



RPM ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Ref.:

25/01/2023
Date

Mrs. Parvathamma,
W/o Mr. H.S. Krishnaiah
No.19, 12th Cross,
Cubbonpet, Bangalore-2

Madam,

Sub: Title Scrutiny Report of the converted undeveloped property bearing Sy. No.64/3A, measuring 1 Acre 33 Guntas, Hebbagodi Village.

1. NAME & ADDRESS OF THE TITLE HOLDER:

Mrs. Parvathamma,
W/o Mr. H.S. Krishnaiah
No.19, 12th Cross,
Cubbonpet, Bangalore-560002

2. DESCRIPTION OF THE SCHEDULE PROPERTY

All that piece and parcel of the converted undeveloped Land bearing survey No.64/3A, measuring 1 Acre 33 Guntas, situated at Hebbagodi Village, Attibele2 Hobli, Anekal Taluk, Bangalore Urban District, [converted as per the Official Memorandum dated 06/02/2021 vide LCCP101535/2021, issued by the Deputy Commissioner, Bangalore Urban District] and bounded on:

East by : Kammasandra Boundary
West by : Sy. No.64/1 & 64/2 & Road
North by : Sy. No.63
South by : Sy. No.64/3B



[Handwritten Signature]



3. DOCUMENTS SCRUTINISED

- a) Copy of the Sale Deed dated 21/08/1974 executed by H. Muniyappa S/o Koolaraynahalli Ramaiah in favour of B. Krishnamurthy, S/o Bhadrappa, registered as Document No.1761 of 74-75, Book No.I, Volume 1218, Pages 72 to 74, in the office of the Sub Registrar, Anekal.
- b) Copy of the Sale Deed dated 13/05/2022 executed by B. Krishnamurthy S/o Bhadrappa in favour of Mrs. Parvathamma, W/o H.S. Krishnaiah, registered as Document No.845 of Book No.I, and stored in CD No. ANKL. SR 03/2002-03, in the office of the Sub Registrar, Anekal, Bangalore Urban District.
- c) Copy of Mutation Register Extract vide MR No.4/2005-06, issued by the Revenue Inspector, Attibele.
- d) Survey Sketch issued by the Surveyor in respect of Sy. No.64/3A
- e) RTC/Pahani in respect of the Schedule Property issued by the Computerised Pahani Issue Centre
- f) Copy of the Official Memorandum dated 06/02/2021 vide LCCP101535/2021, issued by the Deputy Commissioner, Bangalore Urban District.
- g) Copy of the Tax Paid Receipt issued by City Municipal Council, Hebbagodi dated 04/06/2022
- h) Copy of the Encumbrance Certificate for the period from 01/04/19909 to 31/03/2004
- i) Copy of the Encumbrance Certificate for the period from 01/04/2005 to 02/06/2002

[Handwritten Signature]





RPM ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Ref.:

Date :

4. TRACING OF TITLE/DISCUSSION:

Sri. B. Krishnamurthy was the owner of the land bearing Survey No.64/3, measuring 2 Acres 25 Guntas, situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk, he having purchased from his vendor. Thereafter he conveyed a portion of the land in favour of one B. Venkataramanappa.

Further, Sri. B. Krishnamurthy purchased a strip of land from Sri. by H. Muniyappa S/o Koolaraynahalli Ramaiah for a valuable ale consideration under the registered Sale Deed dated 21/08/1974, registered as Document No.1761 of 74-75, Book No.I, Volume 1218, Pages72 to 74, in the office of the Sub Registrar, Anekal.

As such, Sri. B. Krishnamurthy was in possession and enjoyment of the remaining land measuring 1 Acre 33 Guntas, Hebbagodi. After survey proceedings, the revenue officials have assigned new Survey No.64/3A, owned by B. Krishnamurthy.

Mrs. Parvathamma, W/o H.S. Krishnaiah purchased the said land bearing Survey No.64/3A, measuring 1 Acre 33 Guntas, Hebbagodi from B. Krishnamurthy for a valuable sale consideration under the registered Sale Deed dated 13/05/2002, registered as Document No.845/2002-03. The possession of the said property was delivered to Mrs. Parvathamma on the same day.

The khatha of the aforesaid land was mutated in the name of Mrs. Parvathamma vide MR No.4/2005-06, issued by the Revenue Inspector, Attibele Hobli.

Mrs. Parvathamma applied with the authorities concerned seeking conversion of the said land for non-agricultural purposes. The revenue authorities initiated the process to be followed while converting the said land and identified the land by surveying the land and issued the survey sketch.

[Handwritten signature]



Thereafter, upon payment of the conversion fee, the Deputy Commissioner, Bangalore District, issued the Official Memorandum on 06/02/2021 vide LCCP101535/2021, according permission for conversion of the aforesaid property for non-agricultural purposes.

The RTC/Pahani for the year 2022-23 reflects the name of Mrs. Parvathamma, as the owner in respect of the Schedule Property.

That, the entire Hebbagodi Village was included within the limits of City Municipal Council, Hebbagodi. The khatha was mutated in the name of Mrs. Parvathamma and she has paid the tax payable to CMC, Hebbagodi for the year 2022-23.

Encumbrance Certificates referred and discussed hereinabove evidences that no subsequent registered transaction has taken place in respect of the schedule property.

5. EVIDENCE OF POSSESSION:

Copy of the Sale Deed dated 13/05/2002, Official Memorandum issued by the Deputy Commissioner, Tax Paid Receipt issued by CMC, Hebbagodi shows the name of Mrs. Parvathamma as on the date. From perusal of the above, it is clear that Mrs. Parvathamma, is in actual and physical possession of the Schedule Property.

6. LAND REVENUE RECEIPT

At present, the schedule Property is included within the limits of City Municipal Council, Hebbagodi. Mrs. Parvathamma has paid the tax/revenue payable to the said authority for the year 2022-23, which is up to the date.

7. APPLICATION OF CEILING/LAND REFORMS ACT:

Not applicable

gremmysh





RPM ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Ref.:

Date :

8. ENCUMBRANCES:

Encumbrance Certificate for the period from 01/04/1990 to 31/03/2004 shows the nil encumbrance on the property

Encumbrance certificate for the period from 01/04/2005 to 02/06/2002 shows the nil encumbrance on the property.

9. ADDITIONAL DOCUMENTS REQUIRED:

Encumbrance Certificate from 03/06/2002 to till date

10. CERTIFICATE:

We have examined the title deeds and documents pertaining to the ownership of Mrs. Parvathamma, who has purchased the said property from the lawful owner under the registered Sale Deed and got the khatha and relevant revenue records.

The property is not subject matter of any litigation, attachment, injunctions, agreement of sale, acquisition proceedings as on the date. There are no claims from any minor persons on the property. There are no protected tenants in respect of the schedule Property. The provisions of ULC Act are not applicable to the property.

Therefore, we hereby certify that Mrs. Parvathamma has derived absolute right and marketable title in respect of the Schedule Property and further Mrs. Parvathamma, is in lawful and actual physical possession of the schedule property.

For **RPM ASSOCIATES**

(R PURSHOTAM)
ADVOCATE & LEGAL CONSULTANT

