

# PVR LEGAL ASSOCIATES

Chamber: #33, 4<sup>th</sup> Floor, Sai Venkataram, Annaswamy Mudiliar Road, Opposite Ulsoor Lake, Bangalore-560042.

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Date: 05-06-2022

## TITLE REPORT

### **A. DESCRIPTION OF PROPERTY**

All that piece and parcel of the immovable property bearing Survey No 174/1A, situated at Bilekahalli Land, Begur Hobli, Bangalore South Taluk, measuring to an extent of 1 acre 3 guntas (inclusive of 23 guntas of kharab a and b land) and bounded as follows:

East by: Bannerghatta Road and Private Property

West by: Sy No 174/1B

North by: Sy No 174/1B

South by: Lagu Channel

Hereinafter referred to as the "Schedule Property".

### **B. DISCLAIMER**

The information in this title report is derived solely from a review of the available documents and the information furnished to us and, except to the extent specifically stated herein, has not been independently validated in any statutory or other offices. Except where apparent from the available documents, we have assumed that (a) all copies provided to us conform to the originals and are accurate and complete; (b) where relevant, all documents provided to us were validly authorized and executed so that they are valid and binding on each party thereto and (c)

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apart from available documents, there are no other relevant documents or information that would impact our findings in this title report.

### **C. DOCUMENTS EXAMINED**

In connection with the above, we have been provided with and have examined photocopies of the following documents:

<b>No.</b>	<b>Particulars</b>
1	Development Agreement dated 22-4-2005 executed by Satyanarayana Reddy, Vishnu Hari Goenka and Shantha Bai in favour of M/s Deviram Properties.
2	Official Memorandum (Conversion Order) dated 11-12-2008 issued by the Deputy Commissioner for Sy No 174/1A.
3	Letter issued by Bangalore Development Authority dated 6-7-2006 granting permission for Change of Land Use from Industrial to Residential for Sy No 174/1A.
4	Katha Extract issued by the BBMP.
5	Katha Certificate issued by the BBMP.
6	Illegible Version of RTC from 1982-1984.
7	Illegible Version of RTC from 1985-1987.
8	Illegible Version of RTC from 1990-1995.
9	Illegible Version of RTC from 1997-2000.
10	7,7a Certificate issued by the Tahsildar.
11	Index of Lands for Sy 174/1A
12	Illegible version of Record of Rights.
13	Sketch issued by the Taluk Surveyor

14	Illegible version of the Village Map
15	Encumbrance Certificate from 15-2-1957 to 31-03-2004
16	EC from 1-4-2004 to 05-06-2022
17	Last Will and Testament of B V Rajagopal
18	Copy Sale Deed dated 10-2-1986 executed by Shri B.S.Bhaskar Rao and Shri.B.R.Muralikrishna Rao in favour of Shri Sathyanarayana Reddy, Vishnu Goenka and Shantha Bai.
19	Copy of the Sale Deed dated 14-9-1959 executed by Rajagopal Naidu in favour of Chengaiah.
20	Copy of the Sale Deed dated 14-10-1959 executed by Chengaiah in favour of Ruby Rubber Works.
21	Copy of Application for NOC from Airports Authority of India dated 12/12/2006.
22	Copy of NOC issued by AAI dated 17-2-2007
23	Copy of NOC issued by the Karnataka State Pollution Control Board dated 7-9-2007.
24	Copy of Clearance dated 8-6-2006 issued by BSNL
25	Copy of NOC issued by Bescom dated 27-10-2006
26	Copy of NOC issued by Karnataka State Fire and Emergency Services dated 27-3-2007
27	Copy of NOC issued by BWSSB to Sri Sathyanarayana Reddy dated 16-3-2007.
28	Copy of letter issued by BWSSB dated 27-12-06 .
29	Copy of the Gift Deed dated 10-10-2014 executed by

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	Mr.Vishnu Goenka in favour of Mr.Rahul Goenka bearing Document No. RRN-1-03498-2014-15, Book 1, RRND145 registered in the Office of the Sub-Registrar, Rajarajeshweshwari Nagar (Jayanagar).
31	Copy of the Gift Deed dated 10-10-2014 executed by Mr.Vishnu Goenka in favour of Mr.Anand Goenka bearing Document No. RRN-1-03499-2014-15, Book 1, RRND145 registered in the Office of the Sub-Registrar, Rajarajeshweshwari Nagar (Jayanagar).
32	Tax Paid Receipt for the year 2022-23

**D. COMMENTS BASED ON DOCUMENTS EXAMINED:**

1. Whereas originally the property bearing Sy No. 174 totally measuring 7 acre 31 Guntas and 1 acre 6 guntas kharab belonged to the Joint Family of one Venugopal Naidu, Rajagopal Naidu and Purushotham Naidu. None of them had got any issues.
2. However Venugopal Naidu died leaving behind him his wife Akkayamma. The said Purushotham Naidu died leaving behind his wife Gangubayamma.
3. Subsequently, Smt. Akkayamma relinquished all her right title, title and interest in favour of Gangubayamma and Rajagopal Naidu, vide Release Deed dated 26.12.1951 vide Registration No. 2076/1951-52.
4. It appears that there was a settlement between Gangubayamma and Rajagopal Naidu in OS No 9/1946 before the Hon'ble District Judge Civil Station Bangalore, as per the terms of which the said property bearing Sy No 174 totally measuring 7 acre 31 guntas and 1 acre 6 guntas kharab was allotted to the share of Rajagopal Naidu.
5. The said Rajagopal Naidu conveyed an extent of 7 acre 11 guntas and kharab of 0-23 guntas in favour of Sri Chengaiah vide Sale Deed dated

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14-09-1959, vide registration no 2794/1959-60 and retained the remaining extent of 0-20 guntas and 0-23 guntas kharab in Sy No 174.

6. Out of the said extent of 7 acre 11 guntas and Kharab of 0-28 Guntas was conveyed by Sri Chengaiah in favour of Ruby Rubber Works vide Sale Deed dated 14-10-1959, vide registration no. 3272/1959-60. On sale of the said property remaining extent of 0-20 guntas along with 0-23 guntas kharab was retained by Sri Rajagopala Naidu.

7. It appears that the property bearing Sy No 174 was sub-divided and phodied by assigning Sy no 174/1A, 1B and 174/2. The property purchased by Ruby Rubber Works was assigned with the following numbers and measurements.

a) Sy No 174/1B- 3 Acre 29 Guntas + 0-18 Guntas Kharab= 4 acre 7 guntas

b) Sy No 174/2- 3 acre 22 Guntas + 0-08 Guntas Kharab= 3 acre 30 guntas

= 7 Acres 11 Guntas + 0-26 Guntas Kharab

= 7 Acre 37 Guntas

The property regained by Rajagopala Naidu in Sy No 174/1A measured 0-20 Guntas and 0-23 Guntas Kharab, totally measuring 1 acre 3 guntas.

8. The said Rajagopala Naidu and his brothers Late Venugopala Naidu and Late Purushotham Naidu had no brothers. Since Smt. Akkayamma wife of Late Venugopala Naidu released the property in favour of Rajagopala Naidu and since the wife of Late Purushothama Naidu bt name Gangubayamma died intestate and issueless, they said Rajagopala Naidu acquired the said property by survivorship. Hence, he acquired absolute the said property by survivorship. Hence, he acquired absolute right, title and interest in respect of the said property bearing Sy.No. 174/1A measuring 0-20 Guntas and 0-23 Guntas Kharab, totally measuring 1 Acre 3 Guntas. The said Rajagopala Naidu executed a Will dated 2.3 1983 vide registration No. 219/1982-83. As per the terms of which the said Rajagopala Naidu bequeathed the said property in favour of Bhaskar

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Rao and Muralidhara Rao . The said Rajagopala Naidu died on 4.2 1984 as per Goneka and Shantha Bai as per the terms of the Sale Deed dated 10.2.1986 vide registration No. 720/1986-87. Mutation was also made out in their favour vide M.R.No.61/1986-87. The said property was converted for non-agricultural residential purpose vides Conversion order dated 11.12.2008 vide No.ALN.SR(S): 181/2005-06. While converting the said property an extent of 0-20 Guntas and 0-17 Guntas A Kharab totally measuring 0-37 Guntas was converted and the remaining extent of 0-06 Guntas was reserved as B Kharab. Hence, Sathyanarayana Reddy, Vishnu Goneka and Shantha Bai acquired the converted land property bearing Sy.No. 174/1A measuring 0-37 Guntas situated at Bilekahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore, now bearing BBMP Katha No.425/Sy.No.174/1A, Bilekahalli Dhakle, Doresani Palya, Arakere Sub Division, BBMP, Bangalore. The Katha is also made out on the file of BBMP as per the Katha certificate and katha extract produced dated 3/5/2010 . The upto date tax paid to the BBMP has to be produced and as per the endorsement produced there are no tenancy claims over the Schedule Property.

9. Sri Satyanarayana Reddy, Sri Vishnu Hari Goenka and Smt Shantha Bai entered into a unregistered Development Agreement dated 22-4-2005 with M/s Deviram Properties represented by its managing partner Dr.T.Sasidhar Reddy.for development of the Schedule Property.

10. Whereas a Gift Deed dated 10.10.2014 bearing Document No RRN-1-03499-2014-15 BOOK 1, CD No. RRND145 has been executed Mr.Vishnu Goenka in favour of Mr.Anand Goenka for 25% of his 1/3<sup>rd</sup> share in the Schedule property and Gift Deed dated 10.10.2014 bearing Document No. RRN-1-03498-2014 , Book 1, CD No.RRND145 for 25% of his 1/3<sup>rd</sup> share in the Schedule property. Whereas both the Gift Deeds have been registered in the Office of the Sub-Registrar, RR Nagar (Jayanagara). Whereas by these two Gift Deeds, the right, title and ownership of 50% of the 1/3<sup>rd</sup> share Mr.Vishnu Goenka in the Schedule property have passed to Mr.Anand Goenka and Mr.Rahul Goenka.

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11. Whereas the Encumbrance Certificate has been produced from 15-2-1957 to 5-6-2022 and it can be observed that with the exception of the Gift Deeds dated 10.10.2014 there is no transaction on the property in the abovementioned period.
12. Whereas the upto date Tax Paid Receipts have been produced and it can be observed that the property taxes have been paid upto date.
13. Whereas the latest Katha Certificate and Extract has been produced which reflects the names of Sathyanarayana Reddy, Vishnu Goenka. Shantha Bai, Rahul Goenka, and Anand Goenka.

**E. TITLE REPORT:**

On a perusal of all the documents furnished to us and our observations as above, I am of the opinion that Mr. Satyanarayana Reddy, Mr. Vishnu Goenka, Mr. Anand Goenka, Mr. Rahul Goenka and Mrs. Shantha Bai have a clear and marketable title to the property.

*Venkata R.*  
**ADVOCATE**

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