGopalappa son of Munishamappa.	KaddipudiGopalappa son of Munishamappa.	Ancestral	Nil
1997-98 to 2003-04	G.Shamanna son of D.M.Gopalappa	G.Shamanna	MT4/93-94	Nil
2004-05	S.Marappa son of Sheshappa	S.Marappa son of Sheshappa	MR3/04-05-sale 9.03.1995	Nil
2005-06 to 2020-21 2022-23	Prashanth Priya son of Bhakta Priya	Prashanth Priya	MR8/2005-06-sale 04.01.2006	Nil

24. We have not been furnished with the RTCs for the period between 1968-69 to 1972-73, 1978-79 to 1981-82 and 1988-89 to 1996-97 We have been furnished with Endorsement dated 18.03.2016 and 18.11.2014 in respect of Survey No.4, which states that the RTCs for the period between 1968 to 1973, 1978-79 to 1983, 1988-89 to 1993, 1993 to 1997 are not available as the same are mutilated. We have not been provided with RTC/Pahani for the year 2021-22, however, since the land is converted we are not insisting on the RTC.
25. It is pertinent to note here that the name of Mr.M.Gopalappa is reflecting in the aforesaid documents as Mr.D.M.Gopalappa, Kaddipudi Gopalappa and also DoddaGopalappa. We have been informed by the present owners that all are one and the same.

26. We have been furnished with the Moola Tippani/Karda Extract in respect of Survey No.4, which reflects the name of Mr.Vasudevachar as erstwhile owner of the property and also reflects the shape of property.
27. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.4, which reflects the total extent as 1 Acre 16 Guntas.
28. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.4 as East by Road, West by Sanna Ammanikere Boundary, North by Survey Nos.5 and 6 and South by Survey Nos.2 and 3.
29. We have been furnished with Tax Paid Receipts for the years 2004-05, 2015-16, 2017-18, 2020-21 to 2021-22 in respect to property bearing Survey No.4.
30. We have been furnished with Nil Encumbrance Certificate for the period from 01.04.1950 to 31.03.1960 in respect of property bearing Survey No.4, measuring 1 Acre 16 Guntas.
31. We have been furnished with Encumbrance Certificates for the period from 01.04.1960 to 29.05.2023 in respect of property bearing Survey No.4, reflects the transactions as aforesaid.
32. We have been furnished with Endorsement dated 26.10.2004, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.4.
33. We have been furnished with Endorsement dated 18.04.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no proceedings initiated under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.4.

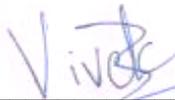
34. We have been furnished with Endorsement dated 02.02.2013, which states that the Index of Lands in respect of Survey No.4 is not available as the same is mutilated.
35. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.4 is not acquired for any of its purposes.
36. We have been furnished with Endorsement dated 27.07.2018 - 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.4 is not acquired for any of its purposes.
37. We have been furnished with Endorsement dated 10.02.2015, issued by the Special Land Acquisition Officer, National Highways Authority of India, which states that the land in Sy.No.4 is not acquired for highway.

#### **IV. CONCLUSION**

On the basis of the examination/perusal of the above-mentioned documents and subject to the production of the documents, we are of the opinion that M/s. Mookambika & Co., are owners of property bearing Survey No.4, measuring 1 Acre 16 Guntas, having marketable right, title and interest over the property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,


**M/S. AGRAA LEGAL**  
*Advocates & Consultants*

**Disclaimer:**

*This report is subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*

6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*

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ADVOCATES & CONSULTANTS

2<sup>nd</sup> Floor, Shivashankar Plaza, No. 19, Lalbagh Road, Richmond Circle, Bangalore - 560 027.  
Tel: +91-80-41680004 / 22114370. Email: admin@agraallegal.com

## TITLE SEARCH REPORT

Date: 21.06.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.5, measuring 1 Acre 08 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District.

### I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property bearing Survey No.5, measuring 1 Acre 08 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Railway Lane;  
West by : Land bearing Survey No.6;  
North by : Land bearing Survey No.7;  
South by : Land bearing Survey No.4

The aforesaid immovable property is hereinafter referred to as the "*Property*".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

<b>Sl. No.</b>	<b>PARTICULARS</b>
1.	Report in Case No.12/1959-60 issued by Tahsildar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;
2.	Order dated 13.11.1959 in Case No.12/1959-60 in the name of Mr.K.Gopalappa son of Kallahalli Munishamappa, passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in respect of Survey No.5, measuring 1 Acre 8 Guntas;
3.	Endorsement dated 21.12.1959 issued by the Special Deputy Commissioner in respect of Survey No.5, measuring 1 Acre 8 Guntas;
4.	Mortgage Deed dated 16.05.1964, executed by Mr.K.Gopalappa son of Kallahalli Munishamappa for self and on behalf of his minor children viz., Master Anjanaya and Master Maruthi as Father and Natural Guardian in favour of L.M.C.S Limited, Devanahalli registered as document no.542/1964-65, Book I, Volume 857 at Pages 161 to 164 in the office of the Sub Registrar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;
5.	Sale Deed dated 11.09.1978, executed by Mr.K.Gopalappa son of Kallahalli Munishamappa along with his children Mr.Anjaneya Murthy and Master Maruthi, minor represented by his father Mr.K.Gopalappa as father and Natural Guardian in favour of Mr.Narayanaswamappa son of late Mutharayappa, registered as document no.1141/1978-79, in Book I. Volume No.1226, at Pages 225 to 227, in the office of the Sub-Registrar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;

6.	General Power of Attorney dated 15.11.1994, executed by Mrs.Muniyamma wife of Late Narayanaswamappa in favour of Mr.Munivenkatappa son of Munigowrappa registered as document no.120/1994-95. Book IV, Volume-261Add at Pages 76 to 79, in the office of the Sub-Registrar, Devanahalli, in respect of Survey No.5, measuring 1 Acre 8 Guntas;
7.	Genealogical tree of Narayanaswamappa
8.	Sale Deed dated 21.01.2004, executed by Mrs.Muniyamma wife of Late Narayanaswamappa represented by her power of attorney holder Mr.Munivenkatappa son of Munigowrappa in favour of Mrs.Shashi Ramanna wife of Mr.M.Ramanna, registered as document no.2638/2003-04, Book I and stored in CD No.DNHD3, in the office of the Sub Registrar, Devanahalli, in respect of Survey No.5, measuring 1 Acre 8 Guntas;
9.	Rectification Deed dated 30.06.2006, executed by Mrs.Muniyamma wife of Late Narayanaswamappa represented by her power of attorney holder Mr.Munivenkatappa son of Munigowrappa in favour of Mrs.Shashi Ramanna wife of Mr.M.Ramanna, registered as document no.DNH-1-03094/2006-07, Book I and stored in CD No.DNHD99, in the office of the Sub-Registrar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;
10.	Sale Deed dated 01.07.2006, executed by Mrs.Shashi Ramanna wife of Mr.M.Ramanna in favour of Mr.M.Poobalan son of M.Muttuswamy registered as document no.DNH-1-03095/2006-07, in Book-I and stored in CD No.DNHD99, in the office of the Sub Registrar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;
11.	Genealogical Tree of Mr.M.Ramanna issued by the Village Accountant, Gokare Circle;
12.	Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural

	District, in respect of Survey No.5, measuring 1 Acre 8 Guntas;
13.	Discharge Letter dated 15.06.2018 issued by Chief Executive Officer, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN), in respect of Survey No.5, measuring 1 Acre 8 Guntas;
14.	Simple Mortgage Deed dated 07.03.2019, executed by Mr.M.Poobalan son of M.Muttuswamy to Mr.G.R.Anjaneya Guptha son of P.G.Rathnam Setty, registered as document no. DNH-1-011976/2018-19, Book I and stored in CD No.DNHD723, in the office of the Sub-Registrar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;
15.	Deed of Release (Discharge) of Simple Mortgage Deed 16.09.2020, executed by Mr.G.R.Anjaneya Guptha son of P.G.Rathnam Setty in favour of Mr.M.Poobalan son of M.Muttuswamy, registered as document no. DNH-1-03404/2020-21, Book I and stored in CD No.DNHD1102, in the office of the Sub - Registrar, Devanahalli, in respect of Survey No.5, measuring 1 Acre 8 Guntas;
16.	Sale Deed dated 28.01.2021, executed by Mr.M.Poobalan son of M.Muttuswamy in favour of Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna, registered as document no.DNH-I-00197/2021-2022, Book I stored in CD No.DNHD1251, in the office of the Sub Registrar, Devanahalli in respect of Survey No.5, measuring 1 Acre 8 Guntas;
17.	No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of Survey No.5, measuring 1 Acre 8 Guntas;
18.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of property bearing Survey No.5, measuring 1 Acre 08 Guntas;
19.	Approved Temporary Layout Plan dated 24.02.2023 bearing No.BIAAPA/TP/02/LAO/152/2013-14 issued by Bangalore

	International Airport Area Planning Authority;
20.	Record of Rights bearing no.5, in respect of Survey No.5;
21.	Record of Rights, Tenancy and Crops/ Pahani, for the period 2001-02 to 2002-03, 2005-06, 2007-08 to 2017-18 and 2021-22 to 2022-23 in respect of Survey No.5, measuring 1 Acre 08 Guntas;
22.	Mutation Register Extract bearing M.R.No.2/1978-79 in respect of Survey No.5, measuring 1 Acre 8 Guntas;
23.	Mutation Register Extract bearing M.R.No.1/1988-89 in respect of Survey No.5, measuring 1 Acre 8 Guntas;
24.	Mutation Register Extract bearing M.R.No.4/2003-04 in respect of Survey No.5, measuring 1 Acre 8 Guntas;
25.	Mutation Register Extract bearing M.R.No.1/2006-07 in respect of Survey No.5, measuring 1 Acre 8 Guntas;
26.	Mutation Register Extract bearing M.R.No.T3/2018-19 in respect of Survey No.5, measuring 1 Acre 8 Guntas;
27.	Karda Extract in respect of Survey No.5;
28.	Tippani in respect of Survey No.5;
29.	Karnataka Revision Settlement Akarbandh in respect to Survey No.5, measuring 1 Acre 8 Guntas;
30.	Village Map of Upparahalli Village;
31.	Tax Paid Receipts for the years 2011-12 and 2013-14, 2020-21 and 2021-22 in respect to property bearing Survey No.5;
32.	Encumbrance Certificates for the period from 01.04.1960 to 31.03.1982

	in respect of property bearing Survey No.5;
33.	Encumbrance Certificates for the period from 01.04.1982 to 28.08.2012 in respect of property bearing Survey No.5;
34.	Encumbrance Certificates for the period from 01.04.2004 to 22.02.2022 in respect of property bearing Survey No.5;
35.	Encumbrance Certificates for the period from 01.01.2021 to 29.05.2023 in respect of property bearing Survey No.5;
36.	Endorsement, issued by the Tahasildar, Devanahalli Taluk, under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.5;
37.	Endorsement dated 18.10.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.5.
38.	Endorsement dated 04.01.2013 issued by the Assistant Commissioner, Doddaballapur Sub-Division, under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.5;
39.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board in respect of Survey No.5;
40.	Endorsement dated 27.07.2018/23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board in respect of Survey No.5;
41.	Endorsement dated 28.09.2020, regarding non-availability of IHR No.36/1988-89 issued by Tahsildar, Devanahalli Taluk in respect of Survey No.5;

42.	Endorsement dated 02.02.2013 regarding non-availability of Index of Lands issued by Tahsildar, Devanahalli Taluk in respect of Survey No.5;
43.	Endorsement dated 17.11.2014 regarding non-availability of RTCs for the period between 1993 to 1996, issued by Tahsildar, Devanahalli Taluk in respect of Survey No.5;
44.	Endorsement dated 10.02.2015, issued by the Special Land Acquisition Officer, National Highways Authority of India, in respect of Survey No.5;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.5, measuring 1 Acre 08 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.5, measuring 1 Acre 08 Guntas was Inam land and was in possession and enjoyment of one Mr.K.Gopalappa son of Kallahalli Munishamappa.
2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property was vested with government and on an application made by Mr.K.Gopalappa son of Kallahalli Munishamappa for re-grant of the property, the Special Deputy Commissioner for Inam Abolition, Bangalore based on the report of Tahsildar, Devanahalli, vide his Order in Case No.12/1959-60 dated 13.11.1959, re-granted the property in favour of Mr.K.Gopalappa and registered his name as an occupant of the property and occupancy right was conferred upon him vide Endorsement dated 21.12.1959 issued by the Special Deputy Commissioner for abolition of Inams.

3. Mr.K.Gopalappa son of Kallahalli Munishamappa for self and on behalf of his minor children viz., Master Anjanaya and Master Maruthi as Father and Natural Guardian has created a mortgage on the property with L.M.C.S Limited, Devanahalli vide Mortgage Deed dated 16.05.1964. We have not been furnished the discharge deed/ NOC from the Bank. However, we have been informed that the agricultural loan was waived off by the Government of Karnataka.
4. Mr.K.Gopalappa son of Kallahalli Munishamappa later along with his children Mr.Anjaneya and Master Maruthi, minor represented by his father Mr.K.Gopalappa as father and natural guardian conveyed the property in favour of Mr.Narayanaswamappa son of late Mutharayappa vide Sale Deed dated 11.09.1978. Subsequently, Mr.Narayanaswamappa got mutated the khatha of the property in his name in the revenue records vide Mutation Register Extract bearing M.R.No.2/1978-79.
5. We have been furnished with the Mutation Register Extract bearing M.R.No.1/1988-89, which records that after the death of Mr.Narayanaswamappa son of late Mutharayappa, his wife Mrs.Muniyamma got transferred the khatha of the property in her name in the revenue records as per order in IHR No.36/1988-89. We have not been furnished with the IHR No.36/1988-89, however non-availability Endorsement dated 28.09.2020 is provided to our perusal. As per the Genealogical Tree of Mr.Narayanaswamappa, he was married to Mrs.Muniyamma and they were issueless.
6. Mrs.Muniyamma wife of Late Narayanaswamappa executed a registered General Power of Attorney dated 15.11.1994, appointing Mr.Munivenkatappa son of Munigowrappa to deal with including power to sell the property.
7. Mrs.Muniyamma wife of Late Narayanaswamappa represented by her power of attorney holder Mr.Munivenkatappa son of Munigowrappa has conveyed the property to Mrs.Shashi Ramanna wife of Mr.M.Ramanna vide Sale Deed dated 21.01.2004. Subsequently, Mrs.Shashi Ramanna wife

of Mr.M.Ramanna got mutated her name in the revenue records as khatedar of the property vide Mutation Register Extract bearing M.R.No.4/2003-04. In the recitals of the aforesaid Sale Deed the name of GPA holder is entered as Sumithra instead of Mr.Munivenkatappa, as the same is typographical error, we have not insisted for any rectification.

8. Since some errors crept in the aforesaid sale deed, same was rectified by both the parties vide a Rectification Deed dated 30.06.2006.
9. Mrs.Shashi Ramanna wife of Mr.M.Ramanna has conveyed the property to Mr.M.Poobalan son of M.Muttuswamy vide Sale Deed dated 01.07.2006 and subsequently, Mr.M.Poobalan son of M.Muttuswamy got mutated his name in the Revenue Records vide Mutation Register Extract bearing M.R.No.1/2006-07.
10. We have been furnished with the Genealogical tree of Mr.M.Ramanna issued by the Village Accountant, Gokare Circle, which discloses that he was married to Mrs.Shashi Ramanna and they are issueless.
11. Mr.M.Poobalan son of M.Muttuswamy has secured conversion of the property from agricultural to non agricultural residential use vide Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District.
12. We have been furnished with Discharge Letter dated 15.06.2018 issued by Chief Executive Officer, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN), which discloses that the mortgage in its favour in respect of property has been discharged.
13. Mr.M.Poobalan son of M.Muttuswamy has created a mortgage on property in favour of Mr.G.R.Anjaneya Guptha son of P.G.Rathnam Setty vide Simple Mortgage Deed dated 07.03.2019 and the said mortgage details entered in the revenue records vide Mutation Register Extract bearing M.R.No.T3/2018-19. Subsequently, the said mortgage came to be discharged vide Deed of Release (Discharge) of Simple Mortgage Deed 16.09.2020.

14. Mr.M.Poobalan son of M.Muttuswamy has conveyed the Property in favour of Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna in terms of a Sale Deed dated 28.01.2021.
15. We have also been provided with a no objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath stating that they have no objection to provide water supply to the property.
16. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
17. Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna and owners of adjacent properties, with an intention to form a residential layout in Survey No.5 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt for the years 2022-23 in the name of present owner and the same are recommended to be obtained.
18. We have been furnished with the Record of Rights bearing no.5, which records that of Mr.K.Gopalappa son of Kallahalli Munishamappa was enjoying the property by purchasing the same.
19. We have been furnished with the Record of Rights, Tenancy and Crops/Pahani, for the period 2001-02 to 2002-03, 2005-06, 2007-08 to 2017-18 and 2021-22 to 2022-23 in respect of Survey No.5, measuring 1 Acre 08 Guntas and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
2001-02 2002-03	Muniyamma wife of Narayanaswamy	Muniyamma	MR2/88-89-	Nil
2005-06	Shashiramanna wife of Ramanna	Shashiramanna	MR4/03-04- sale 20.07.2004	Nil
2007-08 to 2017-18	M.Poobalan son of Muttswamy	Shashiramanna M.Poobalan	MR1/2006-07- sale 29.08.2006	Nil
2021-22 2022-23	M.Poobalan son of Muttswamy	Shashiramanna M.Poobalan	MR1/2006-07- sale 29.08.2006	MRT3/1 8-19 mortgage to R Anjaneya Gupta

We have not been furnished with the RTCs for the period between 1968-69 to 1992-93, from 1996-97 to 2000-01, 2003-04, 2004-05, 2006-07, 2018-19 and 2019-20 in respect of Survey No.5, measuring 1 Acre 08 Guntas and the same are recommended to be obtained. Further, we have been furnished with Endorsement dated 17.11.2014 in respect of Survey No.5, which states that the RTCs for the period between 1993 to 1996 are not available as the same are mutilated.

*We observe in the RTCs for the period 2001-02 and 2002-03 the Mutation Register Extract is wrongly incorporated as 2/1988-89 instead of 1/1988-89.*

20. We have been furnished with the Karda Extract in respect of Survey No.5, which reflects the name of Mr.Vasudevachar as erstwhile owner of the property and also reflects that Mr.Vasudevachar sold the property to Mr.K.Gopalappa.
21. We have been furnished with the Tippani in respect of Survey No.5, which reflects the shape.

22. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.5, which reflects the total extent as 1 Acre 8 Guntas.
23. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.5 as East by Road, West Survey No.6, North by Survey No.7 and South by Survey No.4.
24. We have been furnished with Tax Paid Receipts for the years 2011-12 and 2013-14, 2020-21 and 2021-22 in respect to property bearing Survey No.5.
25. We have been furnished with Encumbrance Certificates for the period from 01.04.1960 to 29.05.2023 in respect of property bearing Survey No.5, which reflects the transactions as aforesaid. .
26. We have been furnished with Endorsement, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.5.
27. We have also been furnished with Endorsement, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.5.
28. We have been furnished with Endorsement dated 18.10.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no proceedings initiated under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.5.
29. We have been furnished with Endorsement bearing dated 04.01.2013 issued by the Assistant Commissioner, Doddaballapur Sub-Division, which states that there are no cases pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.5.

30. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.5 is not acquired for any of its purposes.
31. We have been furnished with Endorsement dated 27.07.2018 – 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.5 is not acquired for any of its purposes.
32. We have been furnished with Endorsement dated 02.02.2013 in respect of Survey No.5, which states that the Index of Lands in respect of Survey No.5 is not available as the same is mutilated.
33. We have been furnished with Endorsement dated 10.02.2015, issued by the Special Land Acquisition Officer, National Highways Authority of India, which states that the land in Sy.No.5 is not acquired for highway.

#### **IV. CONCLUSION**

On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna is owner of property bearing Survey No.5, measuring 1 Acre 08 Guntas, having marketable right, title and interest over the property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,


**M/S. AGRAA LEGAL**

*Advocates & Consultants*

**Disclaimer:**

*This report is subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*

6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*

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ADVOCATES & CONSULTANTS

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Tel: +91-80-41680004 / 22114370. Email: admin@agraallegal.com

## **TITLE SEARCH REPORT**

Date: 21.06.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District.

### **I. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of immovable property bearing Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Land bearing Survey No.5;  
West by : Road;  
North by : Land bearing Survey No.7;  
South by : Land bearing Survey No.4

The aforesaid immovable property is hereinafter referred to as the "***Property***".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

Sl. No.	PARTICULARS
1.	Report in Case No.RC12/1961-62 issued by Tahsildar, Devanahalli in respect of Survey No.6, measuring 22 Guntas;
2.	Order dated February 1962 in Case No.12(a) in the name of Mr.K.Gopalappa son of Kallahalli Munishamappa passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in respect of Survey No.6, measuring 22 Guntas;
3.	Mortgage Deed dated 16.05.1964, executed by Mr.K.Gopalappa son of Kallahalli Munishamappa for self and on behalf of his minor children viz., Master Anjanaya and Master Maruthi as Father and Natural Guardian in favour of L.M.C.S Limited, Devanahalli registered as document no.542/1964-65, Book I, Volume 857 at Pages 161 to 164 in the office of the Sub Registrar, Devanahalli in respect of Survey No.6, measuring 22 Guntas;
4.	Sale Deed dated 11.09.1978, executed by Mr.K.Gopalappa son of Kallahalli Munishamappa along with his children Mr.Anjaneya Murthy and Master Maruthi, minor represented by his father Mr.K.Gopalappa as father and Natural Guardian in favour of Mr.Narayanaswamappa son of late Mutharayappa, registered as document no.1141/1978-79, in Book I. Volume No.1226, at Pages 225 to 227, in the office of the Sub-Registrar, Devanahalli in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
5.	General Power of Attorney dated 15.11.1994, executed by Mrs.Muniyamma wife of Late Narayanaswamappa in favour of Mr.Munivenkatappa son of Munigowrappa registered as document no.120/1994-95. Book IV, Volume-261Add at Pages 76 to 79, in the

	office of the Sub-Registrar, Devanahalli, in respect of Survey No.6, measuring 22 Guntas;
6.	Genealogical tree of Narayanaswamappa
7.	Sale Deed dated 21.01.2004, executed by Mrs.Muniyamma wife of Late Narayanaswamappa represented by her power of attorney holder Mr.Munivenkatappa son of Munigowrappa in favour of Mrs.Shashi Ramanna wife of Mr.M.Ramanna, registered as document no.2638/2003-04, Book I and stored in CD No.DNHD3, in the office of the Sub Registrar, Devanahalli in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
8.	Rectification Deed dated 30.06.2006, executed by Mrs.Muniyamma wife of Late Narayanaswamappa represented by her power of attorney holder Mr.Munivenkatappa son of Munigowrappa in favour of Mrs.Shashi Ramanna wife of Mr.M.Ramanna, registered as document no.DNH-1-03094/2006-07, Book I and stored in CD No.DNHD99, in the office of the Sub-Registrar, Devanahalli in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
9.	Sale Deed dated 01.07.2006, executed by Mrs.Shashi Ramanna wife of Mr.M.Ramanna in favour of Mr.M.Poobalan son of M.Muttuswamy registered as document no.DNH-1-03095/2006-07, in Book-I and stored in CD No.DNHD99, in the office of the Sub Registrar, Devanahalli in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
10.	Genealogical Tree of Mr.M.Ramanna issued by the Village Accountant, Gokare Circle;
11.	Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District, in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;

12.	Discharge Letter dated 15.06.2018 issued by Chief Executive Officer, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN), in respect of Survey No.6, measuring 22 Guntas;
13.	Simple Mortgage Deed dated 07.03.2019, executed by Mr.M.Poobalan son of M.Muttuswamy to Mr.G.R.Anjaneya Guptha son of P.G.Rathnam Setty, registered as document no. DNH-1-011976/2018-19, Book I and stored in CD No.DNHD723, in the office of the Sub-Registrar, Devanahalli in respect of Survey No.6, measuring 22 Guntas;
14.	Deed of Release (Discharge) of Simple Mortgage Deed 16.09.2020, executed by Mr.G.R.Anjaneya Guptha son of P.G.Rathnam Setty in favour of Mr.M.Poobalan son of M.Muttuswamy, registered as document no. DNH-1-03404/2020-21, Book I and stored in CD No.DNHD1102, in the office of the Sub - Registrar, Devanahalli, in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
15.	Sale Deed dated 28.01.2021, executed by Mr.M.Poobalan son of M.Muttuswamy in favour of Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna, registered as document no.DNH-I-00194/2021-2022, Book I stored in CD No.DNHD1251, in the office of the Sub Registrar, Devanahalli in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
16.	No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of Survey No.6;
17.	Approved Temporary Layout Plan dated 24.02.2023 bearing No.BIAAPA/TP/02/LAO/152/2013-14 issued by Bangalore International Airport Area Planning Authority;
18.	Record of Rights bearing no.6 in respect of Survey No.6;
19.	Record of Rights, Tenancy and Crops/ Pahani, for the period 1973-74 to 1982-83, 1993-94 to 2002-03, 2004-05, 2005-06, 2007-08 to 2022-23 in

	respect of Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab;
20.	Mutation Register Extract bearing M.R.No.2/1978-79 in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
21.	Mutation Register Extract bearing M.R.No.1/1988-89 in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
22.	Mutation Register Extract bearing M.R.No.4/2003-04 in respect of Survey No.6, measuring 22 Guntas;
23.	Mutation Register Extract bearing M.R.No.1/2006-07 in respect of Survey No.6, measuring 22 Guntas;
24.	Mutation Register Extract bearing M.R.No.T3/2018-19 in respect of Survey No.6;
25.	Karda Extract in respect of Survey No.6;
26.	Tippani in respect of Survey No.6;
27.	Karnataka Revision Settlement Akarbandh in respect to Survey No.6, measuring 23 Guntas including 1 Gunta A kharab;
28.	Village Map of Upparahalli Village;
29.	Tax Paid Receipts for the years 2011-12 and 2020-21 and 2021-22 in respect to property bearing Survey No.6;
30.	Encumbrance Certificates for the period from 01.04.1960 to 31.03.1982 in respect of property bearing Survey No.6;
31.	Encumbrance Certificates for the period from 01.04.1982 to 28.08.2012 in respect of property bearing Survey No.6;

32.	Encumbrance Certificates for the period from 01.04.2004 to 03.01.2022 in respect of property bearing Survey No.6;
33.	Encumbrance Certificates for the period from 01.04.2004 to 03.01.2022 in respect of property bearing Survey No.6;
34.	Encumbrance Certificates for the period from 01.01.2021 to 29.05.2023 in respect of property bearing Survey No.6;
35.	Endorsement, issued by the Tahasildar, Devanahalli Taluk, under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.6, measuring 8 Guntas;
36.	Endorsement, issued by the Tahasildar, Devanahalli Taluk, under form 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.6, measuring 8 Guntas;
37.	Endorsement dated 18.10.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.6.
38.	Endorsement dated 04.01.2013 issued by the Assistant Commissioner, Doddaballapur Sub-Division, under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.6;
39.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board in respect of Survey No.6;
40.	Endorsement dated 27.07.2018/23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board in respect of Survey No.6;
41.	Endorsement dated 28.09.2020, regarding non-availability of IHR No.36/1988-89 issued by Tahsildar, Devanahalli Taluk in respect of

	Survey No.6;
42.	Endorsement dated 02.02.2013 regarding non-availability of Index of Lands issued by Tahsildar, Devanahalli Taluk in respect of Survey No.6;
43.	Endorsement dated 10.02.2015, issued by the Special Land Acquisition Officer, National Highways Authority of India, in respect of Survey No.6;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that immovable property bearing Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab was Inam land and was in possession and enjoyment of one Mr.K.Gopalappa son of Kallahalli Munishamappa.
2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property was vested with Government, and on an application made by Mr.K.Gopalappa son of Kallahalli Munishamappa for re-grant of the property, the Special Deputy Commissioner for Inam Abolition, Bangalore based on the report of Tahsildar, Devanahalli, vide his Order in Case No.12(a) dated February 1962, re-granted the property to Mr.K.Gopalappa son of Kallahalli Munishamappa.
3. Mr.K.Gopalappa son of Kallahalli Munishamappa for self and on behalf of his minor children viz., Master Anjanaya and Master Maruthi as father and natural guardian had created a mortgage on property with L.M.C.S

Limited, Devanahalli vide Mortgage Deed dated 16.05.1964, *We have not been furnished the discharge deed/ NOC from the Bank.* However, we have been informed that the agricultural loan was waived off by the Government of Karnataka.

4. Mr.K.Gopalappa son of Kallahalli Munishamappa later along with his children Mr.Anjaneya and Master Maruthi, minor represented by his father Mr.K.Gopalappa as father and natural guardian conveyed the property in favour of Mr.Narayanaswamappa son of late Mutharayappa vide Sale Deed dated 11.09.1978 and Mr.Narayanaswamappa got mutated the khatha of the property in his name in the revenue records vide Mutation Register Extract bearing M.R.No.2/1978-79.
5. We have been furnished with the Mutation Register Extract bearing M.R.No.1/1988-89, which records that after the death of Mr.Narayanaswamappa son of late Mutharayappa, his wife Mrs.Muniyamma got transferred the khatha of the property in her name in the revenue records as per order in IHR No.36/1988-89. We have not been furnished with the IHR No.36/1988-89, however non-availability Endorsement dated 28.09.2020 is provided to our perusal. As per the Genealogical Tree of Mr.Narayanaswamappa, he was married to Mrs.Muniyamma and they were issueless.
6. Mrs.Muniyamma wife of Late Narayanaswamappa executed a registered General Power of Attorney dated 15.11.1994, appointing Mr.Munivenkatappa son of Munigowrappa to deal with including power to sell the property.
7. Mrs.Muniyamma wife of Late Narayanaswamappa represented by her power of attorney holder Mr.Munivenkatappa son of Munigowrappa has later conveyed the property to Mrs.Shashi Ramanna wife of Mr.M.Ramanna vide Sale Deed dated 21.01.2004. Subsequently, Mrs.Shashi Ramanna wife of Mr.M.Ramanna got mutated her name in the revenue records as khatedar of the property vide Mutation Register Extract bearing M.R.No.4/2003-04. In the recitals of the aforesaid Sale Deed the name of GPA holder is entered as Sumithra instead of

Mr.Munivenkatappa, as the same is typographical error, we have not been insisted for any rectification.

8. Since some errors crept in the aforesaid sale deed, same was rectified by both the parties vide a Rectification Deed dated 30.06.2006.
9. Mrs.Shashi Ramanna wife of Mr.M.Ramanna has conveyed the property to Mr.M.Poobalan son of M.Muttuswamy vide Sale Deed dated 01.07.2006 and Mr.M.Poobalan son of M.Muttuswamy got mutated his name in the Revenue Records vide Mutation Register Extract bearing M.R.No.1/2006-07.
10. We have been furnished with the Genealogical tree of Mr.M.Ramanna issued by the Village Accountant, Gokare Circle, which discloses that he married to Mrs.Shashi Ramanna and they are issueless.
11. Mr.M.Poobalan son of M.Muttuswamy has secured conversion of the property from agricultural to non agricultural residential use vide Official Memorandum bearing No.ALN(D.K.)SR/95/2012-13 dated 20.05.2013, issued by the Deputy Commissioner, Bangalore Rural District.
12. We have been furnished with Discharge Letter dated 15.06.2018 issued by Chief Executive Officer, Vyavasaya Seva Sahakara Sangha Niyamitha (VSSSN), which discloses that the mortgage in its favour in respect of property has been discharged.
13. Mr.M.Poobalan son of M.Muttuswamy has created a mortgage on the property in favour of Mr.G.R.Anjaneya Guptha son of P.G.Rathnam Setty vide Simple Mortgage Deed dated 07.03.2019 and the said mortgage details entered in the revenue records vide Mutation Register Extract bearing M.R.No.T3/2018-19. Subsequently, the said mortgage came to be discharged vide Deed of Release (Discharge) of Simple Mortgage Deed 16.09.2020.

14. Mr.M.Poobalan son of M.Muttuswamy has conveyed the Property in favour of Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna in terms of a Sale Deed dated 28.01.2021.
15. We have also been provided with a no objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath stating that they have no objection to provide water supply to the property.
16. Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna and owners of adjacent properties, with an intention to form a residential layout in Survey No.6 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt for the years 2022-23 in the name of present owner and the same are recommended to be obtained.
17. We have been furnished with the Record of Rights bearing no.6, which records that of Mr.K.Gopalappa son of Kallahalli Munishamappa was enjoying the property by purchasing the same.
18. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1973-74 to 1982-83, 1993-94 to 2002-03, 2004-05, 2005-06, 2007-08 to 2022-23 in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1973-74 to 1977-78	K.Gopalappa son of Kallalli Muniswamappa	K.Gopalappa	Ancestral	Nil
1978-79	K.Gopalappa son of	K.Gopalappa	Ancestral	

to 1982-83	Kallalli Muniswamappa  Narayanaswamappa a son of Mutturayappa	Narayanaswamappa	MT2/78-78	Mortgage to SCS - Devana halli.
1993-94 to 2002- 03	Muniyamma wife of Narayanaswamy	Muniyamma	MR2/88-89	Nil
2004-05 and 2005-06	Shashiramanna wife of Ramanna	Shashiramanna	MR4/03-04- sale 20.07.2004	Nil
2007-08 to 2018-19	M.Poobalan son of Muttswamy	Shashiramanna M.Poobalan	MR1/2006-07- sale 29.08.2006	Nil
2019-20 2022-23	M.Poobalan son of Muttswamy	Shashiramanna M.Poobalan	MR1/2006-07- sale 29.08.2006	MRT3/1 8-19 mortgage to R Anjaneya Gupta

*We have not been furnished with the RTCs for the period between 1968-69 to 1972-73, from 1983-84 to 1992-93, 2003-04, 2004-05, 2006-07 in respect of Survey No.6, measuring 23 Guntas including 1 Gunta A Kharab and the same are recommended to be obtained.*

19. We have been furnished with the Karda Extract in respect of Survey No.6, which reflects the name of Mr.Vasudevachar as erstwhile owner of the property and also reflects that Mr.Vasudevachar sold the property to Mr.K.Gopalappa.
20. We have been furnished with the Tippani in respect of Survey No.6, which reflects the shape.
21. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.6, which reflects the total extent as 23 Guntas including 1 Gunta A kharab.

22. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.6 as East by Survey No.5, West Sanna Ammanikere Boundary, North by Survey No.7 and South by Survey No.4.
23. We have been furnished with Tax Paid Receipts for the years 2011-12 and 2020-21 and 2021-22 in respect to property bearing Survey No.6.
24. We have been furnished with Encumbrance Certificates for the period from 01.04.1960 to 29.05.2023 in respect of property bearing Survey No.6, which reflects the transactions as aforesaid.
25. We have been furnished with Endorsements, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7 and 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.6 measuring 8 Guntas.
26. We have been furnished with Endorsement dated 18.10.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no proceedings initiated under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.6.
27. We have been furnished with Endorsement bearing dated 04.01.2013 issued by the Assistant Commissioner, Doddaballapur Sub-Division, which states that there are no cases pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.6.
28. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.6 is not acquired for any of its purposes.

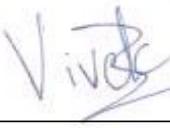
29. We have been furnished with Endorsement dated 27.07.2018 - 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.6 is not acquired for any of its purposes.
30. We have been furnished with Endorsement dated 02.02.2013 in respect of Survey No.6, which states that the Index of Lands in respect of Survey No.6 is not available as the same is mutilated.
31. We have been furnished with Endorsement dated 10.02.2015, issued by the Special Land Acquisition Officer, National Highways Authority of India, which states that the land in Sy.No.6 is not acquired for highway.

#### **IV. CONCLUSION**

On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that Mr.N.B.Suresh Kumar son of late N.B.Venkataranganna is owner of property bearing Survey No.6, measuring 23 Guntas including 1 Gunta A kharab, having marketable right, title and interest over the property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,


**M/S. AGRAA LEGAL**  
*Advocates & Consultants*

#### **Disclaimer:**

*This report is subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the*

*existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
- 6. We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information*

*furnished to us and we have not sought to update the information contained in this report.*

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ADVOCATES & CONSULTANTS

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## TITLE SEARCH REPORT

Date: 06.07.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.7/1 measuring 2 Acres 36 Guntas excluding 2 Guntas B Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K)SR/25/2011-12 dated 09.08.2012 issued by the Deputy Commissioner Bangalore Rural District.

### I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property bearing Survey No.7/1 measuring 2 Acres 36 Guntas excluding 2 Guntas B Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D.K)SR/25/2011-12 dated 09.08.2012 issued by the Deputy Commissioner Bangalore Rural District and bounded as follows:

East by : Railway Lane;  
West by : Sanna Amanikere Village Boundary;  
North by : Land bearing Survey Nos.8,9, 7/2 and 7/3;  
South by : Land bearing Survey No.5 and 6:

The aforesaid immovable property is hereinafter referred to as the "**Property**".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

Sl. No.	PARTICULARS
1.	Report in Case No.14/1959-60 dated 13.11.1959 issued by Tahsildar, Devanahalli in respect of property bearing Survey No.7/1, measuring 7 Acres 36 Guntas;
2.	Order in Case No.14/1959-60 dated 13.11.1959 in the name of Mr.N.Venkatashamappa son of Nanjundappa passed by Special Deputy Commissioner for Inam Abolition, Bangalore in respect of property bearing Survey No.7/1, measuring 7 Acres 36 Guntas;
3.	Endorsement dated 14.01.1960 issued by the Special Deputy Commissioner for abolition of Inams in respect of property bearing Survey No.7/1, measuring 7 Acres 36 Guntas;
4.	Register VIII Extract in respect of property bearing Survey No.7/1, measuring 7 Acres 36 Guntas;
5.	Mortgage Deed dated 22.11.1969 executed by Mr.N.Venkatashamappa son of late Nanjundappa in favour of PLD Bank, registered as document no.4899/1969-70, Book I, SF Volume 19 at Page 159 in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
6.	Mortgage Deed dated 22.11.1969, executed by Mr.N.Venkatashamappa Mr.Gopalakrishnappa and Mr.Nandish in favour of PLD Bank registered as document no.4900/1969-70, Book I, Volume SF19 at Page 160 in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
7.	Discharge Deed dated 11.06.2018 executed by PLD Bank in favour of

	Mr.V.Nandish, registered as document no.DNH-1-01682/2018-19, Book I and stored in CD No.DNHD667, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
8.	Discharge Letter dated 11.06.2018 issued by The Primary Co-Operative Agriculture and Rural Development Bank Ltd., in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
9.	Mortgage Deed dated 26.09.1981, executed by Mr.Nandish son of N.Venkatashamappa in favour of Canara Bank, Devanahalli, registered as document No.653/1981-82, Book I , Volume SF 49, at page 113, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
10.	Discharge Deed dated 18.06.2018 executed by Canara Bank, Devanahalli in favour of Mr.Nandish son of N.Venkatashamappa registered as document no.DNH-1-01915/2018-19, Book I and stored in CD No.DNHD668, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
11.	Genealogical Tree of Mr. N.Venkatashamappa son of late Nanjundappa issued by Village Accountant;
12.	Release Deed dated 30.01.1976, executed by Mr.V.Nandish son of N.Venkatashamappa, in favour of Mr.V.Goopalakrishna, registered as document no.3167/1975-76, Book-I, Volume No.1138, at Pages 22 to 26, in the office of the Sub Registrar, Devanahalli;
13.	Plaint in O.S.No.1343/2004 on the file of Civil Judge (Senior Division), Bangalore Rural District,
14.	Compromise petition dated 28.09.2005 in O.S.No.1343/2004 on the file of Civil Judge (Senior Division), Bangalore Rural District;

15.	Order Sheet in O.S.No.1343/2004 on the file of Civil Judge (Senior Division), Bangalore Rural District;
16.	Genealogical tree of Mr.Nandish son of late N.Venkatashamappa, issued by the Village Accountant;
17.	Sale Deed dated 17.10.2005, executed by Mr.Nandish son of late N.Venkatashamappa and his children viz., Mr.N.Madhuchandra, Mr.N.Udayaravi and Mrs.Sucheritha.N.S. in favour of Mr.Alwyn Pinto son of Pinto vide registered as document no.DNH-1-03332/2005-06, Book I and stored in CD No.DNHD63,in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
18.	Genealogical tree of Mr.C.M.Pinto issued by the Village Accountant;
19.	Unregistered Agreement to Sell dated 23.06.2012, between Mrs.Mariola also known as Mariola Stella Pinto her children Mr.Alok Pinto, Mr.Alain Pinto, Ms.Alannah Pinto and Ms.Alisha Pinto and Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
20.	Unregistered General Power of Attorney dated 23.06.2012 executed by Mrs.Mariola also known as Mariola Stella Pinto her children Mr.Alok Pinto, Mr.Alain Pinto, Ms.Alannah Pinto and Ms.Alisha Pinto in favour of Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
21.	Letter of Indemnity dated 17.07.2012 executed by Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa;
22.	Letter dated 24.05.2012 by Bangalore International Airport Area Planning Authority addressed to the Deputy Commissioner, Bangalore Rural District, in respect of Survey No.7/1;
23.	Official Memorandum dated 09.08.2012 bearing

	No.ALN(D.K)SR/25/2011-12 issued by the Deputy Commissioner, Bangalore Rural District in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
24.	Sale Deed dated 22.01.2015, executed by M Mrs.Mariola also known as Mariola Stella Pinto wife of Mr.C.M.Pinto and her children Mr.Alok Pinto, Mr.Alain Pinto, Ms.Alannah Pinto and Ms.Alisha Pinto as owners and Mr.Channappa as Confirming party(MOU Holder) in favour of Mr.G.N.Venugopal son of late Narayanaswamy, registered as document no.DNH-1-09552/2014-15, Book I and stored in CD No.DNHD525,in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
25.	Confirmation dated 09.10.2018, executed by Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa in favour of Mr.G.N.Venugopal son of late Narayanaswamy, registered as document no.DNH-1-05835/2018-19, Book I and stored in CD No.DNHD677, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
26.	Agreement to Sell dated 03.09.2021, executed by Mr.G.N.Venugopal son of late Narayanaswamy with the consent of Mr.Venkateswara Reddy Madduri son of Vengal Reddy Madduri as consenting witness to M/s. Mookambika & Co, represented by its partner Mr.Vijayakumar son of Ranmalji, registered as document no.DNH-1-04218/2021-2022, Book I and stored in CD No.DNHD1346, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
27.	Sale Deed dated 24.09.2021, executed by Mr.G.N.Venugopal son of late Narayanaswamy with the consent of Mr.Venkateswara Reddy Madduri son of Vengal Reddy Madduri as consenting witness (in favour of M/s.Mookambika & Co., rrepresented by its partner Mr.Vijayakumar son of Ranmalji vide registered as document no.DNH-1-08924/2021-2022, Book I and stored in CD No.DNHD1433, in the office of the Sub Registrar, Devanahalli in respect of property bearing

	Survey No.7/1, measuring 2 Acres 36 Guntas;
28.	Partnership Deed of M/s.Mookambika & Co., dated 23.09.2020;
29.	Certificate of Registration of Firm in Form C dated 05.10.2020 issued by Registrar of Firms, Basavanagudi;
30.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli;
31.	No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of Survey No.7/1;
32.	Temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 issued by Bangalore International Airport Area Planning Authority;
33.	Record of Rights, Tenancy and Crops/ Pahani, for the period 1968-69 to 2022-23 in respect of Survey No.7/1, measuring 2 Acres 36 Guntas and 2 Guntas B Kharab;
34.	Mutation Register Extract bearing M.R.No.70/75-76 in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
35.	Mutation Register Extract bearing M.R.No.5/1980-81 in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
36.	Mutation Register Extract bearing M.R.No.2/1980-81 in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
37.	Mutation Register Extract bearing M.R.No.3/2005-06, in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
38.	Mutation Register Extract bearing M.R.No.7/2005-06 in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;

39.	Mutation Register Extract bearing M.R.No.1/2009-2010 in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
40.	Mutation Register Extract bearing M.R.No.T1/2018-19 in respect of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas;
41.	Hissa Survey Tippani in respect of Survey No.7/1;
42.	Pakka Book in respect of Survey No.7/1;
43.	Atlas in respect of Survey No.7/1;
44.	Karnataka Revision Settlement Akarbandh in respect to Survey No.7/1;
45.	Village Map of Upparahalli Village;
46.	Tax Paid Receipts for the years 2005-06, 2011-12, 2012-13, 2018-19 to 2020-21 in respect to property bearing Survey No.7/1;
47.	Encumbrance Certificate from 01.04.1950 to 31.03.1980 in respect of Survey No.7/1;
48.	Encumbrance Certificate from 01.04.1980 to 31.12.1997 in respect of Survey No.7/1;
49.	Encumbrance Certificate from 01.04.1997 to 02.12.2012 in respect of Survey No.7/1;
50.	Encumbrance Certificate from 01.04.2004 to 30.09.2019 in respect of Survey No.7/1;
51.	Encumbrance Certificate from 01.04.2018 to 27.11.2020 in respect of Survey No.7/1;
52.	Encumbrance Certificate from 01.04.2021 to 29.05.2023 in respect of Survey No.7/1;

53.	Encumbrance Certificate from 01.09.2020 to 10.10.2022 in respect of Survey No.7/1;
54.	Encumbrance Certificate from 01.09.2021 to 29.05.2023 in respect of Survey No.7/1;
55.	Endorsement dated 12.08.2005, issued by the Tahasildar, Devanahalli Taluk, under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/1;
56.	Endorsement dated 31.03.2012 issued by the Assistant Commissioner, Doddaballapur Sub-Division, under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.7/1;
57.	Endorsement dated 09.03.2011, regarding non-availability of Index of Lands and Records of Rights in respect of Survey No.7/1;
58.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, in respect of Sy.No.7/1;
59.	Endorsement dated 27.07.2018 / 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, in respect of Sy.No.7/1;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.7/1 measuring 2 Acres 36 Guntas excluding 2 Guntas B Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.7/1, measuring 2 Acres 38 Guntas including 2 Guntas A Kharab was Inam land and was in possession and enjoyment of one Mr.N.Venkatashamappa son of Nanjundappa.
2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property was vested with government, on an application made by Mr.N.Venkatashamappa son of Nanjundappa for re-grant of the property, the Special Deputy Commissioner for Inam Abolition, Bangalore based upon report of Tahsildar, Devanahalli, vide his Order in Case No.14/1959-60 dated 13.11.1959, re-granted the property to Mr.N.Venkatashamappa and registered his name as an occupant of the property and occupancy right was conferred upon him vide Endorsement dated 14.01.1960 issued by the Special Deputy Commissioner for abolition of Inams and the premium was assessed in the name of Mr.N.Venkatashamappa vide Register VIII Extract.
3. Mr.N.Venkatashamappa had preferred an application before the Deputy Commissioner for Inams Abolition to rectify the extent in Endorsement as 2 Acres 36 Guntas instead of 7 Acres 36 Guntas. *We have not been furnished with the rectified Endorsement.*

*It is pertinent to note here that in the aforesaid Order and endorsement the extent is wrongly entered as 7 Acres 36 Guntas instead of 2 Acres 36 Guntas. We have not insisted for the rectification as all other documents shown the extent as 2 Acres 36 Guntas. And the said discrepancy will not affect the title of Mr.N.Venkatashamappa in respect of the property.*

4. The said Mr.N.Venkatashamappa created a mortgage on property with PLD Bank vide Mortgage Deed dated 22.11.1969 and the same was entered in the Revenue Records vide Mutation Register Extract bearing M.R.No.5/1980-81. Mr.N.Venkatashamappa along with his children Mr.Gopalakrishnappa and Mr.Nandish created another mortgage on property with PLD Bank vide Mortgage Deed dated 22.11.1969, and the same was entered in the Revenue Records vide Mutation Register Extract

bearing M.R.No.2/1980-81. The said mortgages later came to be discharged vide Discharge Deed dated 11.06.2018 executed by PLD Bank in favour of Mr.V.Nandish.

5. We have also been furnished with Discharge Letter dated 11.06.2018 issued by The Primary Co-Operative Agriculture and Rural Development Bank Ltd., which discloses that the mortgage in its favour in respect of property has been discharged.
6. Mr.Nandish son of N.Venkatashamappa had created a mortgage on property with Canara Bank, Devanahalli vide Mortgage Deed dated 26.09.1981, and the same was later discharged vide discharge deed dated 18.06.2018. The said discharge was entered in the revenue records vide Mutation Register Extract bearing M.R.No.T1/2018-19.
7. We have been furnished with the Genealogical Tree of Mr. N.Venkatashamappa son of late Nanjundappa, which discloses that Mr.N.Venkatashamappa (dead) married to Mrs.Subbamma (dead) and they have two children viz., Mr.V.Gopalakrishna and Mr.V.Nandish.
8. After the death of Mr.N.Venkatashamappa, his son namely Mr.V.Nandish released all his rights over all other joint family properties, in favour of his brother Mr.V.Gopalakrishna vide Release Deed dated 30.01.1976 and in consideration of release of his rights over the family properties, Mr.V.Nandish has taken the Property as his share in the joint family property. Subsequently, Mr.V.Nandish got mutated his name in the revenue records vide Mutation Register Extract bearing M.R.No.70/75-76.
9. After the death of Mr.V.Goopalakrishna son of late N.Venkatashamappa, his legal heirs viz., his wife Parvathamma and his children have filed a suit in O.S.No.1343/2004 on the file of Civil Judge (Senior Division), Bangalore Rural District, against Mr.V.Nandish and others for the partition of the family properties including the property and the matter was later settled between the parties by way of compromise petition on 28.09.2005, wherein the legal heirs of late Mr.V.Gopalakrishna confirmed the release deed executed by Mr.V.Nandish and declared that Mr.V.Nandish is the absolute owner of the Property and the said

compromise was recorded by the court and Hon'ble Court vide its order dated 19.10.2005.

From the aforesaid proceedings, it appears that late N.Venkatashamappa had two daughters as well. However, since registered documents were executed between the sons in respect of the properties in the year 30.01.1976, the daughters were excluded from their share in the year 1976 itself. Further, any claim from the daughters now would be clearly barred by limitation as they were excluded from their share in the year 1976 itself.

10. We have been furnished with the Genealogical tree of Mr.Nandish, issued by the Village Accountant, which discloses that the Mr.Nandish was married to Mrs.Sheela and they have three children viz., (i)Mr.N.Madhuchandra is married to Mrs.Rekha and they have only child namely Pritvi, (ii) Mr.N.Udayaravi and (ii)Mrs.Sucheritha.N.S.
11. We have been furnished with the Mutation Register Extract bearing M.R.No.3/2005-06 which discloses that the mortgage created by V.Nandish has been dsicharged.
12. Mr.V.Nandish son of late N.Venkatashamappa and his children viz., Mr.N.Madhuchandra, Mr.N.Udayaravi and Mrs.Sucheritha.N.S. have sold the property in favour of Mr.Alwyn Pinto son of Pinto vide Sale Deed dated 17.10.2005. Subsequently, Mr.Alwyn Pinto son of Pinto got his name mutated in the revenue records vide Mutation Register Extract bearing M.R.No.7/2005-06.
13. Pursuant to the death of Mr.Alwyn Pinto, his wife Mrs.Mariola Pinto also known as Mariola Stella Pinto got mutated her name as khatedar of the property in the revenue records vide Mutation Register Extract bearing M.R.No.1/2009-2010.
14. We have been furnished with the Genealogical tree of Mr.C.M.Pinto issued by the Village Accountant, which discloses that Mr.C.M.Pinto (dead) married to Mrs.Selva Pinto (dead) and they have only son

Mr.Alwyn Pinto (died), who is married to Mrs.Mariola Pinto also known as Mariola Stella Pinto and they have four children viz., Mr.Alok Pinto, Mr.Alaina Pinto, Ms.Alannah Pinto and Ms.Alisha Pinto.

15. Mrs.Mariola Pinto also known as Mariola Stella Pinto wife of late Alwyn Pinto along with her children Mr.Alok Pinto, Mr.Alain Pinto, Ms.Alannah Pinto and Ms.Alisha Pinto agreed to sell the property to Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa vide unregistered Agreement to Sell dated 23.06.2012, on the same day they have executed unregistered General Power of Attorney appointing Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa as their power of attorney holder to deal with the Property.
16. Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa has executed Letter of Indemnity dated 17.07.2012 in favour of Mrs. Mariola Pinto wife of Mrs.Mariola Pinto also known as Mariola Stella Pinto and her children Mr. Alok Pinto, Mr. Alain Pinto, Ms. Alannah Pinto and Ms. Alisha Pinto stating that he may request the owners to sign a joint development agreement and general power of attorney on compliance of all the conditions agreed in the aforesaid agreement. He further agreed to indemnify them if any loss or damage is caused to the owners by signing the said joint development agreement and general power of attorney in his favour.
17. We have been furnished with Letter dated 24.05.2012 by Bangalore International Airport Area Planning Authority addressed to the Deputy Commissioner, Bangalore Rural District, recommending to conversion for residential use as the property in Survey No.7/1 is classified for residential use.
18. Mrs.Mariola Pinto also known as Mariola Stella Pinto wife of Mr.C.M.Pinto secured conversion of the Property from agriculture use to non agricultural residential use vide Official Memorandum dated 09.08.2012 bearing No.ALN(D.K)SR/25/2011-12 issued by the Deputy Commissioner, Bangalore Rural District.

19. Mrs.Mariola Pinto also known as Mariola Stella Pinto wife of Mr.C.M.Pinto and her children Mr.Alok Pinto, Mr.Alain Pinto, Ms.Alannah Pinto and Ms.Alisha Pinto as owners and Mr.Channappa (MOU Holder) as confirming party conveyed the property in favour of Mr.G.N.Venugopal son of late Narayanaswamy vide Sale Deed dated 22.01.2015.
20. The aforesaid sale deed was later confirmed by the agreement holder and GPA Holder Mr.Y.C.Sathish Kumar son of Mr.Y.C.Channarasappa vide Deed of Confirmation dated 09.10.2018.
21. Mr.G.N.Venugopal son of late Narayana Swamy with the consent of Mr.Venkateswara Reddy Madduri son of Vengal Reddy Madduri as consenting witness (who had certain understanding with Mr.G.N.Venugopal) later agreed to sell the property to M/s.Mookambika & Co represented by its Partner Mr.Vijay Kumar R son of Mr.Raanmalji vide Agreement to Sell dated 03.09.2021 and conveyed the same to M/s.Mookambika & Co represented by its Partner Mr.Vijay Kumar R son of Mr.Raanmalji vide Sale Deed dated 24.09.2021.
22. We have been furnished with the Partnership Deed dated 23.09.2020 between Mr.Arun Inderchand Bohra son of Inderchand Bohra, Mr.Dhirj Sipani son of Sunderlal Sipani, Mr.Mahendra Inderchand Bohra son of Inderchand Bohra, Mr.Mangalchand Bhawarlal son of Bohra Bhawarlal, Mr.Paras Tarachand Chowatia son of Tarachand Malukchand Chowatia and Mr.Vijayakumar son of Mr.Raanmalji, constituting partnership firm known as M/s.Mookambika & Co.
23. We have also been furnished with the Certificate of Registration of Firm in Form C dated 05.10.2020 issued by Registrar of Firms, Basavanagudi.
24. We have also been provided with a no objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath stating that they have no objection to provide water supply to the property.
25. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is

under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.

26. M/s.Mookambika & Co. and owners of adjacent properties, with an intention to form a residential layout in Survey No.7/1 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt in the name of present owner and the same are recommended to be obtained.

27. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period 1968-69 to 2022-23 in respect of Survey No.7/1, measuring 2 Acres 36 Guntas and 2 Guntas B Kharab, the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1968-69 to 1974-75	N.Venkatashama ppa son of Nanjundappa	N.Venkatashamappa	Ancestral	Nil
1975-76 to 1987-88	V.Nandish son of N.Venkatashama ppa	V.Nandish	inheritance	Canara Bank, PLDB
1988-89 to 1996-97	V.Nandish son of N.Venkatashama ppa	V.Nandish	Nil	Nil
1997-98 to 2001-02	V.Nandish son of N.Venkatashama ppa	V.Nandish	RR 87 IHR70/75-76	Nil

2001-02 to 2004-05	V.Nandish son of N.Venkatashama ppa	V.Nandish	RR 87IHR70/75- 76	VSSSN Devanahalli
2005-06 to 2009- 10	Alvin Pinto son of late Pinto	Alvin Pinto son of late Pinto	MR7/05-06 04.01.2006- sale	MR3/05-06- mortgage discharged
2010-11	Mariola Stella Pinto wife of Alvin Pinto	Mariola Stella Pinto	MR1/09-10 inheritance01 .09.2009	MR3/05-06- mortgage discharged
2011-12 to 2020- 21	Mariola Stella Pinto wife of Alvin Pinto	Mariola Stella Pinto	MR1/09-10 change of extent	MR3/05-06- mortgage discharged
2021-22 to 2022- 23	Mariola Stella Pinto wife of Alvin Pinto	Mariola Stella Pinto	MR1/09-10 change of extent	MRT1/18-19

28. We have been furnished with the Hissa Survey Tippani in respect of Survey No.7/1, which reflects the phodi of Survey No.7, further reflects the name of Mr.N.Venkatashamappa as owner of the property.
29. We have been furnished with the Pakka Book, which discloses the phodi of Survey No.7 as 7/1, 7/2 and 7/3 and portion owned by Mr.N.Venkatashamappa is assigned with Survey No.7/1.
30. Perused the Atlas in respect of Survey No.7/1, which reflects the boundaries as East by Railwaylane, West by Sanna Ammanikere Boundary, North by Survey No.9. Survey No.7/2 and 7/3 and south Survey No.5 and 6.
31. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.7/1, which reflects the total extent as Survey No.7/1 is measuring 2 Acres 38 Guntas, out of which 2 Gunas is B Kharab.
32. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.7 as East by Road, West by Sanna Ammanikere Boundary, North by Survey Nos.8 and 9 and South by Survey Nos.5 and 6. Further Kaludari exists in the property.

33. We have been furnished with Tax Paid Receipts for the years 2005-06, 2011-12, 2012-13, 2018-19 to 2020-21 in respect to property bearing Survey No.7/1.
34. We have been furnished with Encumbrance Certificates for the period from 01.04.1950 to 29.05.2023 in respect of property bearing Survey No.7/1, which reflects the transactions as aforesaid..
35. We have been furnished with Endorsement dated 12/08/2005, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/1.
36. We have been furnished with Endorsement dated 31.03.2012 issued by the Assistant Commissioner, Doddaballapur Sub-Division, which states that there are no cases pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.7/1.
37. We have been furnished with Endorsement dated 09.03.2011, which states that the Index of Lands and Records of Rights in respect of Survey No.7/1 is not available as the same is mutilated.
38. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.7/1 is not acquired for any of its purposes.
39. We have been furnished with Endorsement dated 27.07.2018 / 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.7/1 is not acquired for any of its purposes.

#### **IV. CONCLUSION**

On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that M/s. Mookambika & Co., are owners of property bearing Survey No.7/1, measuring 2 Acres 36 Guntas, having marketable right, title and interest over the property.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,



**M/S. AGRAA LEGAL**  
Advocates & Consultants

#### **Disclaimer:**

*This report is to be accountable for the period 64 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

1. *No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
2. *This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
3. *This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
4. *The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
5. *Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*





ADVOCATES & CONSULTANTS

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## TITLE SEARCH REPORT

Date: 11.07.2023

To,

Theme Ambience ROI Projects Pvt. Ltd.,  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.7/2, measuring 24 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(Dev.Ka) SR/57/2012-13 dated 27.02.2013 issued by the Deputy Commissioner, Bangalore Rural District.

### I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property bearing Survey No.7/2, measuring 24 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(Dev.Ka) SR/57/2012-13 dated 27.02.2013 issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Survey No. 7/3;  
West by : Survey No. 8;  
North by : Survey No. 9;  
South by : Survey No. 7/1:

The aforesaid immovable property is hereinafter referred to as the "**Property**".

## II. DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. No.	PARTICULARS
1.	Report of Tahsildar Devanahalli Taluk, in Case Nos.27, 25, 29/1959-60, in respect of Survey No.7/2, measuring 24 Guntas;
2.	Order in Case Nos.27, 25, 29/1959-60 dated 13.11.1959, in the names of Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa all children of late Muniyappa, in respect of Survey No.7/2, measuring 24 Guntas;
3.	Endorsement dated 17.01.1960 issued by the Special Deputy Commissioner for abolition of Inams in respect of Survey No.7/2, measuring 24 Guntas;
4.	Register VIII Extract in respect of Survey No.7/2, measuring 24 Guntas;
5.	Sale Deed dated 06.07.1980 executed by (1)Mrs.Gowramma and her children viz., (2)Mr.N.Muniraju, (3)Mr.Srinivas, (4)Mr.Gopala and (5)Prabhakar, minor represented by his mother and natural guardian Mrs.Gowramma in favour of Mr.D.A.Eshwarappa son of Munishamappa, registered as document no. 602/1980-81, in Book-I, Volume No. 1251, Pages 111 to 113, in the Office of Sub-registrar in respect to Survey No. 7/2 measuring 24 Guntas;
6.	Sale Deed dated 09.05.1983 executed by Mr.D.A.Eshwarappa son of Munishamappa in favour of Mr.D.M. Krishnappa son of Munishamappa, registered as document no. 186/1983-84, in Book-I, in Volume No. 1285, in Pages 5 to 7, in the Office of Sub-Registrar of Devanahalli Taluk, in respect to Survey No. 7/2 measuring 24 Guntas;

7.	Genealogical tree of Mr.Munishamappa issued by the Village Accountant dated 03.12.2005;
8.	Genealogical tree of Late D. M. Krishnappa son of Munishamappa, issued by the Deputy Tahsildhar dated 12.12.2022;
9.	Official Memorandum bearing No.ALN(Dev.Ka) SR/57/2012-13 dated 27.02.2013 issued by the Deputy Commissioner, Bangalore Rural District in respect of Survey No.7/2, measuring 24 Guntas;
10.	Plaint in O.S.No.71/2009 on the file of the Court of Civil Judge(Sr.Dn) at Devanahalli;
11.	Order Sheet in O.S.No.71/2009 on the file of the Court of Civil Judge(Sr.Dn) at Devanahalli;
12.	Partition Deed dated 27.06.2013 executed by and between Mr.Munishamappa son of Muniyappa, Mrs.Ramakka wife of Munishamappa, Mr.Krishnappa son of Munishamappa, Mrs.Lakshamma wife of Late Venkataramanappa, Mrs.Akkaiahamma wife of Nagappa, Mrs.Netravathi wife of Manjunath, registered as Document No. 2492/2013-14, in Book - I, Stored in CD No. DNHD322, in the Office of Sub- register of Devanahalli;
13.	Death Certificate of Mr.D.M.Krishnappa son of Late Munishamappa issued by the Chief Registrar of Births and Deaths, dated 10.11.2020;
14.	Release Deed dated 12.04.2023 executed by Mrs.Narayanamma and Mrs.Sunanda daughters of late D.M.Krishnappa in favour of Mrs.Lakshamma Wife of late Krishnappa, Mr.K. Manjunatha Mr.Srinivasa, Mr.Chandrappa, Mr.K Bharath Raj, Mr.K Nagaraj sons of Late D.M.Krishnappa, registered as document no. 592/2023-24 in Book -I Stored in CD No. DNHD1783 in the Office of Sub registrar of Devanahalli, in respect to Survey No. 7/2;

15.	Agreement to Sell dated 28.03.2023 by (1)Mrs.Lakshamma wife of Late D.M.Krishnappa, (2)Mr.Srinivas.K Son of Late D.M. Krishnappa his wife Mrs.Roopa K.S, his children Nayan and Puneeth S., (3)Mr.Chnadrappa.K Son of Late D.M. Krishnappa for self and on behalf of his minor daughter Yashika as father and natural guardian, his wife Mrs.Prathibha C, K. (3)Mr.Manjunatha son of Late D.M. Krishnappa, for self and on behalf of his minor children Dhanush and and Greeshma as father and natural guardian, his wife Mrs.Netravathi and M/s Merusri Developers in respect of Survey No.7/2, measuring 24 Guntas;
16.	No objection letter dated 30.05.2013 issued by Anneshwara Village Panchayath in respect of Survey No.7/2, measuring 24 Guntas;
17.	Letter dated 15.07.2013, issued by Karnataka State Pollution Control Board, in respect of Survey No.7/2, measuring 24 Guntas;
18.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of Survey No.7/2, measuring 24 Guntas;
19.	Temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 issued Bangalore International Airport Area Planning Authority;
20.	Record of Right bearing No.8, in respect to Survey No. 7/2, in respect of Survey No.7/2, measuring 24 Guntas;
21.	Record of Right bearing No. 99 in respect of Survey No. 7/2, measuring 24 Guntas;
22.	Record of Right bearing No. 112 in respect of Survey No. 7/2 measuring 24 Guntas;
23.	Record of Rights, Tenancy and Crops/ Pahani, for the period from 1973-74 to 1980-81, 1988-89 to 2022-23 in respect of Survey No.7/2 measuring 24 Guntas;

24.	Inheritance Report bearing IHC No. 248/1980-81;
25.	Mutation Registrar Extract bearing M.R. No.7/1980-81 in respect of Survey No.7/2, measuring 24 Guntas;
26.	Mutation Registrar Extract M.R.No.2/1985-86 in respect of Survey No.7/2, measuring 24 Guntas;
27.	Mutation Registrar Extract bearing M.R. No. H1/2013-14 in respect of Survey No.7/2, measuring 24 Guntas;
28.	Tippani/ Karda extract in respect of Survey No.7/2;
29.	Survey Sketch in respect to Survey no. 7;
30.	Hissa Survey Tippani in respect to Survey No.7 measuring 24 Guntas;
31.	Pakka Book in respect of Survey No.7;
32.	Karnataka Revision Settlement Akarbandh in respect to Survey No.7/2, measuring 24 Guntas;
33.	Village Map of Upparahalli Village;
34.	Tax Paid receipt for the years 2011-12, 2013-14 and for the years 2022-23 in respect of Survey No. 7/2.
35.	Hiduvali Certificate dated 24.01.2014 issued by the Village Accountant in the name of Krishnappa son of Munishamappa in respect to Survey No. 7/2 measuring 24 Guntas.
36.	Encumbrance Certificates for the period from 01.04.1950 to 31.03.1982 in respect of property bearing Survey No.7, measuring 24 Guntas;
37.	Encumbrance Certificate for the period from 01.04.1982 to 15.05.2012 in respect to Survey No.7/2 measuring 24 Guntas;

38.	Encumbrance Certificate for the period 01.04.2001 to 06.04.2021 in respect to Survey No.7 measuring 24 Guntas;
39.	Encumbrance Certificate for the period 06.04.2021 to 01.07.2023 in respect to Survey No. 7/2, measuring 24 Guntas;
40.	Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, under form 7 with respect to land in Sy.No.7/2, measuring 24 Guntas;
41.	Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, under form 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/2, measuring 24 Guntas;
42.	Endorsements dated 12.06.2012 and dated 05.09.2013 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.7/2, measuring 24 Guntas;
43.	Endorsement dated 17.08.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.7/2 measuring 24 Guntas;
44.	Endorsement issued by Karnataka Housing Board with respect to property bearing Survey No.7/2 measuring 24 Guntas;
45.	Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, in respect of Sy.No.7/2;
46.	Endorsement dated 10.02.2015 issued by Special Land Acquisition Officer & Competent Authority, National Highway Authority;

47.	Endorsement dated 07.02.2015 issued by Bangalore International Airport Development authority, Devanahalli;
48.	Endorsement dated 29.11.2012 issued by the Office of Tasildhar, Doddabalarapura regarding non-availability of Index of Lands;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.7/2, measuring 24 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.7/2, measuring 24 Guntas was an Inam land and was in possession and enjoyment of Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa all sons of Muniyappa.
2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property was vested with Government, and on an application made by Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa for re-grant of the property, the Special Deputy Commissioner for Inam Abolition, Bangalore based on the report of Tahsildar, Devanahalli, vide his Order in Case Nos.27, 25, 29/1959-60 dated 13.11.1959, re-granted the property to Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa jointly as occupants of the Property (in equal portions) and registered their names as occupants of the property. And occupancy right was conferred upon them vide Endorsement dated 17.01.1960 issued by the Special Deputy Commissioner for abolition of Inams and the premium was assessed in their joint names vide Register VIII Extract.
3. As seen from the Hissa Survey Tippani and RR Pakka Book, the name of father of aforesaid Mr.Narayanappa and Mr.Mariyappa is reflecting as

Javarayappa. We have been informed that both Muniyappa and Javarayappa are one and the same person.

4. Pursuant to death of Mr.Narayanappa son of Muniyappa, his wife Mrs.Gowramma with the consent of her children, got mutated the khatha of the property in her name in the revenue records vide Inheritance Certificate bearing IHC No. 248/1980-81. We have not been furnished with the Death Certificate of Mr.Narayanappa son of Muniyappa and his Genealogical Tree disclosing the names of his spouse, children and grandchildren.
5. Legal heirs of late Narayanappa viz., his wife (1)Mrs.Gowramma and his children viz., (2)Mr.N.Muniraju, (3) Mr.Srinivas, (4)Mr.Gopala and (5)Prabhakar, minor represented by his mother and natural guardian Mrs.Gowramma have jointly sold the property in favour of Mr.D.A.Eshwarappa son of Munishamappa vide Sale Deed dated 06.07.1980. Subsequent to the purchase, Mr.D.A.Eshwarappa son of Munishamappa got transferred the khatha of the Property in his name in the revenue records vide Mutation Registrar Extract bearing M.R. No. 7/1980-81.

At the time of execution of the aforesaid sale deed, Prabhakar was minor. However, we understand that he has not challenged the execution of the deed after attaining majority. We further confirm that the time limit for challenging the sale deed has expired and any claim by him in the future will be hopelessly barred by limitation.

6. We have not been furnished with the partition deed between Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa all sons of Muniyappa alias Javarayappa, confirming that Mr.Narayanappa during his lifetime had acquired absolute ownership of Survey No.7/2. However, we have been informed that the portions belonging to Mr.Munishamappa and Mr.Chikkamariyappa alias Mariyappa sons of Muniyappa are also being sold to the ultimate beneficiaries.

7. Mr.D.A.Eshwarappa son of Munishamappa had later conveyed the property to Mr.D.M.Krishnappa son of Munishamappa vide Sale Deed dated 09.05.1983. After purchase of the Property, he got mutated his name in the revenue records as khatedar of the same vide Mutation Registrar Extract bearing M.R.No.2/1985-86
8. Mr.D.M.Krishnappa son of Munishamappa has secured conversion of the property from agricultural to non - agricultural residential use vide Official Memorandum bearing No.ALN(Dev.Ka) SR/57/2012-13 dated 27.02.2013 issued by the Deputy Commissioner, Bangalore Rural District.
9. We have been furnished with the Genealogical tree of Mr.Munishamappa issued by the Village Accountant dated 03.12.2005, which discloses that he was married to Mrs.Ramakka and he had three Children namely Mr.Krishna (alias Krishnappa) Mrs.Lakkamma and Mrs.Akkaiahamma, further, Mr.Krishnappa is married to Mrs.Lashmamma.
10. We have also been furnished with the Genealogical tree of Late D. M. Krishnappa issued by the Deputy Tahsildar dated 12.12.2022, which discloses that Mr.D.M.Krishnappa (Dead) married to Mrs.Lakshamma and they have seven children namely (1) Srinivas. K, (2) Mr.Chandrappa .K, (3) Mrs.Narayanamma, (4)Mr.Manjunath.K, (5) Mrs.Sunanda, (6) Mr.Bharath Raj.K and (7)Mr.Nagaraj.K.
11. Father of Mr.D.M.Krishnappa namely Mr.Munishamappa has challenged the revenue entries in the name of Mr.D.M.Krishnappa in respect of property before Assistant Commissioner, Doddaballapur Sub-Division at Bangalore in R.A.No.(De)56/2006-07 and the said appeal was allowed and quashed the revenue entries made in the name of Mr.D.M.Krishnappa.
12. Later, father and sisters of Mr.D.M.Krishnappa, viz., Mr.Munishamappa, Mrs.Lakshamma and Mrs. Akkayamma have filed a suit in O.S.No.71/2009 on the file of the Court of Civil Judge(Sr.Dn) at Devanahalli against Mr.Krishnappa son of Munishamappa for partition of 3/4<sup>th</sup> Share in the properties bearing Survey No.7/2 measuring 24 Guntas and other properties.

13. Subsequently, Mr.Munishamappa son of Muniyappa, Mrs.Ramakka wife of Munishamappa, Mr.Krishnappa son of Munishamappa, Mrs.Lakshamma wife of Late Venkataramanappa, Mrs.Akkaiahamma wife of Nagappa, Mrs.Netravathi wife of Manjunath, have partitioned the family properties vide registered Partition Deed dated 27.06.2013 and in the said partition, the property bearing Survey No 7/2 measuring 24 Guntas was allotted to the share of Mr.D. M. Krishnappa son of Late Munishamappa, accordingly his name was mutated in the revenue records vide Mutation Registrar Extract bearing M.R. No. H1/2013-14. Subsequently, O.S.No.71/2009 was heard on 18.02.2014 before the Mega Lok Adalath and the said suit was dismissed as parties to the suit have filed a joint memo to withdraw the suit as settled out of court.
14. We have been furnished with the Death Certificate of Mr.D.M.Krishnappa son of Late Munishamappa issued by the Chief Registrar of Births and Deaths, dated 10.11.2020, which reflects that he died on 18.10.2020.
15. Daughters of late D.M.Krishnappa namely Mrs.Narayanamma, Mrs.Sunanda have released their right, title, interest and ownership over the property in favour of their mother and brothers viz., Mrs.Lakshamma Mr.K.Manjunatha, Mr.Srinivasa, Mr.Chandrappa, Mr.K.Bharath Raj, Mr.K.Nagaraj vide registered Release Deed dated 12.04.2023.
16. (1) Mrs.Lakshamma wife of Late D.M.Krishnappa, (2)Mr.Srinivas.K Son of Late D.M. Krishnappa his wife Mrs.Roopa K.S, his children Nayan and Puneeth S., (3)Mr.Chnadrappa.K Son of Late D.M. Krishnappa for self and on behalf of his minor daughter Yashika as father and natural guardian, his wife Mrs.Prathibha C, K. (3)Mr.Manjunatha son of Late D.M. Krishnappa, for self and on behalf of his minor children Dhanush and Greeshma as father and natural guardian his wife Mrs.Netravathi agreed to sell the property in favour of M/s Merusri Developers represented by its Partner M. Venkateswara Reddy and Nellore Balija Suresh Kumar son of Late N.B. Venkata Ranganna vide Sale Agreement dated 28.03.2023.

17. We have been furnished with No objection letter dated 30.05.2013 issued by Anneshwara Village Panchayath stating that they have no objection to provide water supply to the layout to be formed in the property.
18. We have been furnished with Letter dated 15.07.2013, issued by Karnataka State Pollution Control Board, wherein the authority has given consent for establishment to develop Residential layout in the property along with adjacent properties.
19. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
20. Owners of the property, with an intention to form a residential layout in Survey No.7/2 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i) Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii) RERA Certificate (iv) Release Order releasing sites for sale/registration, (v) Khatha Certificate in the name of present owner and the same are recommended to be obtained.
21. We have been furnished with the Record of Right bearing No. 8 in respect to Survey No.7/2, which reflects that Mr.Narayanappa son of Javarayappa was acquired the property vide partition between himself and his brothers and payment of revenue.
22. We have also been furnished with the Record of Right bearing No.99 in respect of Survey No. 7/2 measuring 24 Guntas, which reflects that as per Order of Tahsildar dated 24.05.1980 bearing No. 248/1980-81, Khatha has been changed upon the death of Narayanappa in favour of his wife Mrs.Gowramma.

23. And Record of Right extract bearing No. 112 in respect of Survey No. 7/2 measuring 24 Guntas, reflects the name of Mr.D.A.Eshwarappa son of Munishamappa as khatedar of the property as per Sale Deed.
24. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period from 1973-74 to 1980-81, 1988-89 to 2022-23 in respect of Survey No.7/2 measuring 24 Guntas and the details reflected in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10
1973-74 to 1977-78	Narayanappa son of Javarayappa	Narayanappa son of Javarayappa	Ancestral
1978-79 to 1980-81	Narayanappa son of Javarayappa  Gowramma wife of Narayanappa	Narayanappa son of Javarayappa	Ancestral  As per Death report
1988-89 to 2013-14	D.M. Krishnappa	D.M. Krishnappa	MR2/85-86
2014-15 to 2022-23	Krishnappa son of Munishamappa	Krishnappa son of Munishamappa	MR H1/13-14 - Partition dated 20.09.2013

*We have not been furnished with RTCs for the period from 1981-82 to 1987-88 in respect of Survey No.7/2 measuring 24 Guntas and the same is recommended to be obtained.*

25. We have been furnished with the Tippani/ Karda extract, which reflects the shape of property and also reflects that one Mr.Vasudevachar was an erstwhile owner of the property. We have not been furnished any document under which Mr.Vasudevachar acquired the property or reasons for insertion of the name of Mr.Vasudevachar in the Karnda Extract.
26. Survey Sketch in respect to Survey no. 7, reflects the boundaries as East by: Railway Lane, West By: Village Boundary of Sanna Amanikere Village, North By: Survey No. 9 and South By: Survey No. 5 and 6.

27. We have been furnished with the Hissa Survey Tippani and Pakka Book, which discloses the phodi of Survey No.7 as 7/1, 7/2 and 7/3 and portion owned by Narayanappa son of Javarayappa was assigned with Survey No.7/2. Further reflects the boundaries of Survey No.7/2 as East by: Survey No. 7/3, West By: Survey No. 8, North By: Survey No. 9 and South By: Survey No. 7/1.
28. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.7/2, which reflects the extent as measuring 24 Guntas.
29. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.7 as East by Road, West by Sanna Ammanikere Boundary, North by Survey Nos.8 and 9 and South by Survey Nos.5 and 6.
30. We have been furnished with the Tax Paid receipt for the years 2011-12, 2013-14 and for the years 2022-23 in respect of Survey No. 7/2.
31. We have been furnished with Hiduvali Certificate dated 24.01.2014 issued by the Village Accountant in the name of Krishnappa son of Munishamappa in respect to Survey No. 7/2 measuring 24 Guntas.
32. We have been furnished with Encumbrance Certificates for the period from 01.04.1950 to 31.03.1982 in respect of property bearing Survey No.7, measuring 24 Guntas, which reflects the transactions of Sale Deed dated 07.07.1980.
33. We have also been furnished with Encumbrance Certificate for the period from 01.04.1982 to 15.05.2012 in respect to Survey No.7/2 measuring 24 Guntas, reflecting Sale Deed dated 11.05.1983.
34. And Encumbrance Certificate for the period 01.04.2001 to 06.04.2021 in respect to Survey No.7 measuring 24 Guntas reflects the Partition Deed dated 27.06.2013 – registered as document no. 2492/2013-14.

35. Further, Encumbrance Certificate for the period 06.04.2021 to 01.07.2023 in respect to Survey No. 7/2, measuring 24 Guntas, reflects the Release Deed dated 13.04.2023 registered as document no. 592/2023-24.
36. We have been furnished with Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/2, measuring 24 Guntas.
37. We have been furnished with Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/2, measuring 24 Guntas.
38. We have been furnished with Endorsement dated 12.06.2012 and 05.09.2013 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no proceedings initiated under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.7/2, measuring 24 Guntas.
39. We have been furnished with Endorsement dated 17.08.2012 issued by issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no cases pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.7/2 measuring 24 Guntas.
40. We have been furnished with Endorsement by Karnataka Housing Board, which confirms that the land in Sy.No.7/2 is not acquired for any of its purposes.
41. We have been furnished with Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.7/2 is not acquired for any of its purposes.

42. We have been furnished with an Endorsement dated 10.02.2015 issued by Special Land Acquisition Officer & Competent Authority National Highway Authority stating that property is not subject matter of any acquisition or proceedings.
43. We have also been furnished with an Endorsement dated 07.02.2015 issued by Bangalore International Airport Development authority, Devanahalli stating that property is not subject matter of any acquisition or proceedings.
44. Further Endorsement dated 29.11.2012 issued by the Office of Tasildhar, Doddabalarapura confirms that Index of Land for Survey No. 7/2 is not available.

#### **IV. CONCLUSION**

1. On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that Mrs.Lakshmamma wife of late D.M.Krishnappa, her children Mr.K.Manjunatha, Mr.Srinivasa, Mr.Chandrappa, Mr.K.Bharath Raj, Mr.K.Nagaraj sons of late D.M.Krishnappa are owners of property bearing Survey No.7/2, measuring 24 Guntas, having marketable right, title and interest over the property.
2. M/s Merusri Developers are agreement holder in respect of the Property.
3. Narayanappa had acquired absolute ownership of Survey No.7/2 under an unregistered partition amongst Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa all sons of Muniyappa alias Javarayappa. Further, we have been informed that the portions belonging to Mr.Chikkamariyappa alias Mariyappa, and Mr.Munishamappa are also being sold to the ultimate beneficiaries and in view of the same, release deeds / confirmation deeds from Mr.Narayanappa and Mr.Munishamappa may not be required.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,



**M/S. AGRAA LEGAL**

*Advocates & Consultants*

**Disclaimer:**

*This report is to be accountable for the period 64 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*

3. *This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
4. *The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
5. *Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*

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ADVOCATES & CONSULTANTS

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## TITLE SEARCH REPORT

Date: 06.07.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.7/3, measuring 29 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D)SR/220/2007-08 dated 07.08.2008 issued by the Deputy Commissioner, Bangalore Rural District.

### **I. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of immovable property bearing Survey No.7/3, measuring 29 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D)SR/220/2007-08 dated 07.08.2008, issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Railway Lane;  
West by : Land bearing Survey No.7/2;  
North by : Land bearing Survey No.9;  
South by : Land bearing Survey No.7/1:

The aforesaid immovable property is hereinafter referred to as the "*Property*".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

Sl. No.	PARTICULARS
1.	Report by Tahsildar, Devanahalli Taluk in respect of Survey No.7/3;
2.	Order in Case Nos.17, 25, 29/1959-60 dated 13.11.1959, in the names of Mr.Chikkamariyappa also known as Mariyappa, Mr.Narayanappa and Mr.Munishamappa passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in respect of property bearing Survey No.7/3, measuring 29 Guntas;
3.	Endorsement dated 17.01.1960 issued by the Special Deputy Commissioner for abolition of Inams in respect of property bearing Survey No.7/3, measuring 29 Guntas;
4.	Register VIII Extract in respect of property bearing Survey No.7/3, measuring 29 Guntas;
5.	Agreement of Sale dated 30.09.1994, executed by Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopala and Mr.Muniraju to Mr.G.Chandranna son of Mr.H.V.Gopalakrishnappa and Mr.G.Subramayam son of Mr.D.M.Gopalappa, registered as document no.1205/1994-95, Book I, Volume No.1528, at Pages 40 to 41, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
6.	Genealogical tree of Mr.Mariyappa son of late Javarayappa issued by the Village Accountant;
7.	Agreement of Sale dated 15.03.1995, executed by Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopalappa, Mr.Munikrishna and Mr.Muniraju to Mr.P.Sathish Pai son of Late Narasimha Pai

	represented by his power of attorney holder Mr.R.Venkatesh, registered as document no.1005/1995-96, Book I, Volume No.1569, at Pages 95 to 96, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
8.	General Power of Attorney dated 20.05.1994 executed by Mr.Sathish Pai, in favour of Mr.R.Venkatesh son of M.R.Ramanna;
9.	General Power of Attorney dated 16.03.1995, executed by Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopalappa, Mr.Munikrishnappa and Mr.Muniraju in favour of Mr.S.Raghunath son of late H.Shankar and Mr.R.Venkatesh son of M.V.Ramanna, registered as document no.352/1994-95, Book IV, Volume No.3012, at Pages 138 to 142, in the office of the Sub Registrar, Devanahalli, in respect of property bearing Survey No.7/3, measuring 29 Guntas;
10.	Sale Deed dated 10.11.2004, executed by Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopalappa, Mr.Munikrishnappa and Mr.Muniraju represented by their power of attorney holder Mr.R.Venkatesh son of M.V.Ramanna in favour of Mr.A.Ramakrishna son of Mr.Anjaneyachar registered as document no. DNH-1-05067/2004-05, Book-I and stored in CD No.DNHD40, in the office of the Sub-Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
11.	Sale Deed dated 25.04.2006, executed by Mr.A.Ramakrishna son of Mr.Anjaneyachar in favour of Mr.Prashanth Priya son of Mr.Bhakth Priya, registered as document no. DNH-1-00707/2006-07, Book I and stored in CD No.DNHD86, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
12.	Sale Deed dated 13.07.2007, executed by Mr.Prashanth Priya son of Mr.Bhakth Priya in favour of Mr.Y.C.Sathish Kumar son of

	Y.C.Channarasappa, registered as document no. DNH-1-02234/2007-08, Book I and stored in CD No.DNHD133, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
13.	Official Memorandum bearing No.ALN(D)SR/220/2007-08 dated 07.08.2008 issued by the Deputy Commissioner, Bangalore Rural District in respect of property bearing Survey No.7/3, measuring 29 Guntas;
14.	Confirmation Deed dated 08.10.2018, executed by Mr.P.Sathish Pai son of Late Narasimha Pai represented by his special power of attorney holder Mr.A.Ramakrishna son of Anjaneyachar in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa registered as document no.DNH-1-05833/2018-19, Book I and stored in CD No.DNHD677, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
15.	Death Certificate of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 07.10.2020, issued by Chief Registrar of Births and Deaths;
16.	Genealogical tree of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 21.10.2020 issued by Deputy Tahsildar, Devanahalli Taluk;
17.	Agreement of Sale dated 23.09.2021, executed by Mrs.Usha Sathish Kumar for self and on behalf of her minor children Ms.S.Ashreetha and Ms.Prachi as mother and natural guardian in favour of Mr.G.N.Venugopal son of late Narayanaswamy vide registered as document no.DNH-1-05052/2021-22, Book I and stored in CD No.DNHD1362, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
18.	Assignment Agreement dated 23.09.2021, executed by Mr.G.N.Venugopal son of late Narayanaswamy in favour of Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara

	Reddy son of M.Vengal Reddy, registered as document no.DNH-1-05055/2021-22, Book I and stored in CD No.DNHD1362, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.7/3, measuring 29 Guntas;
19.	No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of property bearing Survey No.7/3, measuring 29 Guntas;
20.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of property bearing Survey No.7/3;
21.	Temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 in respect of property bearing Survey No.7/3, measuring 29 Guntas;
22.	Record of Rights bearing RR No.9, in respect of property bearing Survey No.7/3, measuring 29 Guntas;
23.	Record of Rights, Tenancy and Crops/ Pahani, for the period from 1968-69 to 2021-22 in respect of Survey No.7/3, measuring 29 Guntas;
24.	Mutation Register Extract bearing M.R.No.8/2004-2005 in respect of property bearing Survey No.7/3, measuring 29 Guntas;
25.	Mutation Register Extract bearing M.R.No.2/2006-07 in respect of property bearing Survey No.7/3, measuring 29 Guntas;
26.	Mutation Register Extract bearing M.R.No.3/2007-08 in respect of property bearing Survey No.7/3, measuring 29 Guntas;
27.	Hissa Survey Tippani in respect of Survey No.7/3;
28.	RR Pakka Book in respect of property bearing Survey No.7/3, measuring 29 Guntas;

29.	Atlas in respect of Survey No.7/3;
30.	Karnataka Revision Settlement Akarbandh in respect to Survey No.7/3, measuring 29 Guntas;
31.	Village Map of Upparahalli Village;
32.	Tax Paid Receipts for the years and 2013-14, 2020-21 in respect to property bearing Survey No.7/3;
33.	Encumbrance Certificate from 01.04.1958 to 31.03.1960 in respect of Survey No.7/3, measuring 29 Guntas;

34.	Encumbrance Certificate from 01.04.1960 to 31.12.1975 in respect of Survey No.7/3, measuring 29 Guntas;
35.	Encumbrance Certificate from 01.04.1975 to 31.12.1992 in respect of Survey No.7/3, measuring 29 Guntas;
36.	Encumbrance Certificate from 01.04.1991 to 21.02.2004 in respect of Survey No.7/3, measuring 29 Guntas;
37.	Encumbrance Certificate from 01.04.2004 to 03.01.2022 in respect of Survey No.7/3, measuring 29 Guntas;
38.	Encumbrance Certificate from 01.04.2021 to 04.04.2022 in respect of Survey No.7/3, measuring 29 Guntas;
39.	Encumbrance Certificate from 01.09.2021 to 29.05.2023 in respect of Survey No.7/3, measuring 29 Guntas;
40.	Nil Tenancy Certificate dated 26.03.2022, issued by the Tahasildar, Devanahalli Taluk, under form 2, 7 and 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/3;

41.	Endorsement dated 09.09.2013 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.7/3;
42.	Endorsement dated 13.11.2013 issued by the Assistant Commissioner, Doddaballapur Sub-Division, under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.7/3;
43.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, in respect of property bearing Survey No.7/3;

44.	Endorsement dated 27.07.2018/23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, in respect of property bearing Survey No.7/3, measuring 29 Guntas;
45.	Endorsement dated 29.11.2012 in respect of Survey No.7/3, regarding non-availability of Index of Lands in respect of Survey No.7/3:

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.7/3, measuring 29 Guntas,, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.7/3, measuring 29 Guntas was Inam land and was in possession and enjoyment of

Mr.Chikkamariyappa (alias Mariyappa), Mr.Narayanappa and Mr.Munishamappa all sons of Muniyappa.

2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the Property was vested with Government, and on an application made by aforesaid Mr.Chikkamariyappa (alias Mariyappa), Mr.Narayanappa and Mr.Munishamappa for re-grant of the property, the Special Deputy Commissioner for Inam Abolition, Bangalore based on the report of Tahsildar, Devanahalli, vide his Order in Case Nos.17, 25, 29/1959-60 dated 13.11.1959, re-granted the Property to Mr.Chikkamariyappa (alias Mariyappa), Mr.Narayanappa and Mr.Munishamappa jointly as the occupants of the Property (in equal portions) and registered their names as occupants of the property and occupancy right was conferred upon them vide Endorsement dated 17.01.1960 issued by the Special Deputy Commissioner for abolition of Inams, and the premium was assessed in their joint names vide Register VIII Extract.
3. As seen from the Hissa Survey Tippani and RR Pakka Book, the name of father of aforesaid Mr.Narayanappa and Mr.Mariyappa is reflecting as Javarayappa. We have been informed that both Muniyappa and Javarayappa are one and the same person.
4. Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopala and Mr.Muniraju agreed to sell the property to Mr.G.Chandrappa son of Mr.H.V.Gopalakrishnappa and Mr.G.Subramanya Agreement of Sale dated 30.09.1994, registered as document no.1205/1994-95, Book I, Volume No.1528, at Pages 40 to 41, in the office of the Sub Registrar, Devanahalli.

We have not been furnished with the partition deed between Mr.Chikkamariyappa alias Mariyappa, Mr.Narayanappa and Mr.Munishamappa all sons of Muniyappa alias Javarayappa, wherein Mariyappa acquired absolute ownership of Survey No.7/3. **However, we have been informed that the portions belonging to Mr.Narayanappa**

**and Mr.Munishamappa all sons of Muniyappa are also being sold to the ultimate beneficiary.**

5. We have been furnished with the Genealogical tree of Mr.Mariyappa son of late Javarayappa issued by the Village Accountant, which discloses that Mr.Mariyappa married to Mrs.Lakshamma (dead) and they have three children viz., Mr.Gopalappa, Mr.Muni Krishna and Mr.Muniraju.
6. Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopalappa, Mr.Munikrishna and Mr.Muniraju have agreed to sell the property to Mr.P.Sathish Pai son of Late Narasimha Pai represented by his power of attorney holder Mr.R.Venkatesh, vide Agreement of Sale dated 15.03.1995. However, in the said agreement to sell, it is stated that Mr.G.Chandranna son of Mr.H.V.Gopalakrishnappa and Mr.G.Subramayam son of Mr.D.M.Gopalappa have nominated Mr.P.Sathish Pai to the purchase the property.
7. We have been furnished with the General Power of Attorney dated 20.05.1994 executed by Mr.Sathish Pai, wherein he had appointed Mr.R.Venkatesh son of M.R.Ramanna as his power of attorney holder to present the documents for registration on his behalf.
8. Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopalappa, Mr.Munikrishnappa and Mr.Muniraju have executed a General Power of Attorney dated 16.03.1995, authorising Mr.S.Raghunath son of late H.Shankar and Mr.R.Venkatesh son of M.V.Ramanna to deal with the Property including power to sell the same.
9. Mr.Mariyappa son of late Javarayappa and his children viz., Mr.Gopalappa, Mr.Munikrishnappa and Mr.Muniraju represented by their power of attorney holder Mr.R.Venkatesh son of M.V.Ramanna conveyed the Property to Mr.A.Ramakrishna son of Mr.Anjaneyachar vide Sale Deed dated 10.11.2004 and the name of Mr.A.Ramakrishna was mutated in the Revenue Records vide M.R.No.8/2004-2005.

10. Mr.A.Ramakrishna son of Mr.Anjaneyachar conveyed the Property in favour of Mr.Prashanth Priya son of Mr.Bhakth Priya, vide Sale Deed dated 25.04.2006 and Mr.Prashanth Priya got mutated his name in the Revenue Records vide Mutation Register Extract bearing M.R.No.2/2006-07.
11. Mr.Prashanth Priya son of Mr.Bhakth Priya has sold the Property in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa vide Sale Deed dated 13.07.2007, and pursuant thereto, he got mutated his name in the Revenue Records as khatedar vide Mutation Register Extract bearing M.R.No.3/2007-08.
12. Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa has later secured conversion of property from agriculture use to non-agricultural residential use vide Official Memorandum bearing No.ALN(D)SR/220/2007-08 dated 07.08.2008 issued by the Deputy Commissioner, Bangalore Rural District.
13. Agreement holder Mr.P.Sathish Pai son of Late Narasimha Pai represented by his special power of attorney holder Mr.A.Ramakrishna son of Anjaneyachar confirmed the aforesaid sale deed executed in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa vide Confirmation Deed dated 08.10.2018. *We have not been furnished with the Special Power of Attorney executed by Mr.P.Sathish Pai son of Late Narasimha Pai authorizing Mr.A.Ramakrishna son of Anjaneyachar to execute confirmation deed and the same is recommended to be obtained.*
14. We have been furnished with the Death Certificate of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 07.10.2020, issued by Chief Registrar of Births and Deaths, which discloses that he died on 16.09.2020.
15. We have been furnished with the Genealogical tree of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 21.10.2020 issued by Deputy Tahsildar, Devanahalli Taluk, discloses that Mr.Y.S.Sathish Kumar is married to Mrs.Usha Sathish Kumar and they have two children namely Ms.S.Ashreetha and Ms.Prachi.

16. After the death of Mr.Y.S.Sathish Kumar, his wife Mrs.Usha Sathish Kumar for self and on behalf of her minor children Ms.S.Ashreetha and Ms.Prachi as mother and natural guardian have agreed to sell the property to Mr.G.N.Venugopal son of late Narayanaswamy vide Agreement of Sale dated 23.09.2021.
17. Mr.G.N.Venugopal son of late Narayanaswamy assigned all his rights over the property in favour of Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy vide Assignment Agreement dated 23.09.2021. Accordingly, Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy are the agreement holders in respect of the Property.
18. We have been furnished with No objection letter dated 30.05.2013 issued by the Anneswara Village Panchayath stating that they do not have any objection to provide water supply to the layout to be formed in the property.
19. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
20. Mrs.Usha Sathish Kumar wife of Mr.Y.S.Sathish Kumar and owners of adjacent properties, with an intention to form a residential layout in Survey No.7/3 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt for the years 2022-23 in the name of present owner and the same are recommended to be obtained.

21. We have been furnished with the Record of Rights bearing RR No.9, which discloses that Mr.Mariyappa son of Javarayappa acquired the property through partition between brothers.
22. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period from 1968-69 to 2021-22 in respect of Survey No.7/3, measuring 29 Guntas and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1968-69 to 2004-05	Mariyappa son of Javarayappa	Mariyappa	Ancestral	Nil
2005-06	Ramakrishna son of Anjaneyachar	Ramakrishna	MR8/2004-05 Sale 18.06.2005	Nil
2006-07	Prashanthpriya son of Bhaktapriya	Prashanthpriya	MR8/2006-07 Sale 28.05.2007	Nil
2007-08 to 2021-22	Y.C Sathish Kumar son of Channarasappa	Y.C Sathish Kumar	MR3/2007-08 Sale 17.09.2007	Nil

23. We have been furnished with the Hissa Survey Tippani in respect of Survey No.7/3, which reflects the phodi of Survey No.7, further reflects the name of Mariyappa as owner of the property.

24. We have been furnished with the Pakka Book, which discloses the phodi of Survey No.7 as 7/1, 7/2 and 7/3 and portion owned by Mariyappa is assigned with Survey No.7/3.
25. We have been furnished with Atlas in respect of Survey No.7/3, which reflects the boundaries of Survey No.7/3 as East by Railway lane, West Survey No.7/2, North by Survey ----- and South by Survey No.7/1.
26. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.7/3, which reflects the total extent as 29 Guntas.
27. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.7 as East by Road, West by Sanna Ammanikere Boundary, North by Survey Nos.8 and 9 and South by Survey Nos.5 and 6.
28. We have been furnished with Tax Paid Receipts for the years and 2013-14, 2020-21 in respect to property bearing Survey No.7/3. Tax Paid Receipt for the years 2022-23 is recommended to be obtained.
29. We have been furnished with Encumbrance Certificates for the period from 01.04.1958 to 29.05.2023 in respect of property bearing Survey No.7/3, which reflects the transactions as aforesaid.
30. We have also been furnished with Nil Tenancy Certificate dated 26.03.2022, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 2, 7 and 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.7/3.
31. We have been furnished with Endorsement dated 09.09.2013 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no proceedings initiated under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.7/3.

32. We have been furnished with Endorsement dated 13.11.2013 issued by the Assistant Commissioner, Doddaballapur Sub-Division, which states that there are no cases pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.7/3.
33. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.7/3 is not acquired for any of its purposes.
34. We have been furnished with Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.7/3 is not acquired for any of its purposes.
35. We have been furnished with Endorsement dated 29.11.2012 in respect of Survey No.7/3, which states that the Index of Lands in respect of Survey No.7/3 is not available as the same is mutilated.

#### **IV. CONCLUSION**

1. On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that legal heirs of late Y.S.Sathish Kumar, viz., his wife Mrs.Usha Sathish Kumar and his children Ms.S.Ashreetha and Ms.Prachi are owners of property bearing Survey No.7/3, measuring 29 Guntas, having marketable right, title and interest over the property.
2. **Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy are the agreement holders in respect of the Property.**
3. **Since Ms.Prachi, daughter of late Mr.Y.C.Sathish Kumar is still a minor, it is recommended to obtain prior approval of the Court for alienation of the minor's share. However, in the alternative, you can also consider**



*trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
- 6. We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*



ADVOCATES & CONSULTANTS

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## TITLE SEARCH REPORT

Date: 11.07.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.8, measuring 29 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(Dev.Ka) SR/58/2012-13 dated 20.05.2013 issued by the Deputy Commissioner, Bangalore Rural District.

### I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property bearing Survey No.8, measuring 29 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(Dev.Ka) SR/58/2012-13 dated 20.05.2013 issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Survey No. 7;  
West by : Survey No. 7;  
North by : Survey No. 9;  
South by : Survey No.7:

The aforesaid immovable property is hereinafter referred to as the "**Property**".

### II. DOCUMENTS EXAMINED:

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

SL. No.	PARTICULARS
1.	Panchayath Parikath dated 10.11.2005 between Mr.Munishammappa son of Muniyappa alias Javarayappa and his son Mr.D.M.Krishnappa;
2.	Gift Deed dated 23.01.2009 executed by Mr.D.M.Krishnappa son of Munishamappa in favour of Netravathi wife of Mr.K. Manjunath, registered as document no. DNH-1-05433/2008-09 in Book -1 Stored in CD No. DNHD168 in the Office of Sub registrar of Devanahalli n respect to Survey No. 8 measuring 29 Guntas.
3.	Genealogical tree of Mr.Munishamappa issued by the Village Accountant dated 03.12.2005;
4.	Genealogical tree of Late D. M. Krishnappa son of Munishamappa, issued by the Deputy Tahsildhar dated 12.12.2022;
5.	Official Memorandum bearing No.ALN(Dev.Ka) SR/58/2012-13 dated 20.05.2013 issued by the Deputy Commissioner, Bangalore Rural District in respect of Survey No.8, measuring 29 Guntas;
6.	Plaint in O.S.No.71/2009 on the file of the Court of Civil Judge(Sr.Dn) at Devanahalli;
7.	Order Sheet in O.S.No.71/2009 on the file of the Court of Civil Judge(Sr.Dn) at Devanahalli;
8.	Partition Deed dated 27.06.2013 executed by and between Mr.Munishamappa son of Muniyappa, Mrs.Ramakka wife of Munishamappa, Mr.Krishnappa son of Munishamappa, Mrs.Lakshamma wife of Late Venkataramanappa, Mrs.Akkaiahamma wife of Nagappa, Mrs.Netravathi wife of Manjunath, registered as

	document no.DNH-1-02492/2013-14, in Book - I, Stored in CD No. DNHD322, in the Office of Sub- register of Devanahalli;
9.	Death Certificate of Mr.D.M.Krishnappa son of Late Munishamappa issued by the Chief Registrar of Births and Deaths, dated 10.11.2020;
10.	Release Deed dated 12.04.2023 executed by Mrs.Narayanamma and Mrs.Sunanda daughters of late D.M.Krishnappa in favour of Mrs.Lakshamma Wife of late Krishnappa, Mr.K. Manjunatha Mr.Srinivasa, Mr.Chandrappa, Mr.K Bharath Raj, Mr.K Nagaraj sons of Late D.M.Krishnappa, registered as document no. 592/2023-24 in Book -I Stored in CD No. DNHD1783 in the Office of Sub registrar of Devanahalli, in respect to Survey No.8 measuring 29 Guntas;
11.	Agreement to Sell dated 28.03.2023 by (1)Mrs.Lakshamma wife of Late D.M.Krishnappa, (2)Mr.Srinivas.K Son of Late D.M. Krishnappa his wife Mrs.Roopa K.S, his children Nayan and Puneeth S., (3)Mr.Chnadrappa.K Son of Late D.M. Krishnappa for self and on behalf of his minor daughter Yashika as father and natural guardian, his wife Mrs.Prathibha C, K. (3)Mr.Manjunatha son of Late D.M. Krishnappa, for self and on behalf of his minor children Dhanush and and Greeshma as father and natural guardian, his wife Mrs.Netravathi and M/s Merusri Developers in respect of Survey No.8, measuring 29 Guntas;
12.	No objection letter dated 30.05.2013 issued by Anneshwara Village Panchayath in respect of Survey No.8, measuring 29 Guntas;
13.	Letter dated 15.07.2013, issued by Karnataka State Pollution Control Board, in respect of Survey No.8, measuring 29 Guntas;
14.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of Survey No.8, measuring 29 Guntas;
15.	Temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 issued Bangalore International Airport Area Planning Authority;

16.	Record of Right bearing No.10 in respect to Survey No.8;
17.	Record of Rights, Tenancy and Crops/ Pahani, for the period from 1973-74 to 2008-09, 2011-12 to 2017-18 in respect of Survey No.8, measuring 29 Guntas;
18.	Mutation Register Extract bearing M.R.No.9/2005-06 in respect of Survey No.8, measuring 29 Guntas;
19.	Mutation Registrar Extract bearing M.R. No. 2/2008-09 in respect of Survey No.8, measuring 29 Guntas;
20.	Mutation Registrar Extract bearing M.R. No. H1/2013-14 in respect of Survey No.8, measuring 29 Guntas;
21.	Tippani/ Karda extract in respect of Survey No.8;
22.	Karnataka Revision Settlement Akarbandh in respect to Survey No.8, measuring 29 Guntas;
23.	Village Map of Upparahalli Village;
24.	Tax Paid receipt for the years 2011-12, and for the year 2022-23 in respect of Survey No.8.
25.	Hiduvali Certificate dated 16.05.2012 issued by the Village Accountant in the name of Mrs.Nethravathi wife of Manjunath in respect to Survey No. 8 measuring 29 Guntas.
26.	Hiduvali Certificate dated 24.01.2014 issued by the Village Accountant in the name of Mr.Krishnappa son of Mr.Munishamappa in respect to Survey No. 8, measuring 29 Guntas;
27.	Nil Encumbrance Certificates for the period from 01.04.1950 to 31.03.1982 in respect of property bearing Survey No.8, measuring 29 Guntas;

28.	Encumbrance Certificate for the period from 01.04.1982 to 15.05.2012 in respect to Survey No.8 measuring 29 Guntas;
29.	Encumbrance Certificate for the period 01.04.2004 to 06.04.2021 in respect to Survey No. 8, measuring 29 Guntas;
30.	Encumbrance Certificate for the period 06.04.2021 to 01.07.2023 in respect to Survey No. 8 measuring 29 Guntas;
31.	Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, under form 7 with respect to land in Sy.No.8, measuring 29 Guntas;
32.	Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, under form 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.8, measuring 29 Guntas;
33.	Endorsements dated 12.06.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.8, measuring 29 Guntas;
34.	Endorsement dated 17.08.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.8 measuring 29 Guntas;
35.	Endorsement issued by Karnataka Housing Board with respect to property bearing Survey No.8 measuring 29 Guntas;
36.	Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, in respect of Sy.No.8 ;

37.	Endorsement dated 10.02.2015 issued by Special Land Acquisition Officer & Competent Authority, National Highway Authority;
38.	Endorsement dated 07.02.2015 issued by Bangalore International Airport Development authority, Devanahalli;
39.	Endorsement dated 29.11.2012 issued by the Office of Tasildhar, Doddabalarapura regarding non-availability of Index of Lands;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.8, measuring 29 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally one Mr.Vasudevacharay was an erstwhile owner of the property bearing Survey No.8, measuring 29 Guntas, who later sold the same to Mr.Muniyappa as can be gathered from Karda Extract.
2. As gathered from Records of Rights bearing RR No.10, Mr.Munishamappa son of Muniyappa alias Javarayappa had acquired the property vide Partition and payment of revenue.
3. In a Panchayath Parikath dated 10.11.2005 held between Mr.Munishammappa son of Muniyappa alias Javarayappa and his son Mr.D.M.Krishnappa, the property was allotted to the share of Mr.D.M. Krishnappa son of Munishamappa, accordingly his name was mutated in the revenue records as khatedar of the property vide Mutation Register Extract bearing M.R.No.9/2005-06.
4. As seen from the Hissa Survey Tippani and RR Pakka Book, the name of father of Mr.Munishamappa is reflecting as Javarayappa. We have been

informed that both Muniyappa and Javarayappa are one and the same person.

5. We have not been furnished with the partition deed between Mr.Munishamappa son of Muniyappa alias Javarayappa and others confirming that Mr.Narayanappa had acquired absolute ownership of Survey No.8. However, we have been informed that the portions belonging to other children of Muniyappa are also being sold to the ultimate beneficiaries.
6. The aforesaid Mr.D.M.Krishnappa son of Munishamappa had gifted the property in favour of his daughter -in-law namely Mrs.Netravathi wife of Mr.K. Manjunath vide Gift Deed dated 23.01.2009. Pursuant to gift made in her favour, Mrs.Nethravathi has got transferred the khatha of the property in her name in the revenue records vide Mutation Registrar Extract bearing M.R. No. 2/2008-09.
7. The property has been converted from agricultural to non - agricultural residential use vide Official Memorandum bearing No.ALN(Dev.Ka) SR/58/2012-13 dated 20.05.2013 issued by the Deputy Commissioner, Bangalore Rural District.
8. We have been furnished with the Genealogical tree of Mr.Munishamappa issued by the Village Accountant dated 03.12.2005, which discloses that he married to Mrs.Ramakka and having three Children namely Mr.Krishna Mrs.Lakkamma and Mrs.Akkaiahamma, further, Mr.Krishna married to Mrs.Lashmamma.
9. We have also been furnished with the Genealogical tree of Late D. M. Krishnappa issued by the Deputy Tahsildar dated 12.12.2022, which discloses that Mr.D.M.Krishnappa (Dead) married to Mrs.Lakshamma and they have seven children namely (1) Srinivas. K, (2) Mr.Chandrappa .K, (3)Mrs.Narayanamma, (4)Mr.Manjunath.K, (5) Mrs.Sunanda, (6) Mr.Bharath Raj.K and (7)Mr.Nagaraj.K.

10. Meanwhile, father of Mr.D.M.Krishnappa namely Mr.Munishamappa has challenged the revenue entries in the name of Mr.D.M.Krishnappa in respect of property before Assistant Commissioner, Doddaballapur Sub-Division at Bangalore in R.A.No.(De)56/2006-07 and the said appeal was allowed and quashed the revenue entries made in the name of Mr.D.M.Krishnappa.
11. Later, father and sisters of Mr.D.M.Krishnappa, viz., Mr.Munishamappa, Mrs.Lakshamma and Mrs.Akkayamma have filed a suit in O.S.No.71/2009 on the file of the Court of Civil Judge(Sr.Dn) at Devanahalli against Mr.Krishnappa son of Munishamappa for partition of 3/4<sup>th</sup> Share in the properties bearing Survey No.8, measuring 29 Guntas and other properties.
12. Subsequently, Mr.Munishamappa son of Muniyappa, Mrs.Ramakka wife of Munishamappa, Mr.Krishnappa son of Munishamappa, Mrs.Lakshamma wife of Late Venkataramanappa, Mrs.Akkaiahamma wife of Nagappa, Mrs.Netravathi wife of Manjunath, have partitioned the family properties vide registered Partition Deed dated 27.06.2013 and in the said partition, the property bearing Survey No 8 measuring 29 Guntas was allotted to the share of Mr.D.M.Krishnappa son of Late Munishamappa, accordingly his name was mutated in the revenue records vide Mutation Registrar Extract bearing M.R. No. H1/2013-14. We note that O.S.No.71/2009 was heard on 18.02.2014 before the Mega Lok Adalath and the same was dismissed as parties to the suit have filed a joint memo to withdraw the suit as settled out of court
13. We have been furnished with the Death Certificate of Mr.D.M.Krishnappa son of Late Munishamappa issued by the Chief Registrar of Births and Deaths, dated 10.11.2020, which reflects that he died on 18.10.2020.
14. Daughters of late D.M.Krishnappa namely Mrs.Narayanamma, Mrs.Sunanda have released their right, title, interest and ownership over the property in favour of their mother and brothers viz., Mrs.Lakshamma Mr.K.Manjunatha, Mr.Srinivasa, Mr.Chandrappa, Mr.K.Bharath Raj, Mr.K.Nagaraj vide registered Release Deed dated 12.04.2023.

15. (1)Mrs.Lakshamma wife of Late D.M.Krishnappa, (2)Mr.Srinivas.K Son of Late D.M. Krishnappa his wife Mrs.Roopa K.S, his children Nayan and Puneeth S., (3)Mr.Chnadrappa.K Son of Late D.M. Krishnappa for self and on behalf of his minor daughter Yashika as father and natural guardian, his wife Mrs.Prathibha C, K. (3) Mr.Manjunatha son of Late D.M. Krishnappa, for self and on behalf of his minor children Dhanush and and Greeshma as father and natural guardian his wife Mrs.Netravathi agreed to sell the property in favour of M/s Merusri Developers represented by its Partner M. Venkateswara Reddy and Nellore Balija Suresh Kumar son of Late N.B. Venkata Ranganna vide Sale Agreement dated 28.03.2023.
16. We have been furnished with No objection letter dated 30.05.2013 issued by Anneshwara Village Panchayath stating that they have no objection to provide water supply to the layout to be formed in the property.
17. We have been furnished with Letter dated 15.07.2013, issued by Karnataka State Pollution Control Board, wherein the authority has given consent for establishment to develop Residential layout in the property along with adjacent properties.
18. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
19. Owners of the property, with an intention to form a residential layout in Survey No.8 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)RERA Certificate (iv)Release Order releasing sites for sale/registration, (v)Khatha Certificate in the name of present owner and the same are recommended to be obtained.

20. We have been furnished with the Record of Right bearing No.10 in respect to Survey No.8, which reflects that Mr.Munishamappa son of Javarayappa was in possession of the property vide Partition and payment of revenue.
21. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period from 1973-74 to 2008-09, 2011-12 to 2017-18 in respect of Survey No.8, measuring 29 Guntas and the details reflected in the RTCs are extracted below:

Period	Column no. 9	Column no. 12	Column no. 10	Column no. 11
1973-74 to 2004-05	Munishamappa son of Javarayappa	Munishamappa son of Javarayappa	Ancestral	
2005-06	D.M.Krishnappa son of Munishamappa	Munishamappa D.M.Krishnappa son of Munishamappa	MR9/05-06 03.02.2006 Partition Deed	
2006-07 to 2008-09	D.M.Krishnappa son of Munishamappa	D.M.Krishnappa son of Munishamappa	MR.9/05-06 03.02.2006 Partition Deed	
2011-12 to 2012-13	Netravathi wife of K. Manjunath	Netravathi wife of K. Manjunath	MR2/08-09 Gift Deed 02.04.2009	
2013-14 to 2017-18	Krishnappa son of Munishamappa	Krishnappa son of Munishamappa	MR H1/13-14 Partition dated 20.09.2013	

***We have not been furnished with RTCs for the period from 2009-10 to 2010-11, 2018-19 to 2022-23 in respect of Survey No.8, measuring 29 Guntas and the same is recommended to be obtained.***

22. We have been furnished with the Tippani/ Karda extract, which reflects the shape of property and also reflects that Mr.Vasudevacharya was an erstwhile owner of the property.

23. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.8, which reflects the extent as measuring 29 Guntas.
24. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.8 as East by Survey No.7, West by Survey No.7, North by Survey Nos.9 and South by Survey Nos.7.
25. We have been furnished with the Tax Paid receipt for the years 2011-12, and for the years 2022-23 in respect of Survey No.8.
26. We have been furnished with Hiduvali Certificate dated 16.05.2012 issued by the Village Accountant in the name of Mrs.Nethravathi wife of Manjunath in respect to Survey No. 8 measuring 29 Guntas.
27. We have also been furnished with Hiduvali Certificate dated 24.01.2014 issued by the Village Accountant in the name of Mr.Krishnappa son of Mr.Munishamappa in respect to Survey No. 8, measuring 29 Guntas.
28. We have been furnished with Nil Encumbrance Certificates for the period from 01.04.1950 to 31.03.1982 in respect of property bearing Survey No.8, measuring 29 Guntas
29. We have also been furnished with Encumbrance Certificate for the period from 01.04.1982 to 15.05.2012 in respect to Survey No.8 measuring 29 Guntas, reflecting Gift Deed dated 23.01.2009.
30. We have been furnished with an Encumbrance Certificate for the period 01.04.2004 to 06.04.2021 in respect to Survey No. 8, measuring 29 Guntas, which reflects the Gift Deed dated 23.01.2009 and Partition Deed dated 27.05.2013.
31. We have also been furnished with Encumbrance Certificate for the period 06.04.2021 to 01.07.2023 in respect to Survey No. 8 measuring 29 Guntas, which reflects the release deed dated 13.04.2023.

32. We have been furnished with Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7 of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.8, measuring 29 Guntas.
33. We have been furnished with Endorsement dated 03.09.2012, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.8, measuring 29 Guntas.
34. We have been furnished with Endorsement dated 12.06.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no proceedings initiated under Sections 79(A) and (B) of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No.8, measuring 29 Guntas.
35. We have been furnished with Endorsement dated 17.08.2012 issued by Assistant Commissioner, Doddaballapur Sub-Division, Bangalore, which states that there are no cases pending under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes(Prohibition of Transfer of Certain Lands)Act, 1978, with respect to property bearing Survey No.8 measuring 29 Guntas.
36. We have been furnished with Endorsement by Karnataka Housing Board, which confirms that the land in Sy.No.8 is not acquired for any of its purposes.
37. We have been furnished with Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.8 is not acquired for any of its purposes.
38. We have been furnished with an Endorsement dated 10.02.2015 issued by Special Land Acquisition Officer & Competent Authority National Highway Authority stating that property is not subject matter of any acquisition or proceedings.

39. We have also been furnished with an Endorsement dated 07.02.2015 issued by Bangalore International Airport Development authority, Devanahalli stating that property is not subject matter of any acquisition or proceedings.
40. Further Endorsement dated 29.11.2012 issued by the Office of Tasildhar, Doddabalarapura confirms that Index of Land for Survey No.8 is not available.

#### **IV.CONCLUSION**

41. On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that Mrs.Lakshamma wife of late D.M.Krishnappa, her children Mr.K.Manjunatha, Mr.Srinivasa, Mr.Chandrappa, Mr.K.Bharath Raj, Mr.K.Nagaraj sons of late D.M.Krishnappa are owners of property bearing Survey No.8, measuring 29 Guntas, having marketable right, title and interest over the property.
42. M/s Merusri Developers are agreement holder in respect of the Property.
43. Mr.Narayanappa had acquired absolute ownership of Survey No.8 under an unregistered partition amongst children of Muniyappa alias Javarayappa. Further, we have been informed that the portions belonging to other children of Muniyappa alias Javarayappa are also being sold to the ultimate beneficiaries and in view of the same, release deeds / confirmation deeds from other children of Muniyappa alias Javarayappa may not be required.

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,


**M/S. AGRAA LEGAL**

*Advocates & Consultants*

**Disclaimer:**

*This report is to be accountable for the period 50 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*

4. *The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
5. *Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*

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ADVOCATES & CONSULTANTS

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## TITLE SEARCH REPORT

Date: 06.07.2023

To,

Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.9/2, measuring 3 Acres 15 Guntas excluding 2 Guntas B Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008 issued by the Deputy Commissioner, Bangalore Rural District.

### I. DESCRIPTION OF THE PROPERTY:

All that piece and parcel of immovable property bearing Survey No.9/2, measuring 3 Acres 15 Guntas excluding 2 Guntas B Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008, issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Road and Railway Lane;  
West by : Land bearing Survey No.9/1;  
North by : Land bearing Survey No.9/1 and Survey No.10;  
South by : Land bearing Survey No.7 and 8:

The aforesaid immovable property is hereinafter referred to as the "**Property**".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

<b>Sl. No.</b>	<b>PARTICULARS</b>
1.	Statement by Mrs.Narayanamma wife of wife of Hanumantarayappa also known as Kaddipudi Hanumantrayappa in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
2.	Order in Case Nos.18/1959-60 dated 13.11.1959, in the name of Mrs.Nanjamma passed by Special Deputy Commissioner for Inam Abolition, Bangalore in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
3.	Endorsement dated 21.12.1959 in the name of Mrs.Nanjamma issued by the Special Deputy Commissioner for abolition of Inams in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
4.	Register VIII Extract in the name of Mrs.Nanjamma issued by Tahsildar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
5.	General Power of Attorney dated 15.05.1995, executed by Mrs.Nanjamma wife of late Venkatappa and her children viz., (1)Mr.V.Krishnappa, his son Mr.Venkatesh, (2)Mr.V.Dasarathappa for self and on behalf of his minor son Raghavendra as father and natural guardian, (3)Mr.V.Gopalappa, for self and on behalf of his minor children namely Bhrunda and Bharath, as father and natural guardian, (4)Mr.V.Hanumanthappa, for self and on behalf of his minor children namely Manjla Devi, Yamuna Devi and Usha, as father and natural guardian (5)Mr.Venkatesh, in favour of Mr.S.Raghunath son of late H.Shankar and Mr.R.Venkatesh son of M.V.Ramanna registered as document no.126/1995-96, Book IV, Volume No.341, at Pages 98 to 102,

	in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
6.	Agreement of Sale dated 19.05.1995, executed by Mrs.Nanjamma wife of late Venkatappa and her children viz., (1)Mr.V.Krishnappa, his son Mr.Venkatesh, (2)Mr.V.Dasarathappa for self and on behalf of his minor son Raghavendra as father and natural guardian, (3)Mr.V.Gopalappa, for self and on behalf of his minor children namely Bhrunda and Bharath, as father and natural guardian, (4)Mr.V.Hanumanthappa, for self and on behalf of his minor children namely Manjla Devi, Yamuna Devi and Usha, as father and natural guardian (5)Mr.Venkatesh, in favour of Mr.P.Sathish Pai son of late Narasimha Pai represented by his power of attorney holder Mr.R.Venkatesh son of M.V.Ramanna registered as document no.1195/95-96, Book I, Volume No.1569, at pages 163 to 169, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
7.	Notarised General Power of Attorney dated 20.05.1994 executed by Mr.Sathish Pai, appointing Mr.R.Venkatesh son of M.R.Ramanna;
8.	Sale Deed dated 16.10.2004, executed by Mrs.Nanjamma wife of late Venkatappa and her children and grand-children, represented by their Power of Attorney Holder Mr.R.Venkatesh son of M.V.Ramanna, in favour of Mr.A.Ramakrishna son of Anjaneyachar vide registered as document no.DNH-1-04735/2004-05, Book I and stored in CD No.DNHD37, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
9.	Sale Deed dated 19.08.2006, executed by Mr.A.Ramakrishna son of Anjaneyachar in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa registered as document no.DNH-1-04369/2006-07, Book I and stored in CD No.DNHD105, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas excluding 2 Guntas kharab;

10.	Notarised General Power of Attorney dated 12.09.2006 executed by Mr.P.Satish Pai son of late Narasimha Pai in favour of Mr.A.Krishnappa son of late Annayappa;
11.	Cancellation of Sale Agreement dated 12.09.2006 executed by Mrs.Nanjamma wife of late Venkatappa and her children and grandchildren, represented by their Power of Attorney Holder Mr.Raghunath son of H.Shankar in favour of Mr.P.Satish Pai son of late Narasimha Pai represented by his power of attorney holder Mr.A.Krishnappa son of late Annayappa registered as document no.DNH-1-05468/2006-07, Book I and stored in CD No.DNHD110, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
12.	Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008 issued by the Deputy Commissioner, Bangalore Rural District in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
13.	Order dated 09.09.2018 passed in LRF (DH)130/2008-09 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
14.	Deed of Confirmation dated 08.10.2018, executed by Mr.Sathish Pai son of late Narasimha Pai represented by special power of attorney holder Sri.A.Ramakrishna in favour of Sri.Y.C.Sathish Kumar registered as Doc.No.5834/2018-19, Book I and stored in CD No.DNHD677, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
15.	Death Certificate of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 07.10.2020, issued by Chief Registrar of Births and Deaths;
16.	Genealogical tree of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 21.10.2020 issued by Deputy Tahsildar, Devanahalli Taluk;
17.	Agreement of Sale dated 23.09.2021, executed by Mrs.Usha Sathish Kumar for self and on behalf of her minor children Ms.S.Ashreetha

	and Ms.Prachi as mother and natural guardian in favour of Mr.G.N.Venugopal son of late Narayanaswamy vide registered as document no.DNH-1-05052/2021-22, Book I and stored in CD No.DNHD1362, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
18.	Assignment Agreement dated 23.09.2021, executed by Mr.G.N.Venugopal son of late Narayanaswamy in favour of Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy, registered as document no.DNH-1-05055/2021-22, Book I and stored in CD No.DNHD1362, in the office of the Sub Registrar, Devanahalli in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
19.	No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
20.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
21.	Temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 in respect of property bearing Survey No.9/2, measuring 3 Acres 15 Guntas;
22.	Index of Lands in respect of Survey No.9/2;
23.	Record of Rights, Tenancy and Crops/ Pahani, for the period from 1968-69 to 2021-22 in respect of Survey No.9/2, measuring 3 Acres 17 Guntas including 2 Guntas B kharab;
24.	Inheritance Report bearing IHR No.206/1994-95 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
25.	Mutation Register Extract bearing M.R.No.3/1994-95 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;

26.	Mutation Register Extract bearing M.R.No.5/2004-2005 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
27.	Mutation Register Extract bearing M.R.No.4/2006-07 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
28.	Mutation Register Extract bearing M.R.No.6/2006-2007 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
29.	Mutation Register Extract bearing M.R.No.H3/2018-19 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
30.	Mutation Register Extract bearing M.R.No.T1/2020-2021 in respect of Survey No.9/2, measuring 3 Acres 15 Guntas;
31.	Tippani/Karda Extract in respect of Survey No.9;
32.	Hissa Survey Tippani in respect of Survey No.9/2;
33.	Pakka Book in respect of Survey No.9/2
34.	Karnataka Revision Settlement Akarbandh in respect to Survey No.9/2, which reflects the total extent as 3 Acres 17 Guntas including 2 Guntas B Kharab;
35.	Village Map of Upparahalli Village;
36.	Tax Paid Receipts for the years and 2018-19 to 2020-21 in respect to Survey No.9/2;
37.	Nil Encumbrance Certificate from 01.04.1959 to 31.03.1970 in respect of Survey No.9/2;
38.	Nil Encumbrance Certificate from 01.04.1970 to 31.03.1975 in respect of Survey No.9/2;

39.	Encumbrance Certificate from 01.04.1975 to 02.06.2006 in respect of Survey No.9/2;
40.	Encumbrance Certificate from 01.04.2004 to 03.01.2022 in respect of Survey No.9/2;
41.	Encumbrance Certificate from 01.04.2021 to 04.04.2022 in respect of Survey No.9/2;
42.	Encumbrance Certificate from 01.09.2021 to 29.05.2023 in respect of Survey No.9/2;
43.	Nil Tenancy Certificate dated 25.03.2022, issued by the Tahsildar, Devanahalli Taluk, under form 2, 7 and 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.9/2;
44.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board in respect of Survey No.9/2;
45.	Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, in respect of Survey No.9/2;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.9/2, measuring 3 Acres 17 Guntas including 2 Guntas B Kharab, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.9/2, measuring 3 Acres 17 Guntas including 2 Guntas B Kharab was Inam land and was in possession and enjoyment of one Mrs.Narayanamma wife of

Hanumantarayappa alias Kaddipudi Hanumantrayappa and the said facts are gathered from Index of Lands.

2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property was vested with Government, and on an application made by aforesaid Mrs.Nanjamma daughter of Mrs.Narayanamma for re-grant of the property, the Special Deputy Commissioner for Inam Abolition, Bangalore based on the statement of khatedar Mrs.Narayanamma, vide his Order in Case Nos.18/1959-60 dated 13.11.1959, re-granted the property to Mrs.Nanjamma and registered her name as occupant of the property and occupancy right was conferred upon her vide Endorsement dated 21.12.1959 issued by the Special Deputy Commissioner for abolition of Inams, and the premium was assessed in her name vide Register VIII Extract issued by Tahsildar, Devanahalli.
3. Though the property was re-granted to Mrs.Nanjamma, the khatha of the property continued to be in the name of her mother Mrs.Narayanamma, and after the death of Mrs.Narayanamma, Mrs.Nanjamma got transferred the khatha in her name in the revenue records vide IHR No.206/1994-95 and Mutation Register Extract bearing M.R.No.3/1994-95. We observe that although the Property was granted in the name of Smt.Nanjamma, in the revenue records, it is stated that Smt.Nanjamma inherited the property after the demise of Smt.Narayanamma instead of stating she acquired the land through regrant.
4. Mrs.Nanjamma wife of late Venkatappa and her children viz., (1)Mr.V.Krishnappa, his son Mr.Venkatesh, (2)Mr.V.Dasarathappa for self and on behalf of his minor son Raghavendra as father and natural guardian, (3)Mr.V.Gopalappa, for self and on behalf of his minor children namely Bhrunda and Bharath, as father and natural guardian, (4)Mr.V.Hanumanthappa, for self and on behalf of his minor children namely Manjla Devi, Yamuna Devi and Usha, as father and natural guardian (5)Mr.Venkatesh, have jointly executed a General Power of Attorney dated 15.05.1995, wherein, they have authorised

Mr.S.Raghunath son of late H.Shankar and Mr.R.Venkatesh son of M.V.Ramanna to deal with the property including power to sell the same.

5. We have been furnished with the Notarised General Power of Attorney dated 20.05.1994 executed by Mr.Sathish Pai, appointing Mr.R.Venkatesh son of M.R.Ramanna as his power of attorney holder.
6. Mrs.Nanjamma wife of late Venkatappa and her children viz., (1)Mr.V.Krishnappa, his son Mr.Venkatesh, (2)Mr.V.Dasarathappa for self and on behalf of his minor son Raghavendra as father and natural guardian, (3) Mr.V.Gopalappa, for self and on behalf of his minor children namely Bhrunda and Bharath, as father and natural guardian, (4) Mr.V.Hanumanthappa, for self and on behalf of his minor children namely Manjla Devi, Yamuna Devi and Usha, as father and natural guardian (5) Mr.Venkatesh, all represented by their power of attorney holder Mr.R.Venkatesh son of M.V.Ramanna have jointly agreed to sell the property to Mr.P.Sathish Pai son of late Narasimha Pai vide Agreement of Sale dated 19.05.1995. As per the recitals of the said agreement one Mr.Krishnappa, had agreed to purchase the property. However the said agreement holder has signed the aforesaid agreement as witness.
7. The aforesaid Agreement of Sale was cancelled vide Cancellation of Sale Agreement dated 12.09.2006 and the said cancellation was entered in the revenue records vide Mutation Register Extract bearing M.R.No.4/2006-07. In the said cancellation deed, Sri.Sathish Pai was represented by his GPA holder Sri.A.Krishnappa.
8. We have been furnished with the Notarised General Power of Attorney dated 12.09.2006 executed by Mr.Sathish Pai in favour of Sri.A.Krishnappa.
9. Mrs.Nanjamma wife of late Venkatappa and her children and grandchildren as aforesaid, represented by their Power of Attorney Holder Mr.R.Venkatesh son of M.V.Ramanna, conveyed the property in favour of Mr.A.Ramakrishna son of Anjaneyachar vide Sale Deed dated 16.10.2004.

Subsequent to the purchase, Mr.A.Ramakrishna got mutated his name as khatedar in the revenue records vide Mutation Register Extract bearing M.R.No.5/2004-2005.

10. Mr.A.Ramakrishna son of Anjaneyachar in turn sold the property in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa vide Sale Deed dated 19.08.2006, and Mr.Y.C.Sathish Kumar got transferred the khatha of the property in his name in the revenue records vide Mutation Register Extract bearing M.R.No.6/2006-2007.
11. Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa has later secured conversion of property from agriculture use to non-agricultural residential use vide Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008 issued by the Deputy Commissioner, Bangalore Rural District.
12. We have been furnished with the Mutation Register Extract bearing M.R.No.H3/2018-19, which discloses that the Property was acquired by Government vide order dated 31.08.2018 passed in LRF (DH)130/2008-09. Since Sy.No.9/2 was inadvertently included in the above proceedings, subsequently the said survey number was deleted from the said proceedings vide Order dated 09.09.2018, and pursuant to the same the name of Sri.Y.C.Sathish Kumar was recorded in the revenue records vide Mutation Register Extract bearing M.R.No.T1/2020-2021.
13. Agreement holder Mr.Sathish Pai son of late Narasimha Pai represented by his special power of attorney holder Mr.A.Ramakrishna confirmed the sale deed executed in favour of Sri.Y.C.Sathish Kumar vide Deed of Confirmation dated 08.10.2018. **We have not been furnished with special power of attorney in favour of Mr.A.Ramakrishna and the same is recommended to be obtained.**
14. We have been furnished with the Death Certificate of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 07.10.2020, issued by Chief Registrar of Births and Deaths, which discloses that he died on 16/09/2020.

15. We have been furnished with the Genealogical tree of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 21.10.2020 issued by Deputy Tahsildar, Devanahalli Taluk, discloses that Mr.Y.S.Sathish Kumar imarried to Mrs.Usha Sathish Kumar and they have two children namely Ms.S.Ashreetha and Ms.Prachi.
16. After the death of Mr.Y.S.Sathish Kumar, his wife Mrs.Usha Sathish Kumar for self and on behalf of her minor children Ms.S.Ashreetha and Ms.Prachi as mother and natural guardian has agreed to sell the property to Mr.G.N.Venugopal son of late Narayanaswamy vide Agreement of Sale dated 23.09.2021.
17. Mr.G.N.Venugopal son of late Narayanaswamy assigned all his rights over the property in favour of Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy vide Assignment Agreement dated 23.09.2021.
18. We have been furnished with No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath stating that they do not have any objection to provide water supply to the layout to be formed in the property.
19. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
20. Mrs.Usha Sathish Kumar wife of Mr.Y.S.Sathish Kumar and owners of adjacent properties, with an intention to form a residential layout in Survey No.9/2 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from

Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt for the years 2022-23 in the name of present owner and the same are recommended to be obtained.

21. We have been furnished with the Index of Lands, which records the name of Mrs.Narayanamma wife of Hanumantarayappa as owner of the property.
22. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period from 1968-69 to 2021-22 in respect of Survey No.9/2, measuring 3 Acres 17 Guntas including 2 Guntas kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1968-69 to 1994-95	Narayanamma wife of Hanumanthrayappa	Narayanamma	Ancestral	Nil
1995-96 to 2004-05	Nanjamma daughter of Narayanamma	Ramakrishna	MR3/1994-95	Nil
2005-06 to 2006-07	Ramakrishna son of Anjaneyachar	Ramakrishna	MR5/2004-05 Sale 21.04.2005	Nil
2007-08 to 2017-18	Y.C Sathish Kumar son of Channarasappa	Y.C Sathish Kumar	MR6/2006-07 Sale 10.03.2007	MR4/06-07
2018-19 2019-20	State Government	State Government	MRH3/18-19 RTC is rectified- 15.11.2018	Nil
2020-21 to 2021-22	Y.C Sathish Kumar son of Channarasappa	Y.C Sathish Kumar	MRT1/20-21-RTC is rectified 18.12.2020	Nil

23. We have been furnished with the Karda Extract/ Tippani in respect of Survey No.9, which reflects the name of Mrs.Narayanamma as owner of the property and also reflects the shape of Survey No.9.

24. We have been furnished with Hissa Survey Tippani and Pakka Book, reflects the phodi of Survey No.9 as 9/1 and 9/2 and portion measuring 3 Acres 17 Guntas including 2 Guntas kharab and also reflects the boundaries of Survey No.9/2 as East by Railway lane, West Survey No.9/2, North by Survey No.9/1 and Survey No.10 and South by Survey No.7 and 8.
25. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.9/2, which reflects the total extent as 3 Acres 17 Guntas including 2 Guntas B kharab.
26. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.9 as East by Road, West by Sanna Ammanikere Boundary, North by Survey No.10 and South by Survey Nos.7 and 8. Further Kaludari exists in the property.
27. We have been furnished with Tax Paid Receipts for the years and 2018-19 to 2020-21 in respect to property bearing Survey No.9/2. Tax Paid Receipt for the years 2022-23 and 23-24 is recommended to be obtained.
28. We have been furnished with Encumbrance Certificates for the period from 01.04.1959 to 29.05.2023 in respect of property bearing Survey No.9/2, which reflects the transactions as aforesaid.
29. We have also been furnished with Nil Tenancy Certificate dated 25.03.2022, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 2, 7 and 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.9/2.
30. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.9/2 is not acquired for any of its purposes.

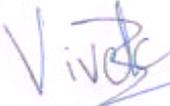
31. We have been furnished with Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, which states that the land in Sy.No.9/2 is not acquired for any of its purposes.

#### IV. CONCLUSION

1. On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that legal heirs of late Y.S.Sathish Kumar, viz., his wife Mrs.Usha Sathish Kumar and his children Ms.S.Ashreetha and Ms.Prachi are owners of property bearing Survey No.9/2, measuring 3 Acres 17 Guntas including 2 Guntas B kharab, having marketable right, title and interest over the property.
2. **Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy are the agreement holders in respect of the Property.**
3. **Since Ms.Prachi, daughter of late Mr.Y.C.Sathish Kumar is still a minor, it is recommended to obtain prior approval of the Court for alienation of the minor's share. However, in the alternative, you can also consider depositing her share in an escrow account for her benefit. The amount shall be released to Ms.Prachi only after she turns major and after she executing a confirmation deed in favour of the proposed purchaser.**

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,


**M/S. AGRAA LEGAL**  
*Advocates & Consultants*

**Disclaimer:**

*This report is to be accountable for the period 64 years and subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*
- 4. The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
- 5. Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*

6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*

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ADVOCATES & CONSULTANTS

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## **TITLE SEARCH REPORT**

Date: 21.06.2023

To,  
Theme Ambience ROI Projects Pvt Ltd  
No. 79 /2, City Centre, 3rd Floor,  
Hebbal Outer Ring Road,  
Subramani Nagar, Hebbal,  
Bangalore -560024

**Subject:** Title report in respect of immovable property bearing Survey No.10/2, measuring 1 Acre 09 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008 issued by the Deputy Commissioner, Bangalore Rural District.

### **I. DESCRIPTION OF THE PROPERTY:**

All that piece and parcel of immovable property bearing Survey No.10/2, measuring 1 Acre 09 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, duly converted for residential use vide Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008, issued by the Deputy Commissioner, Bangalore Rural District and bounded as follows:

East by : Road;  
West by : Survey No.10/3;  
North by : Survey No.10/1;  
South by : Survey No.9.

The aforesaid immovable property is hereinafter referred to as the "**Property**".

**II. DOCUMENTS EXAMINED:**

In connection with the title scrutiny of the Property, we have examined photocopies of the following documents:

<b>SL. No.</b>	<b>PARTICULARS</b>
1.	Report in Case No. No.13/1959-60 by Tahsildar, Devanahalli Taluk in respect of property bearing Survey No.10/2, measuring 3 Acres 27 Guntas;
2.	Order in Case No.13/1959-60 dated 13.11.1959, in the name of Mr.Abdul Rahim Sab son of Mr.Mohadin Sab passed by passed by Special Deputy Commissioner for Inam Abolition, Bangalore, in respect of property bearing Survey No.10/2, measuring 3 Acres 27 Guntas;
3.	Endorsement in the name of Mr.Abdul Rahim Sab son of Mr.Mohadin Sab in respect of property bearing Survey No.10/2, measuring 3 Acres 27 Guntas;
4.	Register VIII Extract issued by Tahsildar, Devanahalli, in respect of property bearing Survey No.10/2, measuring 3 Acres 27 Guntas;
5.	Partition Deed dated 11.09.1969 between Mr.Abdul Rahim Sab, Mr.Abdul Sattar Sab and Mr.Abdul Gaffar Sab all sons of Mr.Mohadin Sab, registered as document no.1962/1969-70, Book I, Volume No.1031, at pages 94 to 95, in the office of the Sub Registrar, Devanahalli;
6.	Mortgage Deed dated 06.02.1993, executed by Mr.Abdul Sattar Sab son of Mr.Mohadin Sab, his children namely Mr.Babu and Mr.Shami in favour of PLD Bank vide registered as document no.79/1993-94, Book I, Volume No.115, Pages 34 in the office of the Sub-Registrar, Devanahalli in respect of property bearing Survey No.10/2, measuring 1 Acre 11½ Guntas;

7.	Notarised Genealogical tree of Mr.Abdul Sattar Sab, dated 04.02.2016, sworn by Mr.Sami Ulla son of late.Abdul Sattar Sab;
8.	Agreement of Sale dated 22.11.1994, between Mr.Abdul Sattar son of Mr.Mohadin Sab, his children Mr.Babu, Ms.Bibi Jan, Mr.Sami Ulla also known as Syed Sami Ulla, Ms.Rihana Begum and Mr.Sathish Pai son of late Narasimha Pai represented by his power of attorney holder Mr.D.S.Deshpande son of Sham Rao Deshpnde, registered as document no.1967/95-96, Book I, Volume No.1535, at pages 189 to 193, in the office of the Sub Registrar, Devanahalli, in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
9.	General Power of Attorney dated 22.11.1994, executed by Mr.Abdul Sattar son of Mr.Mohadin Sab, his children Mr.Babu, Ms.Bibi Jan, Mr.Sami Ulla also known as Syed Sami Ulla, Ms.Rihana Begum in favour of Mr.D.S.Deshpande son of Sham Rao Deshpnde and Mr.S.Ragunath son of late H Shankar, registered as document no.129/1994-95, Book IV, Volume 251, at Pages 115 to 118, in the office of the Sub Registrar, Devanahalli, in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
10.	Cancellation of Sale Agreement dated 12.09.2006, between Mr.Sathish Pai, represented by his GPA holder Mr.A.Krishnappa and Mr.Abdul Sattar son of Mr.Mohadin Sab, his children Mr.Babu, Ms.Bibi Jan, Mr.Sami Ulla also known as Syed Sami Ulla, Ms.Rihana Begum registered as document no.DNH-1-05466/2006-07, Book I and stored in CD No.DNHD110, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
11.	General Power of Attorney dated 12.09.2006 executed by Mr.Sathish Pai in favour of Mr.A.Krishnappa;
12.	Sale Deed dated 10.11.2004, executed by Mr.Abdul Sattar Sab and his children Mr.Babu, Ms.Bibi Jan, Mr.Sami Ulla also known as Syed Sami Ulla, Ms.Rihana Begum represented by their GPA holder

	Mr.D.S.Deshpande son of Sham Rao Deshpande in favour of Mr.A.Ramakrishna son of Mr.Anjaneyachar registered as document no.DNH-1-05069/2004-05, Book I and stored in CD No.DNHD40, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
13.	Sale Deed dated 19.08.2006, executed by Mr.A.Ramakrishna son of Anjaneyachar in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa registered as document no.DNH-1-04369/2006-07, Book I and stored in CD No.DNHD105, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
14.	Confirmation Deed dated 01.06.2016, executed by (i)Ms.Noor Jan, (ii)Ms.Nagina Taj, (iii)Ms.Mubina Taj, (iv)Mr.Baba Jan son of late Fathima and Mr.M.Moula son of late Bibi Jan in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa registered as document no.DNH-1-01966/2016-17, in Book I and stored in CD No.DNHD599, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
15.	General Power of Attorney dated 03.06.2016, executed by children and grand children of late Abdul Sattar Sab, viz., Mr.Babu, Ms.Noor Jan, Ms.Nagina Taj, Mr.Sami Ullah, Ms.Mubina Taj, Ms.Rihana, Mr.Baba Jan and M.Moula in favour of Mr.G.N.Venugopal son of late Narayanaswamy registered as document no.DNH-4-00151/2016-17, in Book IV and stored in CD No.DNHD599, in the office of the Sub Registrar, Devanahalli in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
16.	Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008 issued by the Deputy Commissioner, Bangalore Rural District in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;

17.	Death Certificate of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 07.10.2020, issued by Chief Registrar of Births and Deaths;
18.	Genealogical tree of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 21.10.2020 issued by Deputy Tahsildar, Devanahalli Taluk;
19.	Agreement of Sale dated 23.09.2021, executed by Mr.Y.S.Sathish Kumar, his wife Mrs.Usha Sathish Kumar for self and on behalf of her minor children Ms.S.Ashreetha and Ms.Prachi as mother and natural guardian in favour of Mr.G.N.Venugopal son of late Narayanaswamy vide registered as document no.DNH-1-05052/2021-22, Book I and stored in CD No.DNHD1362, in the office of the Sub Registrar, Devanahalli in respect of Survey No.10/2, measuring 1 Acre 09 Guntas;
20.	Assignment Agreement dated 23.09.2021, executed by Mr.G.N.Venugopal son of late Narayanaswamy in favour of Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy, registered as document no.DNH-1-05055/2021-22, Book I and stored in CD No.DNHD1362, in the office of the Sub Registrar, Devanahalli in respect of Survey No.10/2, measuring 1 Acre 09 Guntas;
21.	No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath in respect of Survey No.10/2, measuring 1 Acre 09 Guntas;
22.	Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, in respect of Survey No.10/2, measuring 1 Acre 09 Guntas;
23.	Temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 in respect of Survey No.10/2, measuring 1 Acre 09 Guntas;
24.	Records of Rights bearing RR No.14 in respect of property bearing Survey No.10/2, measuring 3 Acres 27 Guntas;

25.	Record of Rights, Tenancy and Crops/ Pahani, for the period from 1968-69 to 2002-03, 2005-06 to 2006-07, 2010-11 in respect of Survey No.10/2, measuring 3 Acres 27 Guntas excluding 3 Guntas B kharab;
26.	Record of Rights, Tenancy and Crops/ Pahani, for the period from 2011-12 to 2021-22 in respect of Survey No.10/2, measuring 2 Acres 18 Guntas excluding 3 Guntas B kharab;
27.	Mutation Register Extract bearing M.R.No.1/1992-93;
28.	Mutation Register Extract bearing M.R.No.3/2006-2007 in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
29.	Mutation Register Extract bearing M.R.No.7/2004-2005 in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
30.	Mutation Register Extract bearing M.R.No.6/2006-2007 in respect of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas;
31.	Karda Extract in respect of Survey No.10;
32.	Hissa Survey Tippani in respect of Survey No.10;
33.	Pakka Book in respect of Survey No.10 in respect of Survey No.10;
34.	Hissa Survy Tippani in respect of Survey No.10;
35.	Atlas, in respect of Survey No.10/2;
36.	RR Extract as per Hissa Mojini, in respect of Survey No.10/2;
37.	Karnataka Revision Settlement Akarbandh in respect to Survey No.10/2, measuring 2 Acres 21 Guntas including 3 Guntas B kharab;
38.	Village Map of Upparahalli Village;

39.	Tax Paid Receipts for the years and 2015-16 to 2017-18, 2020-21 in respect to property bearing Survey No.10/2;
40.	Nil Encumbrance Certificate for the period from 01.04.1959 to 31.03.1975 in respect of Survey No.10/2, measuring 3 Acres 27 Guntas;
41.	Encumbrance Certificate for the period from 01.04.1975 to 02.06.2006 in respect of Survey No.10/2, measuring 3 Acres 27 Guntas;
42.	Encumbrance Certificate for the period from 01.04.2004 to 03.01.2022 in respect of Survey No.10/2, measuring 3 Acres 27 Guntas;
43.	Encumbrance Certificate for the period from 01.09.2021 to 29.05.2023 in respect of Survey No.10/2, measuring 3 Acres 27 Guntas;
44.	Nil Tenancy Certificate dated 25.03.2022, issued by the Tahasildar, Devanahalli Taluk, with respect to land in Sy.No.10/2 measuring 1 Acre 09 Guntas;
45.	Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board in Sy.No.10/2 measuring 1 Acre 09 Guntas;
46.	Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, in respect of Sy.No.10/2;
47.	Endorsement dated 22.05.2008 issued by the Special Tahsildar, Devanahalli Taluk regarding non-availability of Survey No.10/2;

### **III. COMMENTS ON THE DOCUMENTS EXAMINED**

Our perusal/ examination of the above documents provided to us indicates that Survey No.10/2 (Old Sy No.7), measuring 1 Acre 09 Guntas, situated at Upparahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District

is a residentially converted property. The flow of title to the Property as can be gathered from the examination of the aforementioned documents is noted as under:

1. Originally the property bearing Survey No.10/2, measuring 3 Acres 27 Guntas excluding 2 Guntas kharab was Inam land and was in possession and enjoyment of one Mr.Abdul Rahim Sab son of Mr.Mohadin Sab.
2. Subsequently, upon enactment of the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954, the property bearing Survey No.10/2, measuring 3 Acres 27 Guntas vested with Government, and on an application made by aforesaid Mr.Abdul Rahim Sab son of Mr.Mohadin Sab for re-grant of the said property, the Special Deputy Commissioner for Inam Abolition, Bangalore based on report of Tahsildar, Devenahalli Taluk, vide his Order in Case Nos.13/1959-60 dated 13.11.1959, re-granted the said property to Mr.Abdul Rahim Sab and registered his name as occupant of the said property and occupancy right was conferred upon him vide Endorsement issued by the Special Deputy Commissioner for abolition of Inams and the premium was assessed in his name vide Register VIII Extract issued by Tahsildar, Devanahalli.
3. Mr.Abdul Rahim Sab along with his brothers Mr.Abdul Sattar Sab and Mr.Abdul Gaffar Sab all son of Mr.Mohadin Sab partitioned the family properties vide Partition Deed dated 11.09.1969 registered as document no.1962/1969-70, Book I, Volume No.1031, at pages 94 to 95, in the office of the Sub Registrar, Devanahalli and in the said partition, out of property bearing Survey No.7, property measuring 01 Acre 11 ½ Guntas each was allotted to the shares of Mr.Abdul Rahim Sab, Mr.Abdul Sattar Sab and Mr.Abdul Gaffar Sab.
4. We have been furnished with the Mutation Register Extract bearing M.R.No.1/1992-93, which records that the khatha of the property bearing Old Survey No.7, New Survey No.10/2, was mutated in the revenue records in the names of Mr.Abdul Rahim Sab, Mr.Abdul Sattar Sab and Mr.Abdul Gaffar Sab as khatedars of their respective portions as per aforesaid Partition Deed.

5. Mr.Abdul Sattar Sab son of Mr.Mohadin Sab, along with his children namely Mr.Babu and Mr.Shami mortgaged the property bearing Survey No.10/2, measuring 1 Acre 11½ Guntas in favour of PLD Bank vide Mortgage Deed dated 06.02.1993, registered as document no.79/1993-94, Book I, Volume No.115, Pages 34 in the office of the Sub-Registrar, Devanahalli. *We have not been furnished with the discharge deed discharging the aforesaid mortgage.*
6. We have been furnished with the Notarised Genealogical tree of Mr.Abdul Sattar Sab, dated 04.02.2016, sworn by Mr.Sami Ulla son of late.Abdul Sattar Sab, which discloses that Mr.Abdul Sattar Sab (dead) was married to Mrs.Mehabub Jan and they have eight children viz., (1) Ms.Fathima, (2) Ms.Bibi Jan, (3) Mr.Babu, (4) Ms.Noor Jan, (5) Ms.Nagina, (6) Ms.Sami Ulla, (7) Ms.Mubina and (8) Ms.Rihana.
7. As seen from the Encumbrance Certificates, Mr.Abdul Sattar Sab along with his children have agreed to sell the property in favour of Mr.G.Subramanyam vide Sale Agreement dated 28.03.1994, registered as document no.2274/1993-94. Mr.G.Subramanyam has nominated Mr. Mr.Sathish Pai to purchase the Property.
8. Mr.Abdul Sattar son of Mr.Mohadin Sab along with his children Mr.Babu, Ms.Bibi Jan, Mr.Sami Ulla alias Syed Sami Ulla, Ms.Rihana Begum agreed to sell the property to Mr.Sathish Pai son of late Narasimha Pai represented by his power of attorney holder Mr.D.S.Deshpande son of Sham Rao Deshpande vide Agreement of Sale dated 22.11.1994, registered as document no.1967/95-96, Book I, Volume No.1535, at pages 189 to 193, in the office of the Sub Registrar, Devanahalli, and on the same day they have executed a General Power of Attorney dated 22.11.1994, registered as document no.129/1994-95, Book IV, Volume 251, at Pages 115 to 118, in the office of the Sub Registrar, Devanahalli, wherein they have authorised Mr.D.S.Deshpande son of Sham Rao Deshpande and Mr.S.Ragunath son of late H Shankar to deal with including power of sell the property. *We have not been furnished with the GPA executed by Mr.Sathish Pai son of late Narasimha Pai in favour of Mr.D.S.Deshpande son of Sham Rao Deshpnde*

*and the same is recommended to be obtained. In the absence of the same, Mr.Satish Pai has to come as the Confirming Party to the proposed transaction.*

9. The aforesaid Agreement of Sale dated 22.11.1994 was cancelled vide Cancellation of Sale Agreement dated 12.09.2006, registered as document no.DNH-1-05466/2006-07, Book I and stored in CD No.DNHD110, in the office of the Sub Registrar, Devanahalli and the said cancellation was recorded in the revenue records vide M.R.No.3/2006-2007. In the said cancellation deed, Mr.Sathish Pai was represented by his GPA holder Mr.A.Krishnappa. **We have been provided with the notarised unregistered copy of the General Power of Attorney dated 12.09.2006 executed by Mr.Sathish Pai in favour of Mr.A.Krishnappa. We notice that the said GPA was an unregistered document and Agreement of Sale dated 22.11.1994 was cancelled through the said GPA. Since the cancellation deed was executed acting on an unregistered GPA, we recommend that Mr.Sathish Pai executes a confirmation deed in favour of the present owner.**
10. Mr.Abdul Sattar Sab and his children Mr.Babu, Ms.Bibi Jan, Mr.Sami Ulla also known as Syed Sami Ulla, Ms.Rihana Begum represented by their GPA holder Mr.D.S.Deshpande son of Sham Rao Deshpande sold the Property in favour of Mr.A.Ramakrishna son of Mr.Anjaneyachar vide Sale Deed dated 10.11.2004, registered as document no.DNH-1-05069/2004-05, Book I and stored in CD No.DNHD40, in the office of the Sub Registrar, Devanahalli and his name was mutated in the Revenue Records vide Mutation Register Extract bearing M.R.No.7/2004-2005.
11. Mr.A.Ramakrishna son of Anjaneyachar in turn sold the property in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa vide Sale Deed dated 19.08.2006, and Mr.Y.C.Sathish Kumar got transferred the khatha of the property in his name in the revenue records vide Mutation Register Extract bearing M.R.No.6/2006-2007.
12. The Property in Survey No.10/2 was subjected to phodi and bifurcated into two portions as Survey No.10/2 and 10/3 and the property measuring 02

Acres 18 Guntas and 3 Gunats of B Kharab was assigned with Survey No.10/2, out of which, 01 Acre 09 Guntas is owned by Government and remaining 1 Acre 09 Guntas is owned Mr.Y.C.Sathish Kumar and property measuring 01 Acre 09 Guntas owned by Mr.Subramanyam son of Gopalappa and his wife Mrs.Mynavathi is assigned with Survey No.10/3.

13. The aforesaid Sale Deed executed in favour of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa was confirmed by the children and grand-children of late.Abdul Sattar Sab namely (i)Ms.Noor Jan, (ii)Ms.Nagina Taj, (iii)Ms.Mubina Taj, (iv)Mr.Baba Jan son of late Fathima and Mr.M.Moula son of late Bibi Jan vide Confirmation Deed dated 01.06.2016, registered as document no.DNH-1-01966/2016-17, in Book I and stored in CD No.DNHD599, in the office of the Sub Registrar, Devanahalli.
14. The legal heirs of late Abdul Sattar Sab, viz., Mr.Babu, Ms.Noor Jan, Ms.Nagina Taj, Mr.Sami Ullah, Ms.Mubina Taj, Ms.Rihana, Mr.Baba Jan and M.Moula have authorised Mr.G.N.Venugopal son of late Narayanaswamy to look after the Property vide General Power of Attorney dated 03.06.2016, registered as document no.DNH-4-00151/2016-17, in Book IV and stored in CD No.DNHD599, in the office of the Sub Registrar, Devanahalli. In the aforesaid GPA, it is specifically mentioned that the power is not given to sell the property.
15. Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa has later secured conversion of property from agriculture use to non-agricultural residential use vide Official Memorandum bearing No.ALN(D)SR/201/2007-08 dated 30.06.2008 issued by the Deputy Commissioner, Bangalore Rural District.
16. We have been furnished with the Death Certificate of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 07.10.2020, issued by Chief Registrar of Births and Deaths, which discloses that he died on 16.09.2020.
17. We have been furnished with the Genealogical tree of Mr.Y.C.Sathish Kumar son of Y.C.Channarasappa dated 21.10.2020 issued by Deputy Tahsildar, Devanahalli Taluk, discloses that Mr.Y.S.Sathish Kumar imarried to Mrs.Usha Sathish Kumar and they have two children namely Ms.S.Ashreetha and Ms.Prachi.

18. After the death of Mr.Y.S.Sathish Kumar, his wife Mrs.Usha Sathish Kumar for self and on behalf of her minor children Ms.S.Ashreetha and Ms.Prachi as mother and natural guardian has agreed to sell the property to Mr.G.N.Venugopal son of late Narayanaswamy vide Agreement of Sale dated 23.09.2021.
19. Mr.G.N.Venugopal son of late Narayanaswamy assigned all his rights over the property in favour of Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy vide Assignment Agreement dated 23.09.2021.
20. We have been furnished with No objection letter dated 30.05.2013 issued by the Anneshwara Village Panchayath stating that they do not have any objection to provide water supply to the layout to be formed in the property.
21. We have been furnished with an Endorsement dated 18.05.2022 issued by Town Municipal Council, Devanahalli, which states that the property is under its limits and khatha will be issued pursuant to development of property by obtaining sanctioned plan from Bangalore International Airport Area Planning Authority.
22. Mrs.Usha Sathish Kumar wife of Mr.Y.S.Sathish Kumar and owners of adjacent properties, with an intention to form a residential layout in Survey No.10/2 and other adjacent properties, have obtained a temporary layout plan bearing No.BIAAPA/TP/02/LAO/152/2013-14 dated 24.02.2023 from Bangalore International Airport Area Planning Authority. We have not been furnished with the (i)Relinquishment Deed in favour of Plan Sanctioning Authority, (ii) Work Order, (iii)Consent Letter from Pollution Control Board, (iv)RERA Certificate (v)Release Order releasing sites for sale/registration, (vi)Khatha Certificate in the name of present owner and (vii)Tax Paid Receipt for the years 2022-23 in the name of present owner and the same are recommended to be obtained.

23. We have been furnished with the Records of Rights bearing RR No.14, which records the names of Mr.Abdul Rahim Sab later along with his brothers Mr.Abdul Sattar Sab and Mr.Abdul Gaffar Sab as owners of the property.
24. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period from 1968-69 to 2002-03, 2005-06 to 2006-07, 2010-11 in respect of Survey No.10/2, measuring 3 Acres 27 Guntas excluding 3 Guntas B kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
1968-69 to 1977-78	Abdul Rahim Sab Abdul Sattar Sab	Abdul Rahim Sab Abdul Sattar Sab	Ancestral	Nil
1978-79 to 1987-88	Abdul Rahim Sab Abdul Sattar Sab Abdul Gaffar Sab all sons of Mohadin Sab	Abdul Rahim Sab Abdul Sattar Sab Abdul Gaffar Sab	Sale	Nil
1988-89 to 1996-97	Abdul Rahim Sab (1 A 11 ½ Guntas )	Abdul Rahim Sab	MR 1/92-93	Nil
	Abdul Sattar Sab both sons of Mohadin Sab(1 A 11 ½ Guntas )	Abdul Sattar Sab	MR 1/92-93	Nil
	(Abdul Gaffar Sab son of Mohadin Sab) Subramanya son of Gopalappa(1 A 9 G)	Subramanya	MR 4/91-92	
1997-98 to 2001-02	Abdul Sattar Sab both sons of Mohadin Sab (1 A 10 ½ Guntas)	Abdul Sattar Sab	MR 1/92-93	Nil
	(Subramanya son of Gopalappa) Government (1 A 9 G)	Government	MR 1/00-01	

	(Abdul Rahim Sab) Ameerjan son of late Abdul Rahim Sab (1 A 09 Guntas)	Abdul Rahim Sab	MR 1/01-02	Nil
2002-03	Tahsildar Devanahalli taluk-on behalf of government (1 A 9 G)	Amir Jan	MR3/03-04 change of RTCs 28.01.2004	purchased for Muslims burial ground
2005-06 to 2006-07	Subramanya son of Gopalappa Mynavathi wife of Subramanyam (1 A 9 G)	Subramanya son of Gopalappa	MR6/04-05- partition- 26.05.2005	
	A.Ramakrishna son of Anjaneyachar (1 A 9 G)	Abdul Sattar Sab	MR7/04-05- sale -26.05.2005	Nil
2010-11	Tahsildar Devanahalli taluk-on behalf of government (1 A 9 G)	Tahsildar Devanahalli taluk- on behalf of government	MR3/03-04 change of RTCs 28.01.2004	purchased for Muslims burial ground
	Subramanya son of Gopalappa  Mynavathi wife of Subramanyam (1 A 9 G)	Subramanya son of Gopalappa	MR6/04-05- partition- 26.05.2005	Nil
	Y.C.Sathish Kumar son of Y.C.Channarasappa( 1 A 9 G)	Y.C.Sathish Kumar son of Y.C. Channarasappa	MR6/06-07- sale -10.03.2007	MR3/06-07.

*We have not been furnished with the RTCs for the period between 2004-05, 2007-08 to 2009-10 in respect of Survey No.10/2 and the same is recommended to be obtained.*

25. We have been furnished with the Record of Rights, Tenancy and Crops/ Pahani, for the period from 2011-12 to 2021-22 in respect of Survey No.10/2, measuring 2 Acres 18 Guntas excluding 3 Guntas B kharab and the details reflected in the RTCs are extracted below:

Period	Name as per Column 9	Name as per Column 12	MRs and type of acquisition Column 10	Column 11/ Encumbrances
2011-12 to 2019-20	Tahsildar Devanahalli taluk-on behalf of government (1 A 9 G)	Tahsildar Devanahalli taluk-on behalf of government (1 A 9 G)	MR3/03-04 change of RTCs 28.01.2004	Purchased for Muslims burial ground
	Y.C.Sathish Kumar son of Y.C.Channarasappa(1 A 9 G)	Y.C.Sathish Kumar son of Y.C.Channarasappa	MR6/06-07-sale -10.03.2007	MR3/06-07.
2019-20 to 2021-22	Tahsildar Devanahalli taluk-on behalf of government (1 A 9 G)	Tahsildar Devanahalli taluk-on behalf of government (1 A 9 G)	MR3/03-04 change of RTCs 28.01.2004	Purchased for Muslims burial ground
	Y.C.Sathish Kumar son of Y.C.Channarasappa(1 A 9 G)	Y.C.Sathish Kumar son of Y.C.Channarasappa	MR6/06-07-sale -10.03.2007	MR3/06-07. O.S.534/2011

26. In the aforesaid RTCs for the year 2019-20 to 2021-22 in column no.11, O.S.No.534/2-11 is reflecting, on perusal of the case papers pertaining to O.S 534/2011, it is noted that the said suit is pertaining to another portion of Sy.No.10/2 (now Sy.No.10/3) and it is not pertaining to the Property.
27. We have been furnished with the Karda Extract in respect of Survey No.10, which reflects the name of Mrs.Narayanamma as owner of the property and also reflects that she sold the same to Mr.Mohadin Sab.
28. We have been furnished with the Hissa Survey Tippani and Pakka Book in respect of Survey No.10, which reflects the phodi of Survey No.10 as 10/1 and 10/2. And property measuring 3 Acres 27 Guntas and 3 Guntas kharab held by Mr.Abdul Rahim Sab, Mr.Abdul Sattar Sab and Mr.Abdul Gaffar Sab all son of Mr.Mohadin Sab is assigned with Survey No.10/2.

29. We have been furnished with the Hissa Survy Tippani, Atlas, RR Extract as per Hissa Mojini, which reflects the phodi of Survey No.10/2 as 10/2 and 10/3 and also reflects the boundaries of Survey No.10/2 as East by Railway Lane, West by Survey No.3, North by Survey No.10/1 and South by Survey No.9 and 2 Acres 21 Guntas including 3 Guntas kharab owned by Government and Mr.Y.C.Satish Kumar is assigned with Survey No.10/2.
30. We have been furnished with the Karnataka Revision Settlement Akarbandh in respect to Survey No.10/2, which reflects the total extent as 2 Acres 21 Guntas including 3 Guntas B kharab.
31. We have been furnished with Village Map of Upparahalli Village, which reflects the boundaries of Survey No.10 as East by Railway Lane, West by Survey No.9, North by Survey No.11 and South by Survey Nos.9. Further kaludari exists in property
32. We have been furnished with Tax Paid Receipts for the years and 2015-16 to 2017-18, 2020-21 in respect to property bearing Survey No.10/2. ***Tax paid receipt for the years 2021-22 to 2023-24 are recommended to be obtained.***
33. We have been furnished with Encumbrance Certificates for the period from 01.04.1959 to 21/05/2023 in respect of property bearing Survey No.10/2, which reflects the transactions as aforesaid..
34. We have also been furnished with Nil Tenancy Certificate dated 25.03.2022, issued by the Tahasildar, Devanahalli Taluk, which states that there are no applications filed under form 2, 7 and 7A of The Karnataka Land Reforms Act, 1961 with respect to land in Sy.No.10/2 measuring 1 Acre 09 Guntas.
35. We have been furnished with Endorsement dated 31.10.2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, which confirms that the land in Sy.No.10/2 is not acquired for any of its purposes.
36. We have been furnished with Endorsement dated 27.07.2018/ 23.08.2018 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas

Development Board, which states that the land in Sy.No.10/2 is not acquired for any of its purposes.

37. We have been furnished with Endorsement dated 22.05.2008 issued by the Special Tahsildar, Devanahalli Taluk, which states that the Index of Lands in respect of Survey No.10/2 is not available as the same is mutilated.

#### **IV. CONCLUSION**

38. On the basis of the examination/perusal of the above mentioned documents and subject to the production of the documents, we are of the opinion that legal heirs of late Y.S.Sathish Kumar, viz., his wife Mrs.Usha Sathish Kumar and his children Ms.S.Ashreetha and Ms.Prachi are owners of property bearing Survey No.10/2, measuring 1 Acre 09 Guntas, having marketable right, title and interest over the property.
39. **Mr.Suresh Kumar N.B son of N.B.Venkata Rangaiah and Mr.M.Venkateshwara Reddy son of M.Vengal Reddy are the agreement holders in respect of the Property.**
40. **Mr.Sathish Pai shall execute a confirmation deed in favour of the present owner or should join as the confirming party to the proposed transaction.**
41. **Since Ms.Prachi, daughter of late Mr.Y.C.Sathish Kumar is still a minor, it is recommended to obtain prior approval of the Court for alienation of the minor's share. However, in the alternative, you can also consider depositing her share in an escrow account for her benefit. The amount shall be released to Ms.Prachi only after she turns major and after she executing a confirmation deed in favour of the proposed purchaser.**

We trust the above report clarifies the position on the marketability in respect of the Property. If you require any further clarification, please do feel free to revert.

Yours truly,



**M/S. AGRAA LEGAL**  
*Advocates & Consultants*

**Disclaimer:**

*This report is subject to the following disclaimer. Our report is prepared and drafted based on the documents and information provided to us and on the basis of the existing laws. The documents are analysed based on the year of its execution and the law prevailing at the relevant point of time. We presume that the documents furnished to us are true photocopies of the originals and that the certified copies supplied to us are from the original extracts maintained in the government/ revenue offices. Where we have opined on the basis of any oral information, like the existence of litigation on the property, etc, we believe, in trust, that the said information furnished to us is true and correct and we could not have been furnished with any documents to support the said information.*

- 1. No comment with regard to the adequacy of the approvals, licenses, registrations obtained or to be obtained for the development and construction over the properties has been offered.*
- 2. This report does not comment upon the adequacy of stamp duty paid on instruments and/or documents in accordance with the applicable rates at the time of execution of the documents and valuation of the documents and/or transactions for the purposes of payment of stamp duty.*
- 3. This report may not be regarded as absolute and should not be relied upon as a substitute for a full set of indemnities, representations and warranties, conditions precedent, conditions subsequent and others that could be amenable and achieved from the respective owners of the properties.*

4. *The information provided in this report is subject to change based on any additional information that may be received subsequent to the date of this report.*
5. *Notwithstanding that any efforts may have been made to carry out an accurate search and inspection of records of the government and statutory authorities mentioned above, it is recommended that appropriate and suitable indemnities, representation and warranties are incorporated in the transaction documents.*
6. *We presume that there have been no changes in the title of the current owners to the immovable properties since the disclosure of documents and information furnished to us and we have not sought to update the information contained in this report.*

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