



Jayanth Pattanshetti Associates LLP
ADVOCATES

Partner

Jayanth M. Pattanshetti

Title Report

File No: 201/24
Date: 05-12-2024

To,
M/s. SBR Marathon,
Survey No.24/5, Kadugodi – Hosakote Main Road,
Seegehalli Village, Bidarahalli Hobli,
Bengaluru – 560 067.

Sirs,

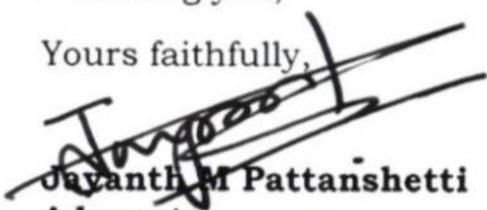
Sub: Scrutiny and Title Report with respect to the [1] Property bearing PID No. 150200401300220888, Property No. 60/18 [earlier bearing **Survey No. 60/18** (earlier being portion of Survey No. 60/2), measuring 37 ½ guntas excluding 1 ¼ gunta of kharab land (converted vide Official Memorandum No. 421241, Order No. ALN(EBK)SR-118/22-23 dated 05/01/2023, issued by the Deputy Commissioner, Bengaluru urban District, Bengaluru)] and [2] Property bearing PID No. 150200401300220890, Property No. 60/19 [earlier bearing **Survey No. 60/19** (earlier being portion of Survey No. 60/17, much earlier being portion of Survey No. 60/2), measuring 39 ¾ guntas excluding 2 guntas of kharab land and (converted vide Official Memorandum No. 421186, Order No. ALN(EBK)SR-117/22-23 dated 05/01/2023, issued by the Deputy Commissioner, Bengaluru urban District, Bengaluru)], both situated at Kattamnallur Village, Bidarahalli Hobli, Bengaluru East Taluk.

The title search with respect to the property mentioned here above is being furnished by us at your request to assist in finalizing the proposed transaction by you. After you have reviewed the title search report you must include the prior title evidences, necessary representations, warranties and covenants you find necessary from your analysis of the transaction.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,


Jayanth M. Pattanshetti
Advocate



Encl: Title Search Report



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ADVOCATES

Continuation Sheet

No. 2

1. Description of the property

1.1. All that piece and parcel of the [1] Property bearing PID No. 150200401300220888, Property No. 60/18 [earlier bearing **Survey No. 60/18**, earlier being portion of Survey No. 60/2, measuring 37 ½ guntas excluding 1 ¼ gunta of kharab land (converted vide Official Memorandum No. 421241, Order No. ALN(EBK)SR-118/22-23 dated 05/01/2023, issued by the Deputy Commissioner, Bengaluru urban District, Bengaluru)] and [2] Property bearing PID No. 150200401300220890, Property No. 60/19 [earlier bearing **Survey No. 60/19**, earlier being portion of Survey No. 60/17, much earlier being portion of Survey No. 60/2, measuring 39 ¾ guntas excluding 2 guntas of kharab land and (converted vide Official Memorandum No. 421186, Order No. ALN(EBK)SR-117/22-23 dated 05/01/2023, issued by the Deputy Commissioner, Bengaluru urban District, Bengaluru)], both situated at Kattamnallur Village, Bidarahalli Hobli, Bengaluru East Taluk, which are conjoint to each other and forms a composite block and the composite property is bounded on the:

East by : Remaining portion of land sold to Ramanna
(Part of Survey No. 60/17 & 60/2);

West by : Road;

North by : Property bearing Survey No. 60/1; and

South by : Property bearing Survey No. 60/3.

2. Chain of Title Information

<u>Sl. No.</u>	<u>Date of Instrument</u>	<u>Transferor/s</u>	<u>Transferee/s</u>	<u>Obtained by virtue of</u>
1.	--		Smt. Akkayamma, wife of Sri. Saadappa	--
2.	--		Sri. Munivenkatappa, son of Sri. Doddamunishappa and others	ancestral
3.	21/07/1995	Sri. Munivenkatappa, son of Sri. Doddamunishappa and others	Smt. Munithayamma, daughter of Sri. P.N. Appanna Reddy	Sale Deed





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 3

4.	21/07/1995	Sri. Munivenkatappa, son of Sri. Doddamunishappa and others	Sri. P.A. Venkatesh Reddy, son of Sri. P.N. Appanna Reddy	Sale Deed
5.	12/12/2002	Smt. Munithayamma, daughter of Sri. P.N. Appanna Reddy and Sri. P.A. Venkatesh Reddy, son of Sri. P.N. Appanna Reddy	G. Shashikanth, son of Late Gangappa	Sale Deed
	--	--	Sri. Chikkamunishamappa	ancestral
6.	--	Sri. Chikkamunishamappa	Smt. Mariyamma (wife of Sri. Chikkamunishamappa) and others.	Inheritance
7.	21/07/1995	Smt. Mariyamma (wife of Sri. Chikkamunishamappa) and others.	Sri. K. V. Muniswamy and Sri. Devji Keshavalal Patel	Sale Deed
8.	21/07/1995	Smt. Mariyamma (wife of Sri. Chikkamunishamappa) and others.	Sri. Gangadhar Valji Patel	Sale Deed
9.	13/12/2002	Sri. K. V. Muniswamy and Sri. Devji Keshavalal Patel and Sri. Gangadhar Valji Patel	G. Shashikanth, son of Late Gangappa	Sale Deed
10.	13/12/2002	Sri. K. V. Muniswamy, Sri. Devji Keshavalal Patel and Sri. Gangadhar alias Gangadhar Valji Patel	G. Shashikanth, son of Late Gangappa	Sale Deed
11.	07/03/2022	G. Shashikanth, son of Late Gangappa	M/s SBR Marathon	Joint Development Agreement

3. Discussion on Title

- 3.1. On perusal of the documents furnished to us for scrutiny, it is observed that the then land bearing Survey No. 60/2, measuring in 2 acres 2 guntas (excluding 2 guntas of kharab land), situated at Kattamnallur Village, Bidarahalli Hobli, Bengaluru East Taluk (in short "Survey No. 60/2") was originally owned and possessed by one Smt. Akkayamma, wife of Sri. Saadappa. The Party has not furnished the documents to show how the said Smt. Akkayamma acquired title to the said property. However, the name of Smt. Akkayamma, wife of Sri. Saadappa is entered as the owner of the Survey No. 60/2 in the Index of Lands





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 4

and the Hissa Tippyany as the owner thereof from the year 1942. Hence, it can be construed that Smt. Akkayamma, wife of Sri. Saadappa owned and possessed the land bearing Survey No. 60/2 as the owner thereof

- 3.2. From the documents furnished, it is observed that Smt. Akkayamma has two sons namely, Sri. Doddamunishamappa and Sri. Chikkamunishamappa, we had sought for the family tree of Smt. Akkayamma which is not furnished us for scrutiny. In the absence of the said family tree we cannot ascertain the children of Smt. Akkayamma. However, by virtue of the Release Deed dated 07/02/1997, Sri. Chikkamunishamappa took the southern portion of the Survey No. 60/2 measuring 1 acre 2 ½ guntas and other properties to his share and released and relinquished all his right, title and interest in the other family properties in favour of his brother Sri. Doddamunishamappa. The said Release Deed is registered vide Document no. 3113/1978-79 of Book I, Volume 1560 at Pages 49 to 52 in the office of the Sub-Registrar, Hoskote and the copy of the same could be evidenced from **Document No. 1.**
- 3.3. Thus, Sri. Doddamunishamappa became the owner of the northern portion of the Survey No. 60/2 measuring 01 acre 1 ½ guntas and Sri. Chikkamunishamappa became the owner of the southern portion of the Survey No. 60/2 measuring 01 acre 2 ½ guntas.

Discussion of title of Sri. Doddamunishamappa

- 3.4. From the RTC's for the period 1984-85 to 1993-94 it is observed that the name of Sri. Munivenkatappa, son of Sri. Doddamunishamappa is entered as the owner of the portion of the Survey No. 60/2 measuring 1 acre 1 ½ guntas with reference to the Mutation Register extract vide No. 4/88-89. We have not been furnished the title deeds to how Sri. Munivenkatappa acquired title to the same from his father, Sri. Doddamunishamappa.
- 3.5. By the Sale Deed dated 21/07/1995, Sri. Munivenkatappa, son of Sri. Doddamuniswamappa, along with his children, Sri. Ramanna, Munirathamma, Sri. Lakshmana, Smt. Akkayamma and Ms. Sumithra (being minor, represented by her father and natural guardian, Sri. Munuvenkatappa)





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 5

conveyed the portion of the Survey No. 60/2 measuring 20 guntas [eastern portion of the northern portion] in favour of Smt. Munithayamma, daughter of Sri. P. N. Appanna Reddy. The said Sale Deed is registered vide Document No. 3747/1995-96 of Book I, Volume 1136 at Pages 209 to 214, in the office of the Sub-Registrar, Krishnarajapura and the copy of the same could be evidenced from **Document No. 2.**

- 3.6. By the Sale Deed dated 21/07/1995, Sri. Munivenkatappa, along with his children Sri. Ramanna, Smt. Munirathnamma, Sri. Lakshmana, Smt. Akkayamma and Kum. Sumithra (being minor, represented by her father and natural guardian Sri. Munivenkatappa) conveyed the remaining portion of the Survey No. 60/2 measuring 20 guntas [western portion of the northern portion] in favour of Sri. P. A. Venkatesh Reddy, son of Sri. P. N. Appanna Reddy. The said Sale Deed is registered vide Document No. 3748/1995-96 of Book I, Volume 1132 at Pages 231 to 237 in the office of the Sub-Registrar, Krishnarajapura and the copy of the same could be evidenced from **Document No. 3.**

Observations: *It is represented to us that there are no claims or disputes regarding the sale of the portion of the Survey No. 60/2 measuring 1 acre from any of the family members of Late Doddamunishamappa or from any other family members and the purchasers and their successors in title have been in continuous possession and enjoyment of the Property for more than 29 years as reflected in the revenue records.*

- 3.7. By the Sale Deed dated 12/12/2002, Smt. Munithayamma, daughter of Sri. P. N. Appanna Reddy and Sri. P. A. Venkatesh Reddy, son of Sri. P. N. Appanna Reddy jointly conveyed the portion of the Survey No. 60/2 measuring 1 acre [entire northern portion] in favour of Sri. G. Shashikanth, son of Late Gangappa. The said Sale Deed is registered vide Document No. 13959/2002-03 of Book I, stored in C.D No. 66 in the office of the Sub-Registrar, Krishnarajapura and the copy of the same could be evidenced from **Document No. 4.**

Discussion of title of Sri. Chikkamunishamappa

- 3.8. It is observed that Sri. Chikkamunishamappa was married to Smt. Mariamma and they have two daughters namely, Smt. Ramakka and Smt. Lakshamma.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 6

Further it is observed that Sri. Chikkamunishamappa is dead and upon his death the katha/mutation of the southern portion of the Survey No. 60/2 measuring 1 acre 2 guntas is transferred and registered in the name of his wife Smt. Mariamma vide No. 14/93-94 of the Mutation Register extract.

Observations: *We have not been furnished with the copy of the said Mutation Register Extract in Serial No. 14/1993-94*

3.9. By the Sale Deed dated 21/07/1995, Smt. Mariamma, wife of Late Chikkamunishamappa, along with her daughters Smt. Ramakka and Smt. Lakshamma and son-in-law Sri. Narayanaswamy conveyed the portion of the Survey No. 60/2 measuring 20 guntas [southern portion of the southern portion] in favour of (1) Sri. K. V. Muniswamy, son of Late Venkataramanappa and (2) Sri. Devji Keshava Lal Patel, son of Sri. Keshava Lal Patel. The said Sale Deed is registered vide Document No. 3735/1995-96 of Book I, Volume 1165 at Pages 86 to 92 in the office of the Sub-Registrar, Krishnarajapura and the copy of the same could be evidenced from **Document No. 5.**

3.10. By the Sale Deed dated 21/07/1995, Smt. Mariamma, wife of Late Chikkamunishamappa, along with her daughters Smt. Ramakka, Smt. Lakshamma and son-in-law, Sri. Narayanaswamy conveyed the portion of the Survey No. 60/2 measuring 20 guntas [northern portion of the southern portion] in favour of Gangadhar alias Gangadhar Valgi Patel, son of Sri. Valji Patel. The said Sale Deed is registered vide Document No. 3736/1995-96 of Book I, Volume 1155 at Pages 92 to 98 in the office of the Sub-Registrar, Krishnarajapura and the copy of the same could be evidenced from **Document No. 6.**

Observations: *It is represented to us that there are no claims or disputes regarding the sale of the southern portion of the Survey No. 60/2, measuring 1 acre from any of the family members of Late Chikkamunishamappa or from any other family members and the purchasers and their successors in title have been in continuous possession and enjoyment of the Property for more than 29 years as reflected in the revenue records.*

3.11. By the Absolute Sale Deed dated 13/12/2002, (1) Sri. K. V. Muniswamy, son of late Venkataramanappa, (2) Sri. Devji Keshavalal Patel, Sri. Keshava Lal Patel and (3) Sri. Gangadhar alias Gangadhar Valgi Patel, son of Sri. Valji Patel





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 7

conveyed the portion of the Survey No. 60/2 measuring 1 acre 2 guntas [entire northern portion] in favour of Sri. G. Shashikanth, son of Late Gangappa. The said Sale Deed is registered vide Document No. 14168/2002-03 of Book I, stored in C.D No. 66 in the office of the Sub-Registrar, Krishnarajapura and the copy of the same could be evidenced from **Document No. 7.**

Observations: *It is observed that even though Sri. K. V. Muniswamy, Sri. Devji Keshavalal Patel, and Sri. Gangadhar alias Gangadhar Valgi Patel acquired title to the extent of 1 acre in Survey No. 60/2 by virtue of the above mentioned Sale Deeds dated 21/07/1995, upon survey as explained herebelow, it was ascertained that the total extent of land owned and possessed by them was 1 acre 2 guntas and they have conveyed the same vide the Sale Deed dated 13/12/2002.*

- 3.12. As discussed hereabove, Sri. G. Shashikanth, son of Late Gangappa acquired title to the entire of 2 acres 2 guntas in the Survey No. 60/2.
- 3.13. The Mutation Register Extract in No. T4/2017-18 reflects that the Composite Survey No. 60/2 was bifurcated into two portions, i.e., Survey No 60/2 measuring 1 acre 1gunta (including 1 gunta of B kharab) and Survey No. 60/17 measuring 1 acre 3 guntas (including 1 gunta of B kharab), both portions owned by Sri. G. Shashikanth, son of Late Gangappa.
- 3.14. By the Sale Deed dated 15/10/2018, Sri. G. Shashikanth, son of Late Gangappa conveyed (1) the portion of Survey No. 60/2 measuring 2 ¼ guntas (later bifurcated and retained with the Survey No. 60/2) and (2) the portion of the Survey No. 60/17 measuring 1 ¼ guntas (later bifurcated and retained with the Survey No. 60/17) in favour of Sri. M. Ramanna, son of Sri. Munivenkatappa. The said Sale Deed is registered vide Document No. 4032/2018-19 of Book I, stored in C.D No. 191 in the office of the Senior Sub-Registrar, Bidarahalli, Bangalore and the copy of the same could be evidenced from **Document No. 8.**
- 3.15. The portion of the Survey No. 60/2 measuring 37 ¾ guntas, retained by Sri. G. Shashikanth was later bifurcated and assigned with new Survey No. 60/18 and the portion of the Survey No. 60/17 measuring 1 acre ¾ guntas retained by Sri. G. Shashikanth was later bifurcated and assigned with new Survey No. 60/19.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 8

- 3.16. Sri. G. Shashikanth, son of Late Gangappa ("**Owner**") entered into the Development Agreement dated 07/03/2022 with M/s SBR Marathon, a Partnership Firm ("**Developer**") represented by its Managing Partner, Sri. T. Angala Venugopal to develop the portion of the Survey No. 60/2 measuring 37 $\frac{3}{4}$ guntas (later re-numbered as Survey No. 60/18) and portion of the Survey No. 60/17 measuring 1 acre $\frac{3}{4}$ guntas (later re-numbered as Survey No. 60/19) by constructing a residential apartment building. In terms of the said Development Agreement it is agreed between the parties that the Developer shall develop the Subject Property at its cost and expenses and deliver 38% of the saleable super built up area along with proportionate undivided right, title interest in the land and in the common areas of the project and the Developer is entitled to the balance 62% of the saleable super built up area along with proportionate undivided right, title interest in the land and in the common areas of the project. The said Joint Development Agreement is registered vide Document No. 6539/2021-22 of Book I, stored in CD No. 979, in the office of the Senior Sub-Registrar, Bidarahalli, Bangalore and a copy of the said Joint Development Agreement could be evidenced from **Document No. 9.**
- 3.17. Pursuant to the aforementioned Joint Development Agreement, the Owner has executed the General Power of Attorney dated 09/03/2022, empowering the Developer to obtain all necessary permissions and sanctions for development of the the portion of the Survey No. 60/2 measuring 37 $\frac{3}{4}$ guntas (later re-numbered as Survey No. 60/18) and portion of the Survey No. 60/17 measuring 1 acre $\frac{3}{4}$ guntas (later re-numbered as Survey No. 60/19) and also to transfer, convey the Developer's Share of super built-up area with proportionate undivided share in the said lands. The said General Power of Attorney is registered vide Document No. 232/2021-22 of Book IV, stored in CD No. 979, in the office of the Senior Sub-Registrar, Bidarahalli, Bangalore and a copy of the said General Power of Attorney could be evidenced from **Document No. 10.**
- 3.18. By virtue of the Sharing Agreement dated 18/11/2024, the Owner and Developer identified and allocated their respective shares in the proposed residential apartments being constructed on the Subject Property. In terms of the said Sharing Agreement, the total number of 80 Apartment units listed under the





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 9

Schedule "C" are allotted to the exclusive share of the Owner and the total number of 128 Apartment units listed under the Schedule "D" are allotted to the exclusive share of the Developer. The copy of the said Sharing Agreement could be evidenced from **Document No. 11.**

- 3.19. Further, subsequent to the execution of the Sharing Agreement, the Parties have renegotiated certain terms and conditions and it was mutually agreed that an additional 2 apartment units shall allotted to the exclusive share of the Owner. Accordingly, the Parties entered into the Supplementary Agreement dated 18/11/2024 wherein an additional 2 units were allotted to the share of the Owner, and consequently, the Owner's entitlement was increased to a total to 82 residential apartment units Property along with proportionate undivided right, title and interest in the Subject Property and along with proportionate car parking spaces and right in the common areas and the Developer's entitlement was decreased to a total of 126 apartment units Property along with proportionate undivided right, title and interest in the Subject Property and along with proportionate car parking spaces and right in the common areas. The copy of the Supplementary Agreement dated 18/11/2024 could be evidenced from **Document No. 12.**

4. Constitution of Companies and Financial Statements

- 4.1. By the Deed of Partnership dated 24/09/2020, Sri. T. Venugopal, son of Sri. T. Venkataramana and (2) Smt. S. Deepa, wife of Sri. T. Venugopal formed a Partnership in the name and style "M/s SBR Marathon" for the purpose of carrying on the business of construction of residential apartments, Land development and other real estate activities. In terms of the Joint Development Agreement dated 07/03/2022, the Firm has acquired the right to develop the portion of the Survey No. 60/2 measuring 37 $\frac{3}{4}$ guntas (later re-numbered as Survey No. 60/18) and portion of the Survey No. 60/17 measuring 1 acre $\frac{3}{4}$ guntas (later re-numbered as Survey No. 60/19). The Partnership Deed was executed in this regard and same has been registered with the Registrar of Firms vide Registration No. SJN-F390-2020-21 and the Registrar of Firms, Shivajinagar has issued Form 'C' in this regard and the copies of the said





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 10

Partnership Deed dated 24/09/2020 and Form 'C' could be evidenced from **Document Nos. 13 and 14.**

4.2. By the Reconstitution of Partnership Deed dated 16/10/2023, the firm was reconstituted wherein Smt. S. Deepa, wife of Sri. T. Venugopal retired from the partnership and certain new partners namely (1) Sri. B. Reddy Yashwanth, (2) Sri. Bhandari Rishab, (3) Sri. B. Sachin, son of Sri. B. Dilip Kumar (4) Sri. Bhandari Suresh Kumar, son of Late B. Parasmal and (5) Sri. B. Santosh Kumar alias Vinod Kumar, son of Late B. Parasmal were admitted to the partnership firm. The other terms of the partnership were not altered therein. The Form 'D' dated 07/03/2024 in this regard has been issued by the Registrar of Firms, Shivajinagar. The copies of the said Reconstitution of Partnership Deed dated 16/10/2023 and Form 'D' could be evidenced from **Document Nos. 15 and 16.**

4.3. On perusal of the Balance Sheets of M/s. SBR Marathon for the year ending 31/03/2024, it is observed that an amount of Rs. 9,09,62,003/- (Rupees Nine Crores Nine Lakhs, Sixty-Two Thousand and Three only) is shown as outstanding towards unsecured loans. The copies of the said Balance Sheet for the year ended 31/03/2024 could be evidenced from **Document No. 17.**

Observations: *It is advised to furnish the Auditor's Certificate regarding mortgage/ encumbrance/ charges/ lien, if any created on the lands bearing Survey Nos. 60/18 and 60/19.*

5. Conversion/Change of Land Use

5.1. By the Commencement Certificate dated 21/02/2022 in No. BDA/TPA/MBC-1819-1820/1788/2022-23, the Assistant Director, Town Planning Division, Bangalore Development Authority, Bangalore has accorded permission for change of land use of the portion of the Survey No. 60/2 (later re-numbered as Survey No. 60/18) measuring 15 guntas and the portion of the Survey No. 60/17 (later re-numbered as Survey No. 60/19) measuring 15 guntas from agricultural use to commercial use and for change of land use of the remaining portion of the Survey No. 60/2 (later re-numbered as Survey No. 60/18) measuring 22 ³/₄ guntas and the remaining portion of the Survey No. 60/17 (later re-numbered





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 11

- as Survey No. 60/19) measuring 26 $\frac{3}{4}$ guntas from agricultural use to residential use. The copy of the said Commencement Certificate for change of land use could be evidenced from **Document No. 18.**
- 5.2. The Deputy Commissioner, Bangalore Urban District had converted the Survey No. 60/18 measuring 37 $\frac{3}{4}$ guntas (excluding 1 gunta of kharab) from agricultural use to group housing/Apartment- residential use. The Deputy Commissioner has issued the Official Memorandum dated 05/01/2023 in No. ALN(EBK)SR:118/2022-23, No. 421241 for having converted the Survey No.60/18 measuring 37 $\frac{3}{4}$ guntas from agricultural use to group housing/Apartment- residential. The copies of the said Official Memorandum, challan for having paid the conversion fine, and conversion sketch could be evidenced from **Document No. 19.**
- 5.3. By the Rectification Order dated 12/01/2023 in No. 421241, the Deputy Commissioner, Bangalore Urban District rectified the Official Memorandum dated 05/01/2023 in No. ALN(EBK)SR:118/2022-23, No. 421241 to reflect that the portion of the Survey No. 60/18 measuring 15 guntas was converted for commercial use and the remaining extent of 22 $\frac{3}{4}$ guntas was converted for residential use. The copy of the said Rectification Order could be evidenced from **Document No. 20.**
- 5.4. The Deputy Commissioner, Bangalore Urban District had converted the Survey No. 60/19 measuring 1 acre $\frac{3}{4}$ guntas (excluding 1 gunta of kharab) from agricultural use to group housing/Apartment- residential use. The Deputy Commissioner has issued the Official Memorandum dated 05/01/2023 in No. ALN(EBK)SR:117/2022-23, No. 421186 for having converted the Survey No. 60/19 measuring 1 acre $\frac{3}{4}$ guntas from agricultural use to group housing/Apartment- residential. The copies of the said Official Memorandum, challan for having paid the conversion fine, and conversion sketch could be evidenced from **Document No. 21.**
- 5.5. By the Rectification Order dated 12/01/2023 in No. 421186, the Deputy Commissioner, Bangalore Urban District rectified the Official Memorandum





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 12

dated 05/01/2023 in No. ALN(EBK)SR:117/2022-23, No. 421186 to reflect that the portion of the Survey No. 60/19 measuring 15 guntas was converted for commercial use and the remaining extent of 25 ³/₄ guntas was converted for residential use. The copy of the said Rectification Order could be evidenced from **Document No. 22.**

6. Revenue Records/Mutations/ Inheritance

- 6.1. The Index of Land reflects the name of Smt. Akkayamma, wife of Sri. Saadappa as the owner of the land bearing Survey No. 60/2. The copy of the Index of lands could be evidenced from **Document No. 23.**
- 6.2. Pursuant to the Release Deed dated 07/02/1979, the khatha/mutation of the Survey No. 60/2 measuring 1 acre 2 ¹/₂ guntas is transferred and registered in the name of Sri. Chikkamunishamappa, son of Sri. Saadappa vide the Mutation Register extract in Serial No. 2/1991-92 and the copy of the same could be evidenced from **Document No. 24.**
- 6.3. Pursuant to the Sale Deed dated 21/07/1995 executed by Smt. Mariamma and others in favour of Sri. K. V. Muniswamy and Sri. Devji Keshava Lal Patel, the khatha/mutation of the Survey No. 60/2 measuring 20 guntas is transferred and registered in the joint names of Sri. K. V. Muniswamy and Sri. Devji Keshava Lal Patel vide Serial No. 5/1995-96 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 25.**
- 6.4. Pursuant to the Sale Deed dated 21/07/1995 executed by Smt. Mariamma and others in favour of Sri. Gangadas alias Gangadhar, the khatha/mutation of the Survey No. 60/2 measuring 20 guntas is transferred and registered in the joint names of Sri. Gangadas alias Gangadhar vide Serial No. 6/1995-96 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 26.**
- 6.5. Pursuant to the Sale Deed dated 12/12/2002 executed by Smt. Munithayamma and others in favour of Sri. G. Shashikanth, the khatha/mutation of the Survey No. 60/2 measuring 1 acre is transferred and registered in the name of Sri. G.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 13

Shashikanth vide Serial No. 20/2002-03 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 27.**

6.6. Pursuant to the Sale Deed dated 13/12/2002 executed by Sri. K. V. Muniswamy and others in favour of Sri. G. Shashikanth, the khatha/mutation of the Survey No. 60/2 measuring 1 acre 2 guntas is transferred and registered in the name of Sri. G. Shashikanth vide Serial No. 19/2002-03 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 28.**

6.7. Pursuant to the Sale Deed dated 15/10/2018 executed by Sri. G. Shashikanth in favour of Sri. M. Ramanna, the khatha/mutation of the portion of Survey No. 60/2 measuring 2 ¼ guntas and the Survey No. 60/17 measuring 1 ¼ guntas is transferred and registered in the name of Sri. M. Ramanna vide Serial No. H13/2018-19 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 29.**

6.8. The conversion of the Survey No. 60/18 is recorded in the Serial No. T13/2022-23 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 30.**

Observation: It is advised to furnish the Mutation Register Extracts in Serial Nos. 4/1988-89, 2/1991-92, 14/1993-94, 7/1995-96, 8/1995-96.

6.9. The R.T.C.'s with respect to Survey No. 60/2 measuring 02 acres 4 guntas with no kharab land are furnished and the details of the entries made therein are as follows:

Period		Col. No. 9	Col. No. 12	Remarks
From	To			
1968-69	1983-84	Akkayamma	Dodda Muniswamappa Chikka Muniswamappa	
1984-85	1986-87	Akkayamma Munivenkatappa	Dodda Muniswamappa Chikka Muniswamappa	MR No. 4/88-89
1987-88	1990-91	Akkayamma Munivenkatappa	Dodda Muniswamappa Chikka Muniswamappa Munivenkatappa	





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 14

1991-92	1992-93	Munivenkatappa Mariyamma	Munivenkatappa Mariyamma	
1992-93	1993-94	Munivenkatappa Mariyamma	Munivenkatappa	
1994-95	2001-02	Munithayamma P.A. Venkatesh Reddy K. V. Muniswamy Gangadaswal G Patil	Munivenkatappa Mariyamma	MR No. 7/95-96 MR No. 8/95-96 MR No. 5/95-96 MR No. 6/95-96
2002-03	2002-03	Munithayamma P.A. Venkatesh Reddy K. V. Muniswamy Gangadaswal G Patil	Gangadaswal G Patil Munivenkatappa Mariyamma	
2003-04	2008-09	G. Shashikanth son of Late Gangappa G. Shashikanth son of Late Gangappa	Munivenkatappa Mariyamma	MR No.19/2002- 03 dt. 25-06-2003 - Sale. MR No. 20/2002- 03 dt. 25-06-2003 - Sale.
2009-10	2014-15	G. Shashikanth, son of Late Gangappa G. Shashikanth son of Late Gangappa	Munivekatappa Mariyamma G. Shashikanth, son of Late Gangappa	MR No.19/2002- 03 dt. 25-06-2003 - Sale. MR No. 20/2002- 03 dt. 25-06-2003 - Sale.
2015-16	2016-17	G. Shashikanth, son of Late Gangappa G. Shashikanth, son of Late Gangappa	G. Shashikanth, son of Late Gangappa	MR No.10/2015- 16 dt. 23-05-2016 - Sale. MR No. 20/2002- 03 dt. 25-06-2003 - Sale.

The copies of the RTCs for the period 1968-69 to 2016-17 with respect to Survey No. 60/2 measuring 2 acres 2 guntas with 2 guntas kharab land could be evidenced from **Document No. 31**.

- 6.10. The RTCs for the period 2003-04 to 2014-15 reflect the name of Sri. G. Shashikanth as the owner of 2 portions of Survey No. 60/2 measuring 1 acre each. However, the total extent of land in the Survey No. 60/2 for the said period is reflected as 2 acres 2 guntas. Hence, upon an application made by Sri. G. Shashikanth for rectification of the RTCs and providing supporting documents, the Assistant Commissioner, Bangalore North Sub-Division, Bangalore passed to Order dated 23/03/2016 in No. R.A(B.E)344/2015-16 directing the Thasildar, Bangalore East Taluk to make suitable changes in the RTCs and accordingly,





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 15

the RTCs were rectified to reflect Sri. G. Shashikanth as the Owner of the portion of Survey No. 60/2 measuring 1 acre and another portion of the Survey No. 60/2 measuring 1 acre 2 guntas totally measuring 2 acres 2 guntas. The copy of the said Order of the Assistant Commissioner dated 23/03/2016 could be evidenced from **Document No. 32**. The same is recorded in the Mutation register Extract in Serial No. H10/2015-16 and the copy of the same could be evidenced from **Document No. 33**.

- 6.11. Further, the RTCs for the period 2002-03 to 2015-16 reflect an extent of 2 guntas as 'A' kharab. However, as per the Akarband the said 2 guntas of kharab land is categorized as 'B' kharab. Hence, upon an application made by Sri. G. Shashikanth for rectification of the RTCs and providing supporting documents, the Assistant Commissioner, Bangalore North Sub-Division, Bangalore passed to Order dated 05/10/2016 in No. RRT[BE]CR/155/2016-17 directing the Special Thasildar, Bangalore East Taluk to make suitable changes in the RTCs and accordingly, the RTCs were rectified to reflect 2 guntas as 'B' kharab land. The copy of the said Order of the Assistant Commissioner dated 05/10/2016 could be evidenced from **Document No. 34**. The same is recorded in the Mutation register Extract in Serial No. H4/2016-17 and the copy of the same could be evidenced from **Document No. 35**.
- 6.12. By the Order dated 01/01/2003 passed by the Shirestheadar of Land records, Bangalore East Taluk, Krishnarajapura in RRT CR (1)1003/2002-03, it was ordered to rectify the column Nos. 9 and 12(2) of the RTCs in the name of Sri. Gangadhar Valji Patel, son of Sri. Valji Patel with respect to 20 guntas in the Survey No. 60/2 in accordance with the Mutation Register Extract in Serial No. 6/1995-96. The copy of the Order dated 01/01/2003 passed in RRT CR (1)1003/2002-03 could be evidenced from **Document No. 36**.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 16

6.13. The R.T.C.'s with respect to Survey No. 60/2 measuring 01 acre 1 gunta with 1 gunta kharab land are furnished and the details of the entries made therein are as follows:

Period		Col. No. 9	Col. No. 12	Remarks
From	To			
2017-18	2018-19	G. Shashikanth, son of Late Gangappa	G. Shashikanth, son of Late Gangappa	MR No. T4/2017-18 dt. 20-03-2018.
2019-20	2021-22	G. Shashikanth, son of Late Gangappa Ramanna M son of Munivekatappa	G. Shashikanth, son of Late Gangappa	MR No. H9/2019-20 dt. 25-07-2019 MR No. H9/2019-20 dt. 25-07-2018

The copies of the said RTCs could be evidenced from **Document No. 37.**

6.14. The R.T.C.'s with respect to Survey No. 60/17 measuring 01 acre 3 guntas with 1 gunta of kharab land are furnished and the details of the entries made therein are as follows:

Period		Col. No. 9	Col. No. 12	Remarks
From	To			
2019-20	2019-20	G. Shashikanth, son of Late Gangappa Ramanna M son of Munivekatappa	G. Shashikanth, son of Late Gangappa Ramanna M son of Munivekatappa	MR No. H9/2019-20 dt. 25-07-2019 MR No. H9/2019-20 dt. 25-07-2018
2021-22	2021-22	G. Shashikanth, son of Late Gangappa Ramanna M son of Munivekatappa	G. Shashikanth, son of Late Gangappa Ramanna M son of Munivekatappa	MR No. H9/2019-20 dt.25-07-2019 MR No. T16/2020-21 dt.14-06-2021

The copies of the said RTCs could be evidenced from **Document No. 38.**

6.15. The R.T.C.'s with respect to Survey No. 60/17 measuring 1¼ gunta without kharab land are furnished and the details of the entries made therein are as follows:





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 17

Period		Col. No. 9	Col. No. 12	Remarks
From	To			
2022-23	2024-25	Ramanna M son of Munivekatappa	Ramanna M son of Munivekatappa	MR No. T4/2022-23 dt. 29-09-2022

The copies of the said RTCs could be evidenced from **Document No. 39.**

- 6.16. The R.T.C.'s with respect to Survey No. 60/18 measuring 38 $\frac{3}{4}$ gunta with 1 gunta kharab land are furnished and the details of the entries made therein are as follows:

Period		Col. No. 9	Col. No. 12	Remarks
From	To			
2022-23	2024-25	G. Shashikanth, son of Late Gangappa	G. Shashikanth, son of Late Gangappa	MR No. T13/2022-23 dt. 07-01-2023 - Land conversion

The copies of the said RTCs could be evidenced from **Document No. 40.**

- 6.17. The R.T.C.'s with respect to Survey No. 60/19 measuring 1 acre 1 $\frac{3}{4}$ gunta with 1 gunta kharab land are furnished and the details of the entries made therein are as follows:

Period		Col. No. 9	Col. No. 12	Remarks
From	To			

The copies of the said RTCs could be evidenced from **Document No. 41.**

Observations: To furnish the following documents as reflected in the RTC's and Mutation Register extracts:

- Order dated 17/06/2019 passed in No. D 34/2019-20 by the Thasildar, Bangalore East Taluk.
- Order dated 19/02/2021 in No. RRT:CR:519/2020-21 passed by the Special Tahsildar, Bangalore East Taluk.
- Order dated 06/09/2016 in No. RRT/(Ka)CR:111/2016-17 passed by the Special Tahsildar, Bangalore East Taluk.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 18

7. Survey Records

- 7.1. As per the Akarband the total extent of the land in Survey No. 60/2 is 2 acres 4 guntas with 2 guntas karab land the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband could be evidenced from **Document No. 42.**
- 7.2. As per the Akarband the total extent of the land in Survey No. 60/18 is 38 $\frac{3}{4}$ guntas with 1 gunta karab land the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband could be evidenced from **Document No. 43.**
- 7.3. As per the Akarband the total extent of the land in Survey No. 60/17 is 1 $\frac{1}{4}$ gunta (0.01.04.00) without kharab land the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband could be evidenced from **Document No. 44.**
- 7.4. As per the Akarband the total extent of the land in Survey No. 60/19 is 1 acre 1 $\frac{3}{4}$ gunta (1.01.12.00) with 1 gunta kharab land the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband could be evidenced from **Document No. 45.**
- 7.5. On perusal of the Hissa Tippy and R.R. Pakka Book (Balabhagada Nakalu), it is observed that as per the survey conducted on 26-04-1942, the land bearing Survey No. 60 is bifurcated into five portions i.e., Survey Nos. 60/1 to 60/5 and the name of Smt. Akkayamma, wife of Sri. Sadappa is entered as the hissadar / owner of the Survey No. 60/2, measuring 2 acre 4 guntas (including 2 gunta kharab land). The copies of the said Hissa Tippy and R.R. Pakka Book (Balabhagada Nakalu) could be evidenced from **Document Nos. 46 and 47.**
- 7.6. On perusal of the Hissa Tippy and RR Pakka Book (Balabhagada Nakalu), it is observed that Survey No. 60/2 is bifurcated into two portions i.e. Survey Nos. 60/2 and 60/18 and the name of Sri. Ramanna, son of Sri. N. Munivenkatappa is entered as the hissadar / owner of Survey No.60/2 measuring 2 $\frac{1}{4}$ guntas and the name of Sri. G. Shashikanth, son of Late Gangappa is entered as the





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 19

hissadar / owner of Survey No. 60/18 measuring 38 $\frac{3}{4}$ guntas (including 1 gunta of kharab land). The copies of the said Hissa Tippy and R.R. Pakka Book (Balabhagada Nakalu) could be evidenced from **Document Nos. 48 and 49**. The same is recorded in the Mutation register Extract in Serial No. T3/2022-23 and the copy of the same could be evidenced from **Document No. 50**.

7.7. On perusal of the Hissa Tippy and RR Pakka Book (Balabhagada Nakalu), it is observed that Survey No. 60/17 is bifurcated into two portions i.e. Survey Nos. 60/17 and 60/19 and the name of Sri. Ramanna, son of Sri. N. Munivenkatappa is entered as the hissadar / owner of Survey No. 60/17 measuring 1 $\frac{1}{4}$ gunta and the name of Sri. G. Shashikanth, son of Late Gangappa is entered as the hissadar / owner of Survey No. 60/19 measuring 1 acre 1 $\frac{3}{4}$ guntas (including 1 gunta of kharab land). The copies of the said Hissa Tippy and R.R. Pakka Book (Balabhagada Nakalu) could be evidenced from **Document Nos. 51 and 52**.

7.8. The landowner sought for the shifting of the 2 guntas of kharab which formed part of the pathway running through middle portion of the said property, for the convenience and better utilization of the lands in Survey Nos. 60/18 and 60/19. Accordingly, pursuant to the Report dated 23/02/2023 in No. LND(Ka)CR:30/2022-23 issued by the Thasildar, Bangalore East Taluk, the Deputy Commissioner, Bangalore Urban District vide the Order dated 16/03/2023 in No. LND(E)CR/258/2022-23, accorded permission to change the route of the pathway passing through the Survey Nos. 60/18 and 60/19. In terms of the said Order, upon changing the route of the pathway, the kharab in the Survey No. 60/18 was increased from 1 gunta to 1 $\frac{1}{4}$ gunta and the kharab in Survey No. 60/19 was increased from 1 gunta to 2 guntas. Consequently, the altered extent of land excluding kharab in the Survey No. 60/18 is 37 $\frac{1}{2}$ guntas and Survey No. 60/18 is 39 $\frac{3}{4}$ guntas. The copies of the Report dated 23/02/2023 in No. LND(Ka)CR:30/2022-23 issued by the Thasildar and the Order dated 16/03/2023 in No. LND(E)CR/258/2022-23 issued by the Deputy Commissioner along the Sketch attached thereto could be evidenced from **Document Nos. 53 and 54**.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 20

7.9. The remaining extent of land, after the change of route of pathway i.e., Survey No. 60/18 measuring 37 ½ guntas excluding 1 ¼ gunta of kharab land and Survey No. 60/19 measuring 39 ¾ guntas excluding 2 guntas of kharab land is the subject matter of this Title Report and is hereinafter referred to as the **“Subject Property”**.

8. Development Plans and Sanctions

8.1. The Commissioner, Bangalore Development Authority, Bangalore has approved the building plan vide the Sanction Letter in No. BDA/NM/A-Sa/AA-1/ThaSa-4/E/19/2024-25 dated 16/07/2024 for construction of the residential apartment building on the of the Subject Property bearing Survey No. 60/18 and 60/19 totally measuring 1 acre 37 ¼ guntas, comprising of Basement + Ground + 14 upper floors totally amounting to 208 apartment units. The Commissioner, Bangalore Development Authority, Bangalore has also issued the Work Order dated 07/06/2023 in No. BDA/TPA/BLP-67/2022-23/530/2023-24. The copies of the said Plan Sanction Letter and Work Order could be evidenced from **Document Nos. 55 and 56.**

9. Endorsements - Statutory Authority

9.1. The Tahsildar, Bengaluru East Taluk, Bengaluru District, vide the Certificate No. RD1218114022312 dated 20/09/2024, has certified that there are no tenancy applications filed under Form 7 and Form 7A of the Karnataka Land Reforms Act with respect to the Subject Property. The copy of the Certificate could be evidenced from **Document No. 57.**

9.2. The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, by the Endorsement dated 19/09/2024 in No. PTCL. (BE). CR:409/2024-25 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act with respect to the Survey No. 60/18. The copy of the said Endorsement could be evidenced from **Document No. 58.**

9.3. The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru, by the Endorsement dated 19/09/2024 in No. PTCL. (BE). CR:407/2024-25 has





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 21

certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act with respect to the Survey No. 60/19. The copy of the said Endorsement could be evidenced from **Document No. 59.**

9.4. The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement No. KHB/LAQ/Bidarahalli60/18/2024-25, dated 23/09/2024 has certified that the Survey Nos. 60/18 and 60/19 have not been acquired for any of its developmental activities. The copy of the said Endorsement dated 23/09/2024 could be evidenced from **Document No. 60**

9.5. The Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore vide the Endorsement No. Bengaluru/SLAO-2/232/2024-25, dated 11/11/2024 has certified that the Survey Nos. 60/18 and 60/19 have not been acquired for any of its developmental activities. The copy of the said Endorsement dated 11/11/2024 could be evidenced from **Document No. 61.**

10. E-Khatha & Property Tax Receipts

10.1. The Survey No. 60/18 is assessed to taxes by the Panchayat Development Officer of Doddabanhalli Village Panchayat in the name of Sri. G. Shashikanth and has assigned Property No. 60/18 and PID No. 150200401300220888 in Form 11B. The copy of the said Form 11 B issued by the Panchayat Development Officer of Doddabanhalli Village Panchayat could be evidenced from **Document No. 62.**

10.2. The Survey No. 60/19 is assessed to taxes by the Panchayat Development Officer of Doddabanhalli Village Panchayat in the name of Sri. G. Shashikanth and has assigned Property No. 60/19 and PID No. 150200401300220890 in Form 11B. The copy of the said Form 11 B issued by the Panchayat Development Officer of Doddabanhalli Village Panchayat could be evidenced from **Document No. 63.**

Observation: It is advised to furnish the Latest Tax paid receipts





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 22

11. Encumbrance Certificates & Search Reports

11.1. Details of Encumbrance Certificates for the period 01-04-1950 to 31-07-1986 and 01-06-1989 to 08-08-2024 with respect to Survey No. 60/2.

Period		S.A. No.	Details of Entries
From	To		
01-04-1950	31-07-1986	7120/2024-25	Gift Deed dated 03-07-1952 executed by Smt. Byamma in favour of Smt. Engatamma.
01-06-1989	31-03-2004	6816/2024-25	1. Sale Deed dated 21-07-1995 executed by Smt. Mariyamma and others in favour of Sri. K. V. Muniswamy and others. 2. Sale Deed dated 21-07-1995 executed by Smt. Mariyamma and others in favour of Gangadasvalji Patel. 3. Sale Deed dated 21-07-1955 executed by Sri. Munivenkatappa and others in favour of Smt. Munithayamma. 4. Sale Deed dated 21-07-1955 executed by Sri. Munivenkatappa and others in favour of Sri. P. A. Venkatesh Reddy.
01-04-1994	31-03-2004	14112/2009-10	Sale Deed dated 12-12-2002 executed by Smt. Munithayamma and Sri. P. A. Venkatesh Reddy in favour of Sri. G. Shashikanth.
01-04-1994	31-03-2004	14113/2009-10	Sale Deed dated 13-12-2002 executed by Sri. K. V. Muniswamy Devji Keshavlal Patel in favour of Sri. G. Shashikanth.
01-04-2004	20-08-2008	2325/2008-09	No entries.
01-04-2004	09-11-2010	6967/2010-11	No entries.
01-04-2007	21-09-2009	2970/2009-10	No entries.
01-04-2004	23-11-2022	13652/2022-23	Sale Deed dated 15-10-2018 executed by Sri. G. Shashikanth and others in favour of Sri. Ramanna and others.
01-01-2022	08-08-2024	121647/2024-25	Joint Development Agreement dated 07-03-2022 executed between Sri. G. Shashikanth and M/s. SBR Marathon, represented by its Managing Partner Sri. Tangala Venugopal.

The copies of the said Encumbrance Certificates with respect to the Subject Property could be evidenced from **Document Nos. 64 to 72.**

Observation: We have perused the copy of the Gift Deed dated 03-07-1952 executed by Smt. Byamma in favour of Smt. Engatamma as reflected in the





Encumbrance Certificate but it is noted that the said Gift Deed does not pertain to the Survey No. 60/2 but to the Survey No. 60/3.

- 11.2. Details of Encumbrance Certificate with respect to Survey No. 60/17, measuring 1 acre 3 guntas:

Period		S.A. No.	Details of Entries
From	To		
01-04-2017	31-03-2023	234632/2024-25	Sale Deed dated 15/10/2018 executed by Sri. G. Shashikanth in favour of Sri. M. Ramanna.
01-04-2022	29-03-2024	172026/2024-25	No entries.

The copy of the said Encumbrance Certificate with respect to Survey No. 60/17 measuring 1 acre could be evidenced from **Document Nos. 73 and 74.**

- 11.3. Details of Encumbrance Certificate with respect to Survey No. 60/18, measuring 37 guntas:

Period		S.A. No.	Details of Entries
From	To		
01-04-2022	13-09-2024	166679/2024-25	No entries.

The copy of the said Encumbrance Certificate with respect to Survey No. 60/18 measuring 1 acre could be evidenced from **Document No. 75.**

- 11.4. Details of Encumbrance Certificate with respect to Survey No. 60/19, measuring 1 acre:

Period		S.A. No.	Details of Entries
From	To		
01-04-2022	13-09-2024	166651/2024-25	No entries.

The copy of the said Encumbrance Certificate with respect to Survey No. 60/19 measuring 1 acre could be evidenced from **Document No. 76.**

Observation: To furnish the following:

- a) Encumbrance Certificate for the period 01-08-1986 to 31-05-1989 with particulars of all the transactions along with the boundaries and the extents with respect to Survey No. 60/2 measuring 2 acres 4 guntas.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 24

b) *Encumbrance Certificate for the period 14-09-2024 to date with particulars of all the transactions along with the boundaries and the extents with respect to Survey Nos. 60/18 and 60/19.*

12. Opinion

12.1. On perusal of the above documents and subject to the observations made above, I am of the opinion that Sri. G. Shashikanth, son of Late Gangappa is the absolute owner of the [1] Property bearing PID No. 150200401300220888, Property No. 60/18 [earlier bearing **Survey No. 60/18** (earlier being portion of Survey No. 60/2), measuring 37 ½ guntas excluding 1 ¼ gunta of kharab land (converted vide Official Memorandum No. 421241, Order No. ALN(EBK)SR-118/22-23 dated 05/01/2023, issued by the Deputy Commissioner, Bengaluru urban District, Bengaluru)] and [2] Property bearing PID No. 150200401300220890, Property No. 60/19 [earlier bearing **Survey No. 60/19** (earlier being portion of Survey No. 60/17, much earlier being portion of Survey No. 60/2), measuring 39 ¾ guntas excluding 2 guntas of kharab land and (converted vide Official Memorandum No. 421186, Order No. ALN(EBK)SR-117/22-23 dated 05/01/2023, issued by the Deputy Commissioner, Bengaluru urban District, Bengaluru)], both situated at Kattamnallur Village, Bidarahalli Hobli, Bengaluru East Taluk.

12.2. Further, in terms of the Joint Development Agreement dated 07/03/2022, entered into between M/s SBR Marathon and Sri. G. Shashikanth, M/s SBR Marathon have agreed to develop the Subject Property at its costs and expenses and in terms of the Sharing Agreement dated 18/11/2024 and the Supplementary Agreement dated 18/11/2024, the Owner is entitled to 82 residential apartment units to be constructed on the Subject Property along with proportionate undivided right, title and interest in the Subject Property and proportionate car parking spaces and right in the common areas and the Developer is entitled to a total of 126 apartment units to be constructed on the Subject Property along with proportionate undivided right, title and interest in the Subject Property and proportionate car parking spaces and right in the common areas.



Jayanth M. Pattanshetti
Advocate



Annexure - 'A'

Standard Exceptions to the Title Search

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing liens in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No.26

Annexure - 'B'

This Preliminary title search report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described here below and based thereon, the title to the Property is vested in this current owner.

Sl. No.	Date of execution / issued on	Description of documents
1.	07/02/1997	Release Deed executed by Sri. Chikkamunishamappa in favour of Sri. Doddamunishamappa, registered vide Document No. 3113/1978-79 of Book I, Volume 1560 at Pages 49 to 52 in the office of the Sub-Registrar, Hoskote.
2.	21/07/1995	Sale Deed executed by Sri. Munivenkatappa and others in favour of Smt. Munithayamma, daughter of Sri. P. N. Appanna Reddy registered vide Document No. 3747/1995-96 of Book I, Volume 1136 at Pages 209 to 214 in the office of the Sub-Registrar, Krishnarajapura.
3.	21/07/1995	Sale Deed executed by Sri. Munivenkatappa and his children in favour of P. A. Venkatesh Reddy, son of Sri. P. N. Appanna Reddy registered vide Document No. 3748/1995-96 of Book I, Volume 1132 at Pages 231 to 237 in the office of the Sub-Registrar, Krishnarajapura.
4.	12/12/2002	Sale Deed executed by Smt. Munithayamma, daughter of Sri. P. N. Appanna Reddy and Sri. P. A. Venkatesh Reddy, son of Sri. P. N. Appanna Reddy in favour of Sri. G. Shashikanth, son of Late Gangappa registered vide Document No. 13959/2002-03 of Book I, stored in C.D No. 66 in the office of the Sub-Registrar, Krishnarajapura.
5.	21/07/1995	Sale Deed executed by Smt. Mariyamma, wife of Late Chikkamunishamappa and others in favour of Sri. K. V. Muniswamy, son of Late Venkataramanappa and Sri. Devji Keshava Lal Patel, son of Sri. Keshava Lal Patel, registered vide Document No. 3735/1995-96 of Book I, Volume 1165 at Pages 86 to 92 in the office of the Sub-Registrar, Krishnarajapura.
6.	21/07/1995	Sale Deed executed by Smt. Mariyamma, wife of Late Chikkamunishamappa and others in favour of Sri. Gangadas Valji Patel, son of Sri. Valji Patel, registered vide Document No. 3736/1995-96 of Book I, Volume 1155 at Pages 92 to 98 in the office of the Sub-Registrar, Krishnarajapura.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 27

Sl. No.	Date of execution / issued on	Description of documents
7.	13/12/2002	Sale Deed executed by (1) Sri. K. V. Muniswamy, son of late Venkataramanappa, (2) Sri. Devji Keshavalal Patel, Sri. Keshava Lal Patel and (3) Sri. Gangadhar alias Gangadhar Valgi Patel, son of Sri. Valji Patel in favour of Sri. G. Shashikanth registered vide Document No. 14168/2002-03 of Book I, stored in C.D No. 66 in the office of the Sub-Registrar, Krishnarajapura.
8.	15/10/2018	Sale Deed executed by Sri. G. Shashikanth, son of Late Gangappa in favour of Sri. M. Ramanna, son of Sri. Munivenkatappa, registered vide Document No. 4032/2018-19 of Book I, stored in C.D No. 191 in the office of the Senior Sub-Registrar, Bidarahalli, Bangalore.
9.	07/03/2022	Joint Development Agreement executed between Sri. G. Shashikanth, son of Late Gangappa (" Owner ") and M/s SBR Marathon, a Partnership Firm (" Developer ") represented by its Managing Partner, Sri. T. Angala Venugopal, registered vide Document No. 6539/2021-22 of Book I, stored in CD No. 979, in the office of the Senior Sub-Registrar, Bidarahalli, Bangalore
10.	09/03/2022	General Power of Attorney executed by Sri. G. Shashikanth, son of Sri. Gangappa (" Owner ") in favour of M/s SBR Marathon, a Partnership Firm (" Developer ") represented by its Managing Partner, Sri. T. Angala Venugopal, registered vide Document No. 232/2021-22 of Book IV, stored in CD No. 979, in the office of the Senior Sub-Registrar, Bidarahalli, Bangalore.
11.	18/11/2024	Sharing Agreement executed between Sri. G. Shashikanth, son of Sri. Gangappa ("Owner") in favour of M/s SBR Marathon, a Partnership Firm ("Developer") represented by its Managing Partner, Sri. T. Angala Venugopal.
12.	18/11/2024	Supplementary Agreement executed between Sri. G. Shashikanth, son of Sri. Gangappa ("Owner") in favour of M/s SBR Marathon, a Partnership Firm ("Developer") represented by its Managing Partner, Sri. T. Angala Venugopal.
13.	24/09/2020	Partnership Deed of M/s. SBR Marathon.
14.	05/10/2020	Form C vide registration No. SJN-F390-2020-21 in the name of M/s. SBR Marathon, issued by the Registrar of Firms, Shivajinagar.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 28

Sl. No.	Date of execution / issued on	Description of documents
15.	16/10/2023	Reconstitution of Partnership Deed executed between Sri. T. Venugopal, son of Sri. T. Venkataramana and others ("Continuing Partners") and Smt. S. Deepa, wife of Sri. T. Venugopal ("Retiring / Outgoing Partner").
16.	07/03/2024	Form 'D' bearing registration No. 390/20-21, FLG No. 428/23-24, issued by the Registrar of Firms, Shivajinagar.
17.	--	Balance Sheet of M/s SBR Marathon for the year ended 31/03/2024.
18.	21/02/2022	Commencement Certificate in No. BDA/TPA/MBC-1819-1820/1788/2022-23, issued by the Assistant Director, Town Planning Division, Bangalore Development Authority, Bangalore.
19.	05/01/2023	Official Memorandum in No. ALN(EBK)SR:118/2022-23, No. 421241 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore, challan for having paid the conversion fine, and conversion sketch with respect to Survey No. 60/18.
20.	12/01/2023	Rectification Order 421241 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore, with respect to Survey No. 60/18.
21.	05/01/2023	Official Memorandum in No. ALN(EBK)SR:117/2022-23, No. 421186 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore, challan for having paid the conversion fine, and conversion sketch with respect to Survey No. 60/19.
22.	12/01/2023	Rectification Order in No. 421186 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore with respect to Survey No. 60/19.
23.	--	Index of Lands issued by the Taluk Shirestheadar.
24.	--	Mutation Register extract in Serial No. 2/1991-92 issued by the Revenue Inspector, Bangalore South Taluk.
25.	--	Mutation Register extract in Serial No. 5/1995-96 issued by the Taluk Shirestheadar, Bangalore East Taluk, Bangalore.
26.	--	Mutation Register extract in Serial No. 6/1995-96 issued by the Taluk Shirestheadar, Bangalore East Taluk, Bangalore..





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 29

Sl. No.	Date of execution / issued on	Description of documents
27.	25/06/2003	Mutation Register extract in Serial No. 20/2002-03 issued by the Village Account, Bangalore East Taluk, Krishnarajapura.
28.	25/06/2003	Mutation Register extract in Serial No. 19/2002-03 issued by the Village Account, Bangalore East Taluk, Krishnarajapura.
29.	24/11/2018	Mutation Register extract in Serial No. H13/2018-19 issued by the Village Account, Bangalore East Taluk, Krishnarajapura.
30.	07/01/2023	Mutation Register extract in Serial No. T13/2022-23 issued by the Village Account, Bangalore East Taluk, Krishnarajapura.
31.	--	RTCs for the period 1968-69 to 2016-17 with respect to Survey No. 60/2 measuring 2 acres 2 guntas with 2 guntas kharab land.
32.	23/03/2016	Order in No. R.A(B.E)344/2015-16 passed by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
33.	23/05/2016	Mutation Register extract in Serial No. H10/2015-16 issued by the Village Account, Bangalore East Taluk, Krishnarajapura.
34.	05/10/2016	Order in No. RRT[BE]CR/155/2016-17 passed by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
35.	16/12/2016	Mutation Register extract in Serial No. H4/2016-17 issued by the Village Account, Bangalore East Taluk, Krishnarajapura.
36.	01/01/2003	Order in RRT CR (1)1003/2002-03 passed by the Shirestheadar of Land records, Bangalore East Taluk, Krishnarajapura.
37.	--	RTCs for the period 2017-18 to 2021-22 with respect to Survey No. 60/2 measuring 1 acre 1 gunta with 1 gunta kharab land.
38.	--	RTCs for the period 2019-20 and 2021-22 with respect to Survey No. 60/17 measuring 01 acre 3 guntas with 1 gunta of kharab land.
39.	--	RTCs for the period 2022-23 to 2024-25 Survey No. 60/17 measuring 1¼ gunta without kharab land.
40.	--	RTCs for the period 2022-23 to 2024-25 Survey No. 60/18 measuring 38¾ gunta with 1 gunta kharab land.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 30

Sl. No.	Date of execution / issued on	Description of documents
41.	--	RTCs for the period 2022-23 to 2024-25 Survey No. 60/19 measuring 1 acre 1 $\frac{3}{4}$ gunta with 1 gunta kharab land.
42.	--	Akarband, issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/2 measuring 2 acres 4 guntas with 2 guntas kharab land.
43.	--	Akarband, issued by the Superintendent, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/18 measuring 38 $\frac{3}{4}$ guntas with 1 gunta karab land.
44.	--	Akarband, issued by the Superintendent, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/17 measuring 1 $\frac{1}{4}$ gunta (0.01.04.00) without kharab land.
45.	--	Akarband, issued by the Superintendent, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/19 measuring 1 acre 1 $\frac{3}{4}$ gunta (0.01.12.00) with 1 gunta kharab land.
46.	26/04/1942	Hissa Tippyany issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura, with respect to Survey No.60 bifurcated into five portions i.e., Survey Nos. 60/1 to 60/5.
47.	--	R.R. Pakka Book (Balabthagada Nakalu issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura with respect to Survey No.60 bifurcated into five portions i.e., Survey Nos. 60/1 to 60/5.
48.	11/08/2022	Hissa Tippyany issued by the Superintendent, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/2 bifurcated into two portions i.e. Survey Nos. 60/2 and 60/18.
49.	--	RR Pakka Book (Balabthagada Nakalu) issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/2 bifurcated into two portions i.e. Survey Nos. 60/2 and 60/18.
50.	14/09/2022	Mutation Register extract in serial No. T3/2022-23 issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura.
51.	11/08/2022	Hissa Tippyany issued by the Superintendent, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/17 bifurcated into two portions i.e. Survey Nos. 60/17 and 60/19.





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 31

Sl. No.	Date of execution / issued on	Description of documents
52.	--	RR Pakka Book (Balabhagada Nakalu) issued by the Village Accountant, Bangalore East Taluk, Krishnarajapura with respect to Survey No. 60/17 bifurcated into two portions i.e. Survey Nos. 60/17 and 60/19.
53.	23/02/2023	Report in No. LND(Ka)CR:30/2022-23 issued by the Thasildar, Bangalore East Taluk.
54.	16/03/2023	Order in No. LND(E)CR/258/2022-23 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore, along with sketch.
55.	16/07/2024	Plan Sanction Letter in No. BDA/NM/A-Sa/AA-1/ThaSa-4/E/19/2024-25 issued by the Commissioner, Bangalore Development Authority, Bangalore.
56.	07/06/2023	Work Order in No. No. BDA/TPA/BLP-67/2022-23/530/2023-24 issued by the Commissioner, Bangalore Development Authority, Bangalore.
57.	20/09/2024	Certificate No. RD1218114022312 issued by the Tahsildar, Bengaluru East Taluk, Bengaluru District.
58.	19/09/2024	Endorsement in No. PTCL. (BE). CR:409/2024-25 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru with respect to the Survey No. 60/18.
59.	19/09/2024	Endorsement in No. PTCL. (BE). CR:407/2024-25 issued by the Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru with respect to the Survey No. 60/19.
60.	23/09/2024	Endorsement in No. KHB/LAQ/Bidarahalli60/18/2024-25 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
61.	11/11/2024	Endorsement in No. Bengaluru/SLAO-2/232/2024-25 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore.
62.	26/11/2024	Form 11B Property No. 60/18 and PID No. 150200401300220888 in the name of Sri. G. Shashikanth issued by the Panchayat Development Officer of Doddabanhalli Village Panchayat





Jayanth Pattanshetti Associates LLP

ADVOCATES

Continuation Sheet

No. 32

Sl. No.	Date of execution / issued on	Description of documents
63.	26/11/2024	Form 11B Property No. 60/19 and PID No. 150200401300220890 in the name of Sri. G. Shashikanth issued by the Panchayat Development Officer of Doddabanhalli Village Panchayat
64.	04/10/2024	Encumbrance Certificate in S. A. No. 7120/2024-25 for the period 01/04/1950 to 31/07/1986 issued by the Sub-Registrar, Hosakote.
65.	19/09/2024	Encumbrance Certificate in S. A. No. 6816/2024-25 for the period 01/06/1989 to 31/03/2004 issued by the Sub-Registrar, Krishnarajapura, Bangalore.
66.	31/10/2009	Encumbrance Certificate in S. A. No. 14112/2009-10 for the period 01/04/1994 to 31/03/2004 issued by the Sub-Registrar, Krishnarajapura, Bangalore.
67.	31/10/2009	Encumbrance Certificate in S. A. No. 14113/2009-10 for the period 01/04/1994 to 31/03/2004 issued by the Sub-Registrar, Krishnarajapura, Bangalore.
68.	28/08/2008	Encumbrance Certificate in S. A. No. 2325/2008-09 for the period 01/04/2004 to 20/08/2008 issued by the Sub-Registrar, Bidarahalli, Bangalore.
69.	11/11/2010	Encumbrance Certificate in S. A. No. 6967/2010-11 for the period 01/04/2004 to 09/11/2010 issued by the Sub-Registrar, Bidarahalli, Bangalore.
70.	23/09/2009	Encumbrance Certificate in S. A. No. 2970/2009-10 for the period 01/04/2007 to 21/09/2009 issued by the Sub-Registrar, Bidarahalli, Bangalore.
71.	23/11/2022	Encumbrance Certificate in S. A. No. 13652/2022-23 for the period 01/04/2004 to 23/11/2022 issued by the Sub-Registrar, Mahadevapura, Bangalore.
72.	08/08/2024	Encumbrance Certificate in S. A. No. 121647/2024-25 for the period 01/01/2022 to 08/08/2024 issued by the Sub-Registrar, Bidarahalli, Bangalore.
73.	28/11/2024	Encumbrance Certificate in S. A. No. 234632/2024-25 for the period 01-04-2017 to 31-03-2023 issued by the Sub-Registrar, Bidarahalli, Bangalore.





Jayanth Pattanshetti Associates LLP
ADVOCATES

Continuation Sheet

No. 33

Sl. No.	Date of execution / issued on	Description of documents
74.	25/09/2024	Encumbrance Certificate in S. A. No. 172026/2024-25 for the period 01-04-2022 to 29-03-2024 issued by the Sub-Registrar, Bidarahalli, Bangalore.
75.	21/09/2024	Encumbrance Certificate in S. A. No. 166679/2024-25 for the period 01-04-2022 to 13-09-2024 issued by the Sub-Registrar, Bidarahalli, Bangalore.
76.	21/09/2024	Encumbrance Certificate in S. A. No. 166651/2024-25 for the period 01-04-2022 to 13-09-2024 issued by the Sub-Registrar, Bidarahalli, Bangalore.



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