

Date: \_\_\_\_<sup>th</sup> July, 2022

To,

**M/s. MOHAN BUILDERS,**

A Partnership firm having its office at  
No.317, 6<sup>th</sup> Cross, OMBR Layout,  
Bangalore-560 043.

Represented by it's Partners

**1. Mr.RAVULAPALLI MOHAN KUMAR,** aged about 30 years,  
S/o Mr.Ravulapalli Prasad,

**2. Mr.GODUGULURI VENKATESWARLU,** aged about 43 years,  
S/o Mr.G.Venkaiah,

#### LEGAL SCRUTINY REPORT

RE: “**MOHAN ALTURA**” constructed over All that piece and parcel of the immovable Property bearing converted Survey No.45/2, present BBMP Katha **No.610/Sy.No.45/2-Municipal No.45**, measuring about 1 Acre 5.5 Guntas {converted vide Conversion Certificate bearing No.ALN(EVH)SR 288/2011-12, dated 31/10/2011, issued by the Deputy Commissioner, Bangalore} **and** converted Sy.No.45/4, Old Sy.No.45/1, present BBMP Katha **No.916/Sy.No.45/4-Municipal No.237**, measuring about 1 Acre, {converted from Agricultural to non-Agricultural purpose vide Conversion Certificate bearing No.ALN.(EVH) SR 96/2014-15, dated 27/09/2014, issued by the Deputy Commissioner, Bangalore}, situated at Gunjur Village, Varthur Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP, Totally measuring about **2 Acre 5½ guntas, Amalgamated BBMP Katha No.916/Sy.No.45/4,45/2-Municipal No.237,**

**I. LIST OF DOCUMENTS SCRUTINISED of Sy.No.45/2 of Gunjur Village**

Sl.No.	DATE	NATURE AND PARTICULARS OF DOCUMENTS	Original/ Copy
01.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of Index of Land, Records of Rights in respect Sy.No.45/2 of Gunjur Village, Varthur Hobli, Bangalore East Taluk.	Copy
02.		R.T.C for the period from 1967-68 to 1976-77 and from 1982-83 to 2020-21 in respect of Sy No.45/2 of Gunjur Village, Varthur Hobli, Bangalore East Taluk.	Copy
03.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of R.T.C's for the period of 1977-78 to 1981-82 pertaining to Sy.No.45/2 of Gunjur Village.	Copy
04.	08/07/1968	Sale Deed executed by Sri.G.N.Ramareddy S/o Sri.G.Nanjappa Reddy <b>in favour of</b> Smt.N.R.Gowramma W/o Sri.G.N.Krishna Reddy, Vide registered as document No.1730/1968-69, Book-I, Volume.710, Pages 184 to 188 in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.45/2, measuring 1 Acre 32 Guntas of Gunjur Village.	Copy

05.	29/07/1968	Sale Deed executed by Sri.G.N.Anantha Reddy S/o Sri.G.Nanjappa Reddy <b>in favour of</b> Smt.N.R.Gowramma W/o Sri.G.N.Krishna Reddy, Vide registered as document No.2065/1968-69, Book-I, Volume.714, Pages 83 to 86 in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.45/2, measuring 1 Acre 32 Guntas of Gunjur Village.	Copy
06.	16/08/1976	Sale Deed executed by 1.Sri.G.N.Krishna Reddy S/o Sri.G.Nanjappa Reddy 2.Sri.G.N.Ramareddy S/o Sri.G.Nanjappa Reddy 3.Sri.G.N.Anantha Reddy S/o Sri.G.Nanjappa Reddy 4. Sri.G.N.Shivarami Reddy S/o Sri.G.Nanjappa Reddy, 5. Smt.N.R.Gowramma W/o Sri.G.N.Krishna Reddy, 6. Smt.Venkatamma W/o Sri.G.N.Venkatesh Reddy and 7. Smt.Lakshamma W/o Sri.G.N.Mariyappa Reddy <b>in favour of</b> Sri.G.M.Ashwath Reddy S/o Sri.V.Muniswamy Reddy, Vide registered as document No.505/1976-77, Book-I, Volume.1192, Pages 220 to 222 in registered before the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore in respect of Sy.No.45/2, measuring 1 Acre 32 Guntas of Gunjur Village.	Copy
07.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of Mutation Register Extract bearingNo.150/1980-81 showing the mutation in the name of Sri. G.M.Ashwath Reddy	Copy

		pursuant to the above said Sale deed in respect of Sy.No.45/2, measuring 1 Acre 32 Guntas of Gunjur Village.	
08.	08/10/2010	Gift Deed executed by Sri.G.M.Ashwath Reddy S/o Sri.V.Muniswamy Reddy, <b>in favour of</b> Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, Vide registered as document No.4349/2010-11, Book-I, in registered before the Office of the Sub-Registrar Varthur, Bangalore in respect of Sy.No.45/2, measuring 1 Acre 32 Guntas of Gunjur Village.	Copy
09.		Mutation Register Extract bearing No. 77/2010-11, of land in Sy.No.45/2, of Gunjur Village. in the name of Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, measuring 1 Acre 32 Guntas pursuant to the said Gift deed.	Copy
10.		48(A) and 7(A) endorsement issued by the Tahsildar, Bangalore East Taluk in respect of Sy.No.45/2 of Gunjur Village	Copy
11.		79(A) and (B) endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of Sy.No.45/2 of Gunjur Village.	Copy
12.		PTCL endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of Sy.No.45/2, of Gunjur Village.	Copy

13.		NOC issued by BDA stating Nil acquisition in respect of Sy.No.45/2 of Gunjur Village.	Copy
14.		Intimation Letter and Bank Challan issued by the State bank of Mysore in the name of Sri.G.A.Sanjay for having paid the conversion fee of Rs.98010/- in respect of Land measuring 1 Acre 32 Guntas in Sy.No.45/2 of Gunjur Village.	Copy
15.	31/10/2011	Conversion Certificate bearing No. ALN(E.V.H.) SR 288/2011-12, issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.45/2, measuring about 1 Acre 32 Guntas of Gunjur Village.	Copy
16.		Mutation Register Extract bearing No.T59/2012-13 showing the mutation in the name of Sri.G.A.Sanjay pursuant to the said Conversion order.	Copy
17.		Katha Certificate and Katha Extract and Special Notice issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the name of Sri.G.A.Sanjay in respect of Sy.No.45/2, measuring about 1 Acre 32 Guntas of Gunjur Village.	Copy
18.		Family tree of G.M.Ashwath Reddy	Copy

19.	22/01/2016	Release Deed executed by 1. Sri.G.M.Ashwath Reddy S/o Sri.V.Muniswamy Reddy, 2. Sri.G.A.Bhuvanewari D/o Sri.G.M.Ashwath Reddy, <b>in favour of</b> Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, Vide registered as document No.4368/2015-16, Book-I, in registered before the Office of the Sub-Registrar Varthur, Bangalore in respect of Sy.No.45/2, measuring 1 Acre 32 Guntas of Gunjur Village.	Copy
20.	09/04/2015	Gift Deed executed by Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, <b>in favour of</b> Smt.A.Aruna W/o Sri. G.A.Sanjay, Vide registered as document No.128/2015-16, Book-I, in registered before the Office of the Sub-Registrar Varthur, Bangalore in respect of Sy.No.45/2, measuring 24 ½ Guntas out of 1 Acre 32 Guntas of Gunjur Village.	Copy
21.	06/09/2018	Cancellation deed of Gift executed by Smt.A.Aruna W/o Sri. G.A.Sanjay, <b>in favour of</b> Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, Vide registered as document No.8944/2018-19, Book-I, in registered before the Office of the Sub-Registrar Shivaji Nagar (Banaswadi), Bangalore in respect of Sy.No.45/2, measuring 24½ Guntas out of 1 Acre 32 Guntas of Gunjur Village.	Copy
22.	24/04/2019	Deed of Declaration executed by 1. Smt.Lakshmi Jayaram W/o Sri. L.Jayarama, 2. Sri.L.Jayarama S/o Sri. Lakshminarayanappa,	Copy

		and Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, Vide registered as document No.1302/2019-20, Book-I, in registered before the Office of the Sub-Registrar Shivaji Nagar (Banaswadi), Bangalore in respect of Sy.No.45/2, measuring 24¾ Guntas and Sy.No.45/4 measuring 1 Acre of Gunjur Village.	
23.		Partnership Deed of “ <b>M/s. MOHAN BUILDERS,</b> ” and Certificate of Registration Firm.	Copy
24.	___/07/2022	Sale Deed executed by Sri.G.A.Sanjay S/o Sri.G.M.Ashwath Reddy, and his Family members, <b>in favour of M/s. MOHAN BUILDERS,</b> Represented by its Managing Partners, <b>1. Mr.RAVULAPALLI MOHAN KUMAR,</b> and <b>2. Mr.GODUGULURI VENKATESWARLU,</b> Vide registered as document No.____/2022-23, Book-I, in registered before the Office of the Sub-Registrar Shivaji Nagar (____), Bangalore in respect of Sy.No.45/2, measuring 24 ½ Guntas of Gunjur Village.	Copy
25.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the names of <b>M/s. MOHAN BUILDERS,</b> Represented by its Managing Partners, <b>1. Mr.RAVULAPALLI MOHAN KUMAR,</b> and <b>2. Mr.GODUGULURI VENKATESWARLU,</b> in respect of Sy.No.45/2, measuring about 24 ½	Copy

		Guntas of Gunjur Village.	
26.		Encumbrance Certificate from 01/04/1930 to 14/02/1957 and from 15/02/1957 to 31/03/2004 and again from 01/04/2004 to 14/07/2021 in respect of the Property described at Para-II	Copy
27.		Hissa Tippani, Atlas, RR Balabhaga and Akarbandh, of Sy.No.45/2 of Gunjur Village.	Copy
28.		Village Map of Gunjur Village.	Copy

## II. DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable Property bearing converted Survey No.45/2, present BBMP Katha No.1745/916/237/45/4 & 45/2 measuring about 24 ½ Guntas {converted vide Conversion Certificate bearing No.ALN(EVH)SR 288/2011-12, dated 31/10/2011, issued by the Deputy Commissioner, Bangalore District} situated at Gunjur Village, Varthur Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Rajakaluve;

West by : Remaining land in Same Survey Number;

North by : Land in Sy.No.45/5 of Smt.Sarojamma;

South by : Land in Sy.No.68 of Narayanai;

### III. TRACING OF TITLE

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.45/2 of Gunjur Village, measuring about 1 Acre 32 Guntas plus 3 Guntas Karab Land, was originally held by Sri.G.Nanjappa Reddy S/o Sri.Narayanappa, had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property

Whereas Sri.G.N.Ramareddy S/o Sri.G.Nanjappa Reddy and Sri.G.N.Anantha Reddy S/o Sri.G.Nanjappa Reddy Sold the same in a two different sale deeds Dated 08/07/1968 and 2/07/1969, in respect of Sy.No.45/2 measuring 1 Acre 32 Guntas in favour of Smt.N.R.Gowramma W/o Sri.G.N.Krishna Reddy who is the wife of their yelder Brother Sri.G.N.Krishna Reddy Subsequently The said 1.Sri.G.N.Krishna Reddy S/o Sri.G.Nanjappa Reddy 2.Sri.G.N.Ramareddy S/o Sri.G.Nanjappa Reddy 3.Sri.G.N.Anantha Reddy S/o Sri.G.Nanjappa Reddy 4. Sri.G.N.Shivarami Reddy S/o Sri.G.Nanjappa Reddy, 5. Smt.N.R.Gowramma W/o Sri.G.N.Krishna Reddy, 6. Smt.Venkatamma W/o Sri.G.N.Venkatesh Reddy and 7. Smt.Lakshamma W/o Sri.G.N.Mariyappa Reddy all the family members of Sri.Nanjappa Reddy had sold the same by a Sale deed Dated 16/08/1976 in favour of Sri.M.Ashwatha Reddy S/o.Sri.V.Muniswami Reddy had got the RTC and all other revenue records mutated into his name vide MR.No.150/1980-81, and had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property. And.Sri.M.Ashwatha Reddy S/o.Sri.V.Muniswami Reddy gifted the land in Sy.No.45/2 of Gunjur Village, measuring about 1 Acre 32 Guntas in favour of his son Sri.G.A.Sanjay S/o Sri.M.Ashwatha Reddy, vide Gift deed dated 08/10/2010, had got the RTC and all other revenue records mutated into his name vide MR.No.77/2010-11 referred above,

Later The said Sri.G.A.Sanjay S/o Sri.M.Ashwatha Reddy, having acquired land in Sy.No.45/2, measuring 1 Acre 32 Guntas, of Gunjur Village in the manner referred to above and have applied for conversion of said land measuring about 1 Acre 32 Guntas, in Sy.No.45/2, of Gunjur Village from agricultural to non-agricultural purposes and have got converted the same from agricultural to non-agricultural purpose vide conversion order No.ALN (E.V.H.) SR 288/2011-12, dated 31/10/2011, issued by the Deputy Commissioner Bangalore District, Bangalore. had got the RTC and all other revenue records mutated into his name

vide MR.No.T59/2012-13 and he had paid betterment charges to the BBMP and got BBMP Katha bearing No.610/Sy.No.45/2 Municipal No.45 referred above,

Later The said Sri.G.A.Sanjay S/o Sri.M.Ashwatha Reddy, having acquired land in Sy.No.45/2, measuring 24 ½ Guntas, of Gunjur Village in the manner referred to above and had got the RTC and all other revenue records mutated into his name vide MR.No.T59/2012-13 and he had paid betterment charges to the BBMP and got BBMP Katha bearing **No.1745/916/237/45/4 & 45/2** referred above,

Later the said 1 Sri.G.A.Sanjay S/o Sri.M.Ashwatha Reddy, had sold the converted land in Sy.No.45/2 of Gunjur Village, measuring about 24½ Guntas in favour of **M/s. MOHAN BUILDERS**, Represented by its Managing Partners, **1. Mr.RAVULAPALLI MOHAN KUMAR**, and **2. Mr.GODUGULURI VENKATESWARLU**, vide sale deed dated \_\_\_\_\_, referred above, have also obtained BBMP Katha for the property.

#### **IV. ENCUMBRANCE**

On the perusal of the Encumbrance Certificate from 01/04/1930 to 14/02/1957 and from 15/02/1957 to 31/03/2004 and from again 01/04/2004 to 14/07/2021 in respect of the Property described at Para – II. It would establish that there are no existing charges or mortgages on the property upto \_\_\_/07/2022. However it is advisable to obtain upto date Encumbrance Certificate.

## **V. CERTIFICATE**

Whereas I certify that **M/s. MOHAN BUILDERS**, Represented by its Managing Partners, **1. Mr.RAVULAPALLI MOHAN KUMAR**, and **2. Mr.GODUGULURI VENKATESWARLU**, would derive valid title had got absolute Right title over All that piece and parcel of the immovable Property bearing converted Sy.No.45/2, present BBMP Katha **No.1745/916/237/45/4 & 45/2**, measuring about 24 ½ Guntas, {converted from Agricultural to non-Agricultural purpose vide Conversion Certificate bearing No.ALN (E.V.H.) SR 288/2011-12, dated 31/10/2011, issued by the Deputy Commissioner, Bangalore}, situated at Gunjur Village, Varthur Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP,. There are no claims of minor or other persons/s and there are no charges or mortgages for the Property described at para-II, Upto \_\_\_/07/2022. however the purchaser shall obtain up to date EC for the property.

**SNR ASSOCIATES  
ADVOCATE.**

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Date: 27<sup>th</sup> June, 2022

To,

**M/s. MOHAN BUILDERS,**

A Partnership firm having its office at  
No.317, 6<sup>th</sup> Cross, OMBR Layout,  
Bangalore-560 043.

Represented by it's Partners

**1. Mr.RAVULAPALLI MOHAN KUMAR,** aged about 30 years,  
S/o Mr.Ravulapalli Prasad,

**2. Mr.GODUGULURI VENKATESWARLU,** aged about 43 years,  
S/o Mr.G.Venkaiah,

#### LEGAL SCRUTINY REPORT

RE: constructed over All that piece and parcel of the immovable Property bearing converted Survey No.45/5, Old No.45/1, measuring about 2 Acre 15 Guntas plus 2 Guntas of Kharab land {Converted from Agriculture to Non-Agriculture residential purpose vide Certificate bearing No.ALN(EVH)SR 97/2014-15, dated 27/09/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore}, situated at Gunjur Village, Varthur Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP,

**I. LIST OF DOCUMENTS SCRUTINISED of Sy.No.45/1, New Sy.No.45/5 of Gunjur Village**

1.		Mysore Survey Settlement in respect Sy.No.45/1 of Gunjur Village, Varthur Hobli, Bangalore East Taluk.	Copy
2.		Index of Land, Records of Rights and in respect Sy.No.45/1 of Gunjur Village, Varthur Hobli, Bangalore East Taluk.	Copy
3.		R.T.C from 1972-73 to 1976-77 and from 1982-83 to 2000-2001 and 2001-02 to 2013-14 in respect of Sy.No.45/1 and from 2014-15- to 2021-2022 in respect of Sy.No.45/5 of Gunjur Village, Varthur Hobli, Bangalore East Taluk.	Copy
4.		Endorsement issued by the Taluk office Bangalore East Taluk, stating non-availability of R.T.C's for the period of 1977-78 to 1981-82 pertaining to Sy.No.45/1, New Sy.No.45/5 of Gunjur Village.	Copy
5.		Compromise petition and order copy of the OS No.65/1986 in respect of Sy.No.45/1, measuring 3 Acres of Gunjur Village.	Copy
6.		Mutation Register Extract bearing No. 57/1996-97, of land in Sy.No.45/1, of Gunjur Village. in the name of Sri.G.M.Venugopal Reddy, measuring 3 Acres of Gunjur Village	Copy

		pursuant to the said OS order.	
7.	05/04/2006	Deed of final decree Partition in OS No No.65/1986 <b>in favour of</b> Sri.G.M. Venugopal Reddy, in respect of Sy.No.45/1, measuring 3 Acres of Gunjur Village.	Copy
8.		Death Certificate of Sri. Sri.G.M. Venugopal Reddy	Copy
9.		Mutation Register Extract bearing No.H31/2012-13 showing the mutation in the name of Smt.B.M.Sarojamma W/o Late Sri.G.M.Venugopal Reddy pursuant to the death of G.M. Venugopal Reddy in respect of Sy.No.45/1, new Sy.No.45/5 measuring 3 Acres of Gunjur Village.	Copy
10.		Family Tree of Sri. Sri.G.M. Venugopal Reddy	Copy
11.		48(A) and 7(A) endorsement issued by the Tahsildar, Bangalore East Taluk in respect of Sy.No.45/5 of Gunjur Village	Copy
12.		79(A) and (B) endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of Sy.No.45/5 of Gunjur Village.	Copy

13.		PTCL endorsement issued by the Assistant Commissioner, Bangalore North Taluk, in respect of Sy.No.45/5, of Gunjur Village.	Copy
14.		NOC issued by BDA stating Nil acquisition in respect of in respect of Sy.No.45/5 of Gunjur Village.	Copy
15.	27/09/2014	Conversion Certificate bearing No. ALN(EVH.) SR/97/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of Sy.No.45/5, measuring about 3 Acres of Gunjur Village.	Copy
16.		Betterment charges Fee paid Receipt paid to the BBMP and same has issued Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Katha Registration copy and Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the name of Smt.B.M.Sarojamma W/o Late Sri.G.M.Venugopal Reddy in respect of Sy.No.45/5, measuring about 2 Acre 15 Guntas of Gunjur Village.	Copy
17.		Partnership Deed of “ <b>M/s. MOHAN BUILDERS,</b> ” and Certificate of Registration Firm.	Copy
18.	11/04/2022	Sale Deed executed by Smt.B.M.Sarojamma W/o Late Sri.G.M.Venugopal Reddy and her	Copy

		Family members, <b>in favour of M/s. MOHAN BUILDERS</b> , Represented by its Managing Partners, <b>1. Mr.RAVULAPALLI MOHAN KUMAR</b> , and <b>2. Mr.GODUGULURI VENKATESWARLU</b> , Vide registered as document No.265/2022-23, Book-I, in registered before the Office of the Sub-Registrar Shivaji Nagar (Banaswadi), Bangalore in respect of Sy.No.45/5, measuring 1 Acre 34 Guntas Pulse 2 Guntas Karab Land of Gunjur Village.	
19.		Katha Certificate and Katha Extract issued by the Assistant Revenue Officer, BBMP, Bangalore showing in the names of <b>M/s. MOHAN BUILDERS</b> , Represented by its Managing Partners, <b>1. Mr.RAVULAPALLI MOHAN KUMAR</b> , and <b>2. Mr.GODUGULURI VENKATESWARLU</b> , in respect of Sy.No.45/5, measuring about 2 Acre 15 Guntas Plus 2 Guntas Karab Land of Gunjur Village.	Copy
20.		Encumbrance Certificate from 01/04/1930 to 14/02/1957 and from 15/02/1957 to 31/04/2004 and again from 01/04/2004 to 06/12/2021 in respect of the Property described at Para-II	Copy
21.		Hissa Tippani, Atlas, RR Balabhaga and Akarbandh, of Sy.No.45/5 of Gunjur Village.	Copy
22.		Village Map of Gunjur Village.	Copy

## **II. DESCRIPTION OF PROPERTY**

All that piece and parcel of the immovable Property bearing converted Survey No.45/5, Old No.45/1, measuring about 1 Acre 34 Guntas plus 2 Guntas of Kharab land {Converted from Agriculture to Non-Agriculture residential purpose vide Certificate bearing No.ALN(EVH)SR 97/2014-15, dated 27/09/2014, issued by the Deputy Commissioner, Bangalore District, Bangalore}, situated at Gunjur Village, Varthur Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the

East by : Land in Sy.No.44/2 & Sy.No.48/1;

West by : remaining portion in Sy.No.45/5 belongs to Owners;

North by : Road;

South by : Land in Sy.No.45/2;

## **III. TRACING OF TITLE**

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of Property bearing Sy.No.45/1 of Gunjur Village, measuring about 9 Acre plus 6 Guntas Karab Land, was originally held by Sri.V.Muniswami Reddy S/o Sri.Venkatappa, had Referred in Mysore Settlement and was in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property

After the Intestate Death of Sri.V.Muniswami Reddy S/o Sri.Venkatappa His Son Viz Sri.G.M.Venugopala Reddy had filed a partition suit against their family members in OS No.65/1986, which came to an end by the well-wishers and filed a compromise petition and got the compromise Decree in respect of various Properties belonging to their joint family, including Sy.No.45/1, wherein inter-alia Sri.G M. Venugopala Reddy son of Sri.V.Muniswami Reddy have been allotted Sy.No.45/1 of Gunjur Village, measuring about 3 Acres had got the RTC and all other revenue records mutated into his name vide MR.No.57/1996-97,

and had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property. And after the intestate death of Sri.G M. Venugopala Reddy, his wife Smt.B.M.Sarojamma W/o Late Sri.G.M.Venugopal Reddy had filed the application before competent authority for change of katha and got mutation in MR.No.H31/2012-13, measuring 3 Acres of Gunjur Village later said Sy.no 45/1 was phodi done and assigned as new Sy.No.45/5 had got the RTC and all other revenue records mutated into her name and had been in continues peaceful possession and enjoyment of the said land, was in enjoyment of the said property. referred above,

Later The said Smt.B.M.Sarojamma W/o Late Sri.G.M.Venugopal Reddy, having acquired land in Sy.No.45/5, measuring 3 Acres, of Gunjur Village in the manner referred to above and have applied for conversion of said land measuring about 3 Acres, in Sy.No.45/5, of Gunjur Village from agricultural to non-agricultural purposes and have got converted the same from agricultural to non-agricultural purpose vide conversion order No.ALN (EVH) SR/97/2014-15, dated 27/09/2014, issued by the Deputy Commissioner Bangalore District, Bangalore. and she had paid betterment charges to the BBMP and got BBMP Katha bearing BBMP Katha No.7680/Sy.No.45/5, Municipal No.288, referred above,

Subsequently The said Smt.B.M.Sarojamma W/o Late Sri.G.M.Venugopal Reddy and her family members had sold the Portion of land in Sy.No.45/5 of Gunjur Village, measuring about 2 Acre 15 Gunats Plus 2 Gunats Karab Land in favour of **M/s. MOHAN BUILDERS**, Represented by its Managing Partners, **1. Mr.RAVULAPALLI MOHAN KUMAR**, and **2. Mr.GODUGULURI VENKATESWARLU**, vide sale deed dated 11/04/2022, referred above, have also obtained BBMP Katha for the property described at Para-II vide BBMP **Katha No. 7680/Sy.No.45/5, Municipal No.288.**

#### **IV. ENCUMBRANCE**

On the perusal of the Encumbrance Certificate from 01/04/1930 to 14/02/1957 and from 15/02/1957 to 31/03/2004 and from again 01/04/2004 to 06/12/2021 in respect of the Property described at Para – II. It would establish that there are no existing charges or mortgages on the property upto 06/12/2021. However it is advisable to obtain upto date Encumbrance Certificate.

## **V. CERTIFICATE**

Whereas I certify that **M/s. MOHAN BUILDERS**, Represented by its Managing Partners, **1. Mr.RAVULAPALLI MOHAN KUMAR**, and **2. Mr.GODUGULURI VENKATESWARLU**, would derive valid title had got absolute Right title over All that piece and parcel of the immovable Property bearing converted Sy.No.45/5, Old Sy.No.45/1, present BBMP Katha **No.7680/Sy.No.45/5, Municipal No.288.**, measuring about 2 Acre 15 Guntas Plus 2 Guntas Karab Land, {converted from Agricultural to non-Agricultural purpose vide Conversion Certificate bearing No.ALN.(EVH) SR 97/2014-15, dated 27/09/2014, issued by the Deputy Commissioner, Bangalore}, situated at Gunjur Village, Varthur Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP,. There are no claims of minor or other persons/s and there are no charges or mortgages for the Property described at para-II, Upto 06/12/2021. however the purchaser shall obtain up to date EC for the property.

There are no claims of minor or other persons/s and there are no charges or mortgages for the property described under Para-II Upto 06/12/2021.

**SNR ASSOCIATES  
ADVOCATE.**