

RAJANI. J, B.A.L., LL.B.,

**ADVOCATE
9632932018
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**No. 139/140, 1st Floor
Veerapillai Street
Shivajinagar
Bangalore**

To

Dated 26.12.2022

**The Proprietor,
DS Max Properties,
Bangalore**

INVENTORY REPORT

I have examined the documents rendered for scrutiny and opinioned that the larger extent of land bearing Survey No.100, measuring 7 Acres 04 Guntas situated at Bheemanakuppe Village was granted to Yethappa @ Muniswamy S/o Hanumaiah which is evident by the Grant order No.75 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore dated 01.01.1965 and the same is evident from the Register VII - Assessment Register.

Thereafter, the said Muniswamy S/o Hanumaiah conveyed a portion of land bearing Sy No.100 measuring 5 Acres in favour of Muni Arasu Gowda & others through the registered Sale Deed on 23.09.1985 and the same is reflected in the extract of the Mutation Register bearing MR No.31/1984-85.

In the meantime, the Tahsildar Bangalore North Taluk had given notice to Sanaulla for the violation under 79 (A) & (B) Act vide No.LRF.(83).459/86-87 and the file was put up before the Assistant Commissioner, Bangalore North Sub-Division for further action. The case was initiated vide case No.LRF(83).K.453/1986-87 and after the proceedings the AC Court has order that No Violation was found in the said land and the same is reflected vide extract of the Mutation Register bearing MR No.1/2003-04.

Thereafter, the said Muni Arasu Gowda & others entered Sale Agreement with respect to land bearing Sy No.100, measuring 5 Acres in favour of Harinath and delegated their powers through the General Power of Attorney dated 19.06.1995. (But the Sale Agreement and GPA was not registered).

Thereafter, Muni Arasu Gowda & others represented by their GPA Holder Harinath conveyed the land bearing SyNo.100, measuring 4 Acres 09 Guntas in favour of R. Dayananda Reddy through the registered Sale Deed dated 18.10.1996 and the same is reflected vide extract of the Mutation Register bearing MR No.1/2003-04.



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Thereafter, R. Dayananda Reddy conveyed the land bearing Sy No.100, measuring 4 Acres 09 Guntas in favour of Chandrappa through the registered Sale Deed dated 07.03.2005 and the same is reflected vide extract of the Mutation Register bearing MR No.69/2004-05.

In the meantime, Chandrappa died and the said land was inherited by his son K.C.Kiran which is reflected in the extract of the Mutation Register bearing MR No.H11/13-14. (But the Genealogical Tree of Chandrappa and Death Certificate are not produced for perusal).

Meanwhile, the Bangalore Development Authority with an intension to form the residential layout had acquired some land which were notified through the preliminary notification and the Final Notification was published through the Gazette and the part of land bearing Sy No.100 measuring 3 Acres was acquired and as per notification the owners of land bearing Sy No.100 measuring 5 Acres is notified as Hanumakka W/o Junchappa, Muniarasegowda & others. But it is observed that the name of Chandrappa or his son K.C.Kiran name is not reflected in the said Notification - (need Clarification).

Thereafter, the said land bearing Sy No.100 measuring 2 Acres 36 Guntas was converted for residential purpose on 11.07.2017 through the Official Memorandum.

Subsequently, one Dr. K.C.Tarun brother of K.C.Kiran had relinquished his right over the said land bearing Sy No.100 measuring 2 Acres 36 Guntas which is evident from the registered Release Deed dated 12.07.2017.

It is observed that K.C. Kiran had entered into Sale Agreement with Nagaraj.K.V. and Ambika and the same was cancelled through the registered Cancellation of Sale Agreement on 31.08.2017. (But the Sale Agreement was not furnished for perusal).

Thereafter, K.C. Kiran & others conveyed the converted land bearing Sy No.100, measuring 2 Acres 36 Guntas in favour of Nagaiah & others through the registered Sale Deed dated 31.08.2017 and the same is reflected in the 11B- E katha. (But 9 & 11 A E-katha to be obtained).



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Consequently, the absolute owners of land bearing Sy No.100, measuring 2 Acres 36 Guntas, Nagaiah & others with an intension to construct the Residential Apartment had approached M/s DS Max Properties and the registered Joint Development Agreement was entered on 14.08.2020 and delegated their powers to the sake of development and obtained Sanction Plan and executed General Power of Attorney on the same day.

The Revenue records such as RTC, Hissa Tippani and Akarband is evident for the same.

The EC produced has a gap for the period 23.10.2007 to 31.03.2014, which is called for.

The Legal clearance for SBI for the land bearing Sy No.100 measuring 2 Acres 36 Guntas can be rendered subject to the production of the below mentioned documents.

List of Require documents with respect to Sy No.100 of Bheemanakuppe Village:

1. Extract of the RTC for the period from 2001-02 & 2002-03, 2016-17 to 2021-22.
2. Extract of the Index of Land and Record of Rights.
3. Atlas, Tippany, Hissa, Akarband and Survey sketch.
4. Full Gazette Notification dt:21.05.2008 & 18.02.2010.
5. Death Certificate of Chandrappa.
6. Genealogical Tree of Chandrappa.
7. Sale Agreement dated 13.10.2014 between K.C.Kiran and Nagaraj & another vide doc No.KEN-1-05828/2014-15, Stored in CD No.KEND577.
8. 9 & 11 A – E Katha issued by concerned authorities.
9. Tax Paid Receipt for the period 2022-23.
10. License and Sanctioned Plan issued by concerned authorities.
11. Commencement Certificate issued by concerned authorities.
12. NOC from concerned authorities.
13. RERA Certificate.
14. Sharing Agreement between Nagaiah & others and DS Max Properties.
15. It is observed that, Muni Arase Gowda & others had executed unregistered Sale Agreement and GPA in favour of Harinath, inturn



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Harinath had sold the said Sy No.100 in favour of Dayananda Reddy. –
(any confirmation deed from Muni Arase Gowda & others in favour of
Dayananda Reddy) – clarify.

16. As per notification the owners of land bearing Sy No.100
measuring 5 Acres is notified as Hanumakka W/o Junchappa,
Muniarasegowda & others. But it is observed that the name of
Chandrappa or his son K.C.Kiran name is not reflected in the said
Notification -Clarify

**Without perusing the documents in depth we cannot proceed in title
report with conclusion. After production of the above documents, legal
opinion will be rendered and I am attaching the Bill for my Profession
Charges and request you to clear the same as early as possible.**



J. Rajani
Advocate

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