

**TITLE DOCUMENT VERIFICATION REPORT**

**PROPERTY DESCRIPTION:**

All that piece and parcel of converted land bearing Katha No 403/1, Property No.28/P2, New No.162/1 situated at Byrathi village ,Bidarahalli Hobli, Bangalore east Taluk, Bangalore measuring to an extent of 2 Acres 15 Guntas and bounded on :

East by : Private Property

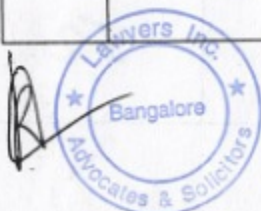
West by : Road.

North by : Land belonging to Deenarajini & R Munishamappa

South by : Land belonging to Sri. Thyagaraju.

**TABLE NO.1: DOCUMENTS SCRUTINIZED:-**

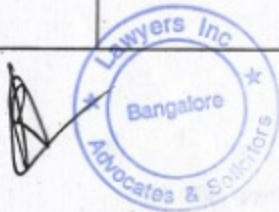
Sl.no	Date	Particulars	Page No.
1.	23/12/81	Order passed by the Land Tribunal, Hosakote bearing LRF No.936/1976-77, 690/1976-77, 691/1976-77 and 1181/1976-77	1-2
2	17/07/04	Partition deed effected in between Smt. Rathnamma W/O Late. Kempanna @ Ramaswamy, and Sri. B.R.Srinivas which is registered as Doc No. 10687/2004-05, Book No.1, Stored in CD No.62 , in the office of sub registrar, K.R.Puram, Bangalore.	3-19



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3		Mutation extract in MR NO.1/1989-90.	20
4	17/07/04	Mutation extract in MR NO. 20/2004-05	21
5		<ul style="list-style-type: none"><li>- Family tree of Sri.B.M.Kempanna and Smt. Rathnamma</li><li>- Mahagar report on the death of Sri. B.M Kempanna@ Ramaswamy.</li></ul>	22-24
6	22/09/17	Memorandum of deposit of title deed executed by Sri.B.R.Srinivas in favour of Andhra Bank which is registered as Doc No. BNS-1-08792-2017-18 Book No. 1, Stored in CD No. BNSD628, in the office of the sub-registrar, Banasawadi, Bangalore.	25-45
7		Karnataka Land Reforms Form No 10	46-47
8	09/07/04	Tax paid receipt issued by Bangalore zilla panchayat to Sri. B.R.Srinivas	48
9	30/04/10	Tax paid receipt issued by BBMP to Sri.B.R.Srinivas	49-50
10	02/09/09	Tax paid receipt issued by BBMP to Sri.B.R.Srinivas	51
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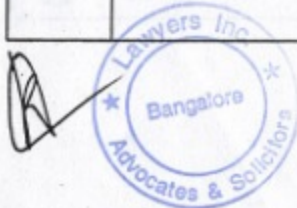
12	25/09/14	Release deed executed by Smt.R.Pushapavathi W/o Sri.M.Govind Raju in favour of Sri.B.R.Srinivas S/o Late. Ramaswamy @ Kempanna which is registered as Doc No. 10158/2014-15, Book No.1, Stored in CD No.330, in the office of the sub registrar, Banaswadi, Bangalore	53-60
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	07/02/15	Release deed executed by the Ms. Geethanjali & Ms. Grishma in favour of B.R Srinivas S/o Late. Ramaswamy @ Kempanna which is registered as Doc No. 18761/2014-15, Book No.1, Stored in CD No.351, in the office of the sub registrar, Shivajinagar (Banaswadi) Bangalore	61-71
b)			
	08/05/17	Release deed executed by Smt. Rathnamma in favour of B.R Srinivas S/o Late. Ramaswamy @ Kempanna which is registered as Doc No. 1618/2017-18, Book No.1, Stored in CD No.591, in the office of the sub registrar, Shivajinagar (Banaswadi) Bangalore	72-82
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		executed by Sri.B.R.Srinivas in favour of The Karnataka Bank Ltd. registered as DOC.No. 22000/04-05, Book No. 1, stored in CD No.KRIF85, in the office of sub registrar, Krishnarajpura, Bangalore	83-89
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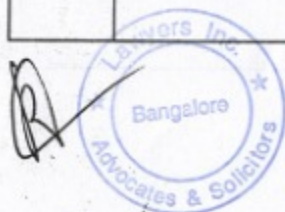




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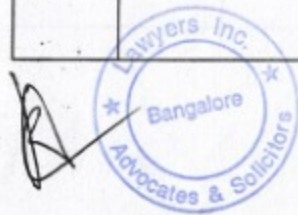
		CD No. BNSD431, in the office of the sub-registrar, basawanawadi, Bangalore	
17	31/03/17	Memorandum of deposit of title deed executed by Sri.B.R.Srinivas in favour of Andhra Bank which is registered as Doc No. BNS-1-17770/2016-17, Book No. 1, Stored in CD No. BNSD577, in the office of the sub-registrar, basawanawadi, Bangalore	126-137
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49	13/01/21	Official memorandum bearing No.174407	331-331

**TABLE NO.2: REFERENCE DOCUMENT:**

Sl.No.	Particulars	Page No.
1.	Memorandum of Deposit of Title deeds executed by Sri. B.R Srinivas in favour of M/s Dewan Housing Finance Corporation Ltd bearing Document No. BNS-1-01644/2017- 18 stored in CD No. BNSD591.	332-338

## **DOCUMENTS REFERRED ABOVE DISCLOSES AS HEREUNDER :**

Late Mr. Kempanna @Ramaswamy was the Tenant in respect of total extent of 5 acre of land comprised in Sy.No. 28/P2. The Said Mr. Kempanna@Ramaswamy has two sons and a daughter namely 1. Mr. Thyagaraju, Mr. B.R. Srinivas and Smt Pushpavathi. Smt Ratnamma is the wife of Late Mr.Kepanna@ Ramaswamy.

Late Mr. Kempanna @ Ramaswamy acquired ownership over the Subject Property through the occupancy rights granted by the Land Tribunal in case No. LRF





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No.936/1976-77,690/1976-77, 691/1976-77 and 1181/1976-77 vide order dated 23.12.1981.

Pursuant to the grant of occupancy rights by the Tribunal is evidenced by the copy of the certificate of registration in Form No 10 as per Rule 21. Mutation was carried out in the name of Late Kempanna by the Revenue Department vide M.R.No.1/1983-84. Mr. Kempanna expired on 06.08.1992. Only death Mahagar is produced. Subsequent to the demise of Late Mr. Kempanna, with the consent of his wife and two sons, the mutation was carried out in the name of Mr. Thyagaraju and Mr. B.R. Srinivas vide M.R.No. 1/89-90.

In the year 2004, Smt. Ratnamma and her two sons partitioned the property as evidenced by Registered Partition Deed dated 17/07/04. In the family partition, Mr. Thyagaraju and Mr. B.R.Srinivas were allotted equal share in the land measuring 5 acres comprised in Sy.No.28/P2. i.e. 2A-20G each.

On the basis of the partition, the mutation was also carried out in the name of the respective shares as evidenced vide MR. No.18/2004-05. However, Smt. Pushpavathi is not a party in the family partition.

Subsequent to the partition, Mr. B.R. Srinivas exclusively exercised his rights of ownership as evidenced by the creation of charge on the subject property in favour of the Karnataka Bank in respect of the financial assistance taken by him; paid taxes to Bengaluru Zilla Panchayath. After discharging the amounts borrowed from



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Karnataka Bank, Mr. B.R. Srinivas has also taken financial assistance from Andhra Bank from time to time by offering the land as collateral security. The security created in favour of Andhra Bank is registered before the office of sub-registrar Shivajinagar.

On 25.09.2014, Smt Pushpavathi, the only daughter of Late Kempanna has executed a release deed in favour of B.R. Srinivas S/o Late Kempanna @ Ramaswamy in respect of the subject land as such the rights if any held by Smt. Pushpavathi in respect of the subject land got extinguished in favour of Mr. B.R. Srinivas.

On 07.02.2015, Ms. Geethanjali & Ms. Grishma daughters of Sri. B.R Srinivas have executed a release deed in favour of their father i.e, B.R Srinivas S/o Late. Kempanna @ Ramaswamy in respect of the subject land as such the rights if any held by daughters in respect of the subject land got extinguished in favour of Mr. B.R. Srinivas.

However subsequent to the partition deed dated 17.07.2004, Smt. Rathnamma to morefully assure and relinquish all her rights over the subject land executed a release deed in favour of B.R Srinivas with respect to the subject land on 08.05.17.

Further the documents disclose that the subject land is converted for Non-agricultural purpose. During the conversion process, the phodi was carried out and new survey numbers was assigned to the subject land. The Subject land was assigned Sy.No.162/1. As per the survey report, the extent of the land shown is 2A-





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15G. Mutation was also registered in the name Perusal of the document reveal that vide mutation register extract MR.NO.H22 /2018-19 Sy.no 162 measuring total 5 Acres in that Sy.no 162/2 was allotted B.K.Thyagaraju to an extent of 2 Acres 20 Guntas , and Sy.no 162/1 was allotted to B.R.Srinivas to an extent of 2 Acre 19 Guntas including 4 Guntas of Kharab.

The registered documents listed above are all reflected in the Encumbrance register furnished to us. The R.T.C. in respect of the land is furnished from 1969-70 to 20.12.2022. There are no entries in the relevant columns of R.T.C. adverse to the interest claimed by the owner. We are also provided with the copies of endorsement issued by the office of Tahsildar, Assistant commissioner and KIADB. The endorsements so furnished confirm that there is no proceeding under the provisions of 79A & B of Land Reforms Act, PTCL Act and KIADB Act as per the records available in the respective offices.

However on receipt of an old Encumbrance certificate for the period 1990 to 1996 there was a transaction denoting an sale deed executed by Shivram B.M in favour of One indru. Later on after taking consent by Mr.B.R Srinivas, paper publication was issued to ascertain any third party claims vide Paper Publication in The Times of India Newspaper and Vijaya Karnataka dated 19.08.2021, pursuant to the paper publication objection was received by one Tarun I Kriplani vide letter dated 28.08.2021 claiming the title over the property by sale deed dated 19.09.1995 as stated supra, So in order get the same cancelled and declare that the same not



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binding on Mr. B.R Srinivas, he filed a suit in O.S No. 75/2022 against Tarun I Kriplani & Others (Family members on Indru and B.M Shivram) seeking for the relief of declaration and injunction wherein the said matter came to an end vide compromise between the parties and in the terms of compromise the said suit was decreed and the defendants therein had agreed that B.R Srinivas is the absolute owner of the subject property.

Further Mr. Tarun I Kriplani S/o Late Indru had also filed a suit in O.S No.846/21 seeking for the relief of permanent injunction based on the sale deed dated 19.09.1995 executed by the Sri. B.M Shivaram in favour of his father the said suit came to be withdrawn in the view of settlement entered between the parties in O.S No.75/2022.

### **CONCLUSION:**

The documents listed above discloses that the Subject Property comprised Sy.No.162/1 (new), 28/P2(old) measuring 1,06,000 Sq.ft. in Byrathi Village is standing in the name of Mr. Srinivas B.R. S/o late Mr. Kempanna@Ramaswamy. The documents further discloses that Mr. B.R.Srinivas exercised his rights of ownership over the property. The authorities have collected the tax in the name of Mr. B.R. Srinivas in respect of the property. The register of encumbrance for the period of more than 30 years do not indicate independent rights of any other person in respect of the subject property except the one referred supra. The documents listed





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above do not indicate any dispute or claim from any third person. Under these circumstances, we are of the considered opinion that the Present owner is the absolute owner in possession and enjoyment of the property and thus holds marketable title to the property.

## **CHARGE ON THE PROPERTY:**

The documents disclose that the property is subjected to the charge created in favour of (M/s Andhra Bank earlier) now Union Bank of India.

The Union Bank of India has vide Sanction/Approval letter dated 08.09.2021 has issued NOC to the land owner to enter into JDA with M/s VDB Infra & Realty Pvt Ltd

## **Disclaimer:**

The opinion is expressed only on the basis of the documents furnished to us and we have not carried out any search or verification of the authenticity of the documents in the relevant departments.

Thanking you,

Yours faithfully,



**K.R. Krishnamurthy**

Advocate

Lawyersinc

Advocates & Solicitors

Bengaluru

Date:

Housiey.com



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001

To,

**M/s. VDB INFRA AND REALTY PRIVATE LIMITED,**

A company incorporated under companies Act 1956,

Office at 842/A, 100 Ft Road,

Indiranagar, Bangalore-560 038.

**Subject:** Marketable title to land bearing Sy.No.161/2 of Byrathi Village Bengaluru North Taluk measuring 0-21 guntas.

**DESCRIPTION OF PROPERTY**

All that piece and parcel of residentially converted vide OM No.509223, dated 17.7.2023, undeveloped vacant land bearing New Sy.No.161/2 (old Sy.No.28, later Sy.No.28/3, Subsequently Sy.No.28/6, later assigned as Sy.No.161), measuring 0 Acre - 21 Guntas, situated at Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, with boundaries as per the conversion podi sketch:

East : Land in Sy.No.114 & 119  
West : Land in Sy.No.162, Sy.No.161/1 & thereafter Road  
North : Land in Sy.No.161/1  
South : Land in Sy.No.115, 111 & 112

Present land owner: **Mr. PRAMODH ANAND**



No. 15/2, V.S. Raju Road, 12th Block, Kumara Park West, Bengaluru-560 020.

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**LIST OF DOCUMENTS FURNISHED FOR SCRUTINY:-**

SL.NO	PARTICULARS
1.	Grant Certificate in Form No.1
2.	Index of Land Record
3.	Registered Sale deed dated 25.04.1951 bearing Document No.279/1951-52, executed by Sri. Munishamappa in favor of Smt.Lakshmamma, before the office of Sub-registrar, Hosakote.
4.	Registered Sale deed dated 23.11.1955, bearing Document No.2002/1955-56, executed by Smt. Lakshmamma in favor of Smt.Eramma, before the office of Sub-registrar, Hosakote.
5.	Registered Sale deed dated 22.02.1965, bearing Document No.3529/1964-65, executed by Smt.Eramma in favor of Sri.Chikkanna, before the office of Sub-registrar, Hosakote.
6.	Registered Sale deed dated 02.08.1965, bearing Document No.1594/1965-66 executed by Sri.Chikkanna in favor of Smt.Deena Ranjani, before the office of Sub-registrar, Hosakote.
7.	Order passed by the District Land reforms Appellants Authority, Bengaluru in LRF No.1512/86 dated 12.5.1988.
8.	Occupancy certificate (Form 10) dated 8.11.1991.



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9.	Registered Sale deed dated 20.12.2022, bearing Document No.12666/2022-23 executed by Smt.Deena Ranjani & another in favor of Sri.Pramodh Anand, before the office of Sub-registrar, Shivajinagar (Indranagar).
10.	Record of Rights from 1968-69 to 2022-23
11.	Encumbrance certificate from 1.4.1935 to 31.3.1965
12.	Encumbrance certificate from 1.4.1964 to 31.7.1986
13.	Encumbrance certificate from 31.7.1986 to till date – to procure
14.	MR No.2/91-92
15.	IHC No. 2/91-92
16.	MR No.T4/12-13
17.	MR.No.H14/2021-22
18.	Original (Mulla) Tipani w.r.t Sy.No.161
19.	Pakka Book w.r.t Sy.No.161
20.	Village map.
21.	Revenue Sketch & Arkarbandh.
22.	Conversion order bearing No.509223, dated 17.7.2023.
23.	MR.No.T2/2023-24
24.	Katha certificate in favor of Sri.Pramodh Anand w.r.t Sy.No.161/2
25.	Katha extract in favor of Sri.Pramodh Anand w.r.t Sy.No.161/2
26.	Tax paid receipt for the year 2023-24

*Pramodh*  
Lawyers  
★ Bangalore

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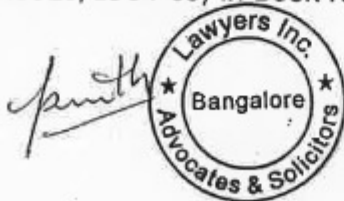
**BRIEF EXPLANATION ON FLOW OF TITLE:**

Originally land was part of the larger extent land comprised in Survey No.28 (old) of Byrathi Village, Bidarahalli Hobli, Bengaluru. Out of the larger extent, an extent of 5-00 acre comprised Sy.No.28, Block 3, was granted in favor of one Late Sri. Munishamappa S/o Chikkaramanna vide grant order dated 12.06.1939. Index of Land records reflect the name of Munishamappa vide RR No.303.

Sri.Munishamappa S/o Chikkaramanna during his possession and enjoyment alienated the entire extent of 5 acre comprised in Sy.No.28 (later assigned with new number as Sy.No.28/3), in favor of one Smt. Lakshamma D/o Doddakunte Venkatesh vide Sale deed dated 26.04.1951, registered before the sub-registrar Hosakote as Document No.279/1951-52, in Book No.I, Vol.728, at pages 37-38. Encumbrance certificate also reflects the aforesaid sale transaction.

Subsequently, Smt. Lakshamma D/o Doddakunte Venkatesh has sold the entire extent of land in Sy.No.28/3 in favour of one Smt.Eramma D/o Late Narasamma vide Sale deed dated 25.11.1955, registered in office of Sub-registrar, Hosakote as Document No.2002/1955-56, in Book No.I, Vol.837, at page 242-244. Encumbrance certificate also reflects the aforesaid sale transaction.

Smt Eramma D/o Late Narasamma has further alienated the entire extent of five acres of land in Sy.No.28/3 in favour of one Sri.Chikkanna S/o late A.P.Rajappa vide sale deed dated 22/2/1965 registered in the office of Sub-registrar, Hosakote as Document No.3529/1964-65, in Book No.I, Vol.1109 pages 228-230.



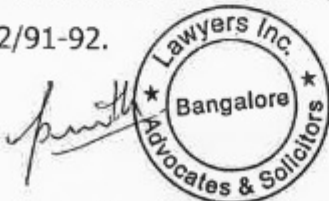


Sri.Chikkanna S/o late A.P.Rajappa under the Sale deed dated 02.08.1965 registered in the sub-registrar Hosakote as Document No. 1594/1965-66, in Book.No.I, vol.328 at pages at pages 199 to 201 alienatd the entire extent of land in favour of one Smt. Deena Ranjani W/o. Sri.Dr.V.Umapathy.

The land in Sy.No.28/3 was reassigned with new Survey number 'Sy.No.28/6', and thereafter, during Smt. Deena Ranjani's possession and enjoyment of the entire extent 5-00 Acre in new Sy.No.28/6, R. Munishamappa S/o Ramanna filed Form No.7 before the land Tribunal in respect of land in new Sy.No.28/6 measuring 5-00 Acre claiming tenancy rights before the land Tribunal but the same was rejected.

Thereafter Sri.R.Munishamappa filed an appeal bearing LRF No.1512/86 before the District Land Reforms Appellate Tribunal, Bengaluru., After holding enquiry, Appellate Tribunal has passed the Order dated 12.5.1988, holding that, Late Sri.R.Munishamappa was tenant in respect of land in Sy.No.28/6 measuring 2A-20G towards Southern Side of the total extent of 5-00 Acre and the remaining extent of 2 acre 20 guntas situated on the Northern Side of the total extent of 5-00 Acre continued to vest in the name of Smt. Deena Ranjani. Accordingly Occupancy Certificate - Form 10, was granted in favor of Munishamappa S/o Ramanna to an extent of 2 Acre 20 Guntas in Sy.No.28/6 on 8.11.1991.

Subsequent to the grant of Occupancy rights and after the death of Sri.R.Munishamappa, the Mutation was carried out in the revenue register in the name the eldest son of R.Munishamappa i.e. B.M.Shamanna vide MR No. 2/1991-92 & IHC No.2/91-92.



No. 15/2, V.S. Raju Road, 12th Block, Kumara Park West, Bengaluru-560 020.

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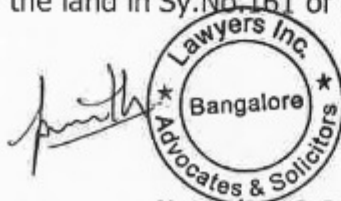
Original Tipani dated 9.8.2012 reflects that land bearing Sy.No.28/6 was assigned new Sy.No.161, Pakka book outlines the sketch of the subject land. Pursuant to the assignment of new number, Mutation was carried out vide MR.No.T4/2012-13, however we have noted that, the said MR No.T4 /2012-13 reflects total extent in Sy.No.161 is 5-00 Acre, but only 4A-00G is reflected as occupied. As per mutation, the following persons are holding the land in new Sy.No. 161. The extent of land in possession of each person is also reflected in the table below;

Person in possession	Extent	Sy.No.
Deena Ranjani	0000000	161/*/*
Savithri	1A-36.8G	161/*/*
Venkatapathi	0A-23.08G	161/*/*
B.S. Suresh	1A-20G	161/*/*
Total Extent	4A-00G	

Though the name of Smt.Deena Ranjani is reflected in the R.T.C. the belonging to Smt Deena Ranjini is not reflected.

We are further given to understand that, even though records discloses that Smt. Deena Ranjani hold title, to an extent of 2 Acre 20 Guntas in Sy.No.161, but Late R.Munishamappa was in actual possession of 3 Acre 20 guntas of land in old Sy.No.28/6 (new Sy.No.161) i.e., Late R.Munishamappa acquired ownership over 2A-20G of land by virtue of the grant of occupancy rights by the Land reforms Appellate authority & 1A-00G was in his occupation as against the interest of the true owner Smt.Deena Ranjani.

Further on perusal of the R.T.C. for the year 2013-14 the details of the persons holding the land in Sy.No.161 of Byrathi Village is as hereunder;



No. 15/2, V.S. Raju Road, 12th Block, Kumara Park West, Bengaluru-560 020.

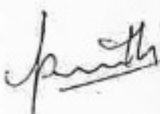

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NAME	EXTENT	MR	REMARKS
Savithri W/o B.M.Shamanna	1A-36.08	MR 2/04-05 (Partition)	RRT BH IHC 7/04-05 dated 2.8.04
Venkatapathi S/o Late Bachhappa	0A-23.08G	MR 5/04-05 4.10.04 (Partition)	
B.S. Suresh S/o Late B.M.Subbanna	1A-20G	MR T11/12-13 2.1.13 (conversion)	R.A. No.32/08-09
Munishwamappa	0A-30G	MR H1/2013-14 8.7.2013	
B.S. Suresh S/o Late B.M.Subbanna	0A-08G	MR H1/2013-14 8.7.2013	
Vinod Kumar S/o B.M.Somashekar	0A-02G	MR H 1/13-14 8.7.2013	
Total	5A-00G		

Further we are given to understand that, Smt.Deena Ranjani orally relinquished her rights in respect of additional extent of 1 acre favour of the family of Late Munishamappa, but in actuality Smt.Deena Ranjani has not executed nor has she registered any document, as such, the title to the property has not been transferred to any of the members of the family of late Munishamappa.

As per the R.T.C. entries for the year 2013-14, 30 guntas of land is shown in the name of R.Munishamappa balance extent out of the total extent of 5 acres was shown in the name of other family members or their alienees. We are given to understand that, with the consent of their family members, the R.T.C. entries in the name of Late R.Munishamappa is mutated in the name of Mr. Arun Kumar who is the grandson of Late R.Munishamappa pursuant to MR H 14/21-22 dated 14.06.22. Thus, the entries in the R.T.C. for the year 2013-14 is as hereunder;

No. 15/2, V.S. Raju Road, 12th Block, Kumara Park West, Bengaluru-560 020.

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NAME	EXTENT	MR	REMARKS
Savithri W/o B.M.Shamanna	1A-36.08	MR. No. 2/04-05 (Partition)	RRT BH IHC 7/04- 05 dated 2.8.04
Venkatapathi S/o Late Bachhappa	0A-23.08G	MR 5/04-05 4.10.04 (Partition)	
B.S. Suresh S/o Late B.M.Subbanna	1A-20G	MR T11/12-13 2.1.13 conversion	R.A. No.32/08-09
B.S. Suresh S/o Late B.M.Subbanna	0A-08G	MR H1/2013-14 8.7.2013	
Vinod Kumar S/o B.M.Somashekar	0A-02G	MR H 1/13-14 8.7.2013	
Arun B.S. S/o Late B.M. Shivaram	0A-30G	MR H 14/21-22 14.06.22 (Inheritance)	
Total	5A-00G		

The present owner Mr. Pramodh Anand has purchased 0.21 Guntas of land out of the total extent of 30 guntas in possession of Mr. Arun Kumar S/o Shivaram (Grandson of Late R.Munishamappa) from Smt.Deena Ranjini. The sale deed has been executed by Smt.Deena Ranjini through her power of attorney and Mr. Arun S/o Shamanna has also subscribed to the sale deed as Vendor No.2 in the Sale deed dated 20.12.2022.

Pursuant to the Register Sale deed dated 20.12.2022, mutation came to be effected in favor of Mr. Pramodh Anand vide MR.No.H14/2021-22 dated 11.5.2022 and his name is reflected in the RTC for the year 2022-23.

Subsequent to the Sale deed dated 20.12.2022 in favour of Mr.Pramodh Anand, the Sy.No.161 is subjected to Phodi, conducted by Assistant Director of Land Records & Survey Settlement (ADLR), Bengaluru. Pursuant to Phodi, the subject land is assigned new Sy. No. as 161/2.





The land in Sy.No.161/2 measuring to an extent of 00 Acre 21 guntas, is permitted to be used for non-agricultural (residential) purpose vide official memorandum bearing No. 509223 dated 17.7.2023. Pursuant to conversion, Mutation bearing MR.No.T2/2023-24 dated 17.7.2023 came to be effected. The Katha in respect of the property is registered in the name of the Present Owner. The BBMP has also issued the Katha certificate dated 25.7.2023 in the name of Mr. Pramodh Anand

**Conclusion :**

On analysis of the above-referred copies of the documents, our conclusion is that, the title of the present owner is clear and marketable. The register of encumbrance does not reflect any other right or interest created in respect of the land.

**Disclaimer:**

*Our opinion is based on only the Photocopies of the documents furnished to us. We have not scrutinized originals.*

  
**Mr. Prashanth Aradhy** A.C

Associate

M/s. Lawyers Inc

Advocates and Solicitors

Bengaluru

Date: 29.7.2023

