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Client:

M/s Prasiddhi Properties Pvt Ltd,
No2624, 7th Cross, 14th Main
E Block, Sahakarnagar,
Bangalore - 560 092

Date: 19-06-2020

Re : Title with respect to residentially converted land bearing New Sy No: 256 (Old Sy No: 69) (Converted from agricultural to non-agricultural residential purpose as per the orders of the District commissioner, Bangalore: Vide:ALN(NA) (HA) S.R/36/13-14, Dated: 02-07-2014) measuring 1 Acre out of 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore and bounded on the:

East by : Property in Sy No: 69;

West by: Road;

North by: Land in Sy No: 69 & 72;

South by: Land in same Sy NO: 256 measuring 20 Guntas sold to V.R Anjaneya Reddy;

(Hereinafter referred to as "Subject Property"):

PRELIMINARY TITLE REPORT

We have been furnished with copies of the following documents in connection with confirmation of title of the Subject Property:-

1. Village Map showing the map of Addeviswanathapura Village;
2. Revision settlement Akarbandu, in respect of land bearing Sy. No.256 (Old Sy No: 69), situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore issued by the Department of land records, Tahsildar office;
3. Phodi sketch of land bearing Sy No: 256 issued by the Tahsildar, Bangalore North (Addl) Taluk, Bangalore.
4. Grant order in Form 7, issued by Tahsildar Bangalore North Taluk Vide order No: LND RUC CR NO: 367, 368, 1225/91-92, Dated: 27-09-1994, infavour of Sri. Srirama Reddy S/o Venkataramanappa with respect to grant of land bearing Sy No: 69 measuring 1 Acre 20



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Guntassituated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;

5. Bagar Hukum Saguvali Sketch issued by the office of the Tahsildar, Bangalore North Taluk;

6. The Irsal Patti /upset paid details issued by the Tahsildar, Bangalore North Taluk, Bangalore;

7. Receipt/Challan issued by the Sub-Treasury, Bangalore north acknowledging the receipt of upset price, Dated: 06-10-1994;

8. Letter of Tenancy confirmation Dated: 25-02-2013 with respect to land bearing Sy No: 256 measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore issued by Village Accountant, Addeviswanathapura;

9. Tahsildar, Yelahanka office order issuing the order to rectify and fix the boundaries of the lands as per the bagar hokum grants;

10. Record of Rights and Tenancy crops Register Extract for the period 1994-95to 1996-97 issued by the Tahasildar Office, Yelahanka, for land bearing Sy. No.69, measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;

11. Computerized Records of Rights and Tenancy crops Register Extract for the period 2012-2013issued by the Village Accountant, Yelahanka Taluk office for land bearing Sy. No.256, measuring 1 Acre 20 Guntassituated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;

12. Computerized Records of Rights and Tenancy crops Register Extract for the period 2013-2014 issued by the Village Accountant, Yelahanka Taluk office for land bearing Sy. No.256, measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;

13. Computerized Records of Rights and Tenancy crops Register Extract for the period 2014-2015 issued by the Village Accountant, Yelahanka Taluk office for land bearing Sy. No.256, measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;



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14. Computerized Records of Rights and Tenancy crops Register Extract for the period 2015-2016 issued by the Village Accountant, Yelahanka Taluk office for land bearing Sy. No.256, measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;
15. Computerized Records of Rights and Tenancy crops Register Extract for the period 2017-2018 issued by the Village Accountant, Yelahanka Taluk office for land bearing Sy. No.256, measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;
16. Computerized Records of Rights and Tenancy crops Register Extract for the period 2018-2019 issued by the Village Accountant, Yelahanka Taluk office for land bearing Sy. No.256, measuring 1 Acre 20 Guntas situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North Taluk, Bangalore;
17. Entry No. MR T2/2012-13 made in the Mutation Register with respect to Sy No: 256 measuring 1 Acre 20 Guntas;
18. Endorsement issued by the Tahsildar, Bangalore North (Addl) Taluk, not numbered, Dated: 11-02-2010 stating that no separate sale permission is required to sell the land bearing Sy No: 69 measuring 1 Acre 20 Guntas Situated at Addeviswanathaoura Village, Hesarughatta Hobli, Bangalore North (addl) Taluk, Bangalore belongs to Sri. Srirama Reddy;
19. Official Memorandum bearing order No: A.L.N (N.A)(H.A) S.R/36/13-14, Dated: 02-07-2014, issued by office of the Deputy Commissioner, Bangalore District, permitting the conversion of land bearing Sy No: 256 measuring 1 Acre 20 Guntas from agricultural to non-agricultural residential purpose, situated at Addeviswanathapura Village, Hesarughatta Hobli, Bangalore North (Addl) Taluk, Bangalore District along with conversion sketch;
20. No Tenancy certificate dt. 23-03-2013 issued by Thasildar Bangalore North (Addl) Taluk No: RD0039272001803, stating that no Tenancy application in Form No.7 and 7A has been received under the Karnataka Land Reforms Act 1961 with respect to land measuring 1Acre 20 Guntas in SyNo. 256;
21. Tax Paid receipt with respect to Sy No 256, measuring 1 Acre 20 Guntas in the name of Sri. Srirama Reddy S/o Venkataramanappa issued by the village accountant;
22. Encumbrance Certificate dated: 07-02-2013, SA No: 13744/12-13, issued by The sub-registrar, Yelahanka, in respect of land bearing old Sy No.69 New Sy No: 256 for the period 01-06-1989 to 31-03-2004, reflecting Nil Transaction;



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23. Encumbrance Certificate dated: 12-02-2013, SA No: 4534/12-13, issued by The sub-registrar, Hesarughatta, in respect of land bearing New Sy No: 256 for the period 01-04-2004 to 11-02-2013, reflecting Nil Transaction;

24. Encumbrance Certificate dated: 04-06-2018, SA No: 4832/18-19, issued by The sub-registrar, Yelahanka, in respect of land bearing old Sy No.69 New Sy No: 256 for the period 01-04-2014 to 01-07-2018, reflecting many transactions:

A. OUR OBSERVATIONS

Flow of Title:

1. The Property is part of the larger extent of land bearing Survey No.69 measuring 1 Acre 20 Guntas ("Larger Land"). I understand that Mr. Srirama Reddy S/o Venkata Ramanappa is the owner of the Larger Land, which was granted to him by the Government of Karnataka under Form 7 under the land grants through Darkast, as evidenced by the Grant Order dated 27-09-1994 issued by the Tahsildar, Bangalore North (Addl) Taluk, Bangalore (Document No.4). I also note the Bagarhukum Saguvali Sketch issued by the Tahsildar Bangalore North (Addl) Taluk, confirming Mr. Srirama Reddy as the holder of the Larger Land (Document No.5);
2. The Irsal Patti/the list of the land holder issued by the tahsildar, Bangalore North (Addl) Taluk, confirms that Mr. Srirama Reddy S/o Venkata Ramanappa has been granted land bearing Sy No: 69 measuring 1 Acre 20 Guntas and he has paid the upset price as prescribed by the revenue department (Document No: 6);
3. The upset price paid receipts, Dated: 06-10-1994, issued by the Sub- Treasury, Bangalore North Taluk confirms the receipt of the payment of Rs. 685/- (Rupees Six Hundred and Eighty Five Only) towards the upset price by Mr. Srirama Reddy (Document No: 7);
4. Letter of Tenancy Confirmation Dated: 25-02-2013, issued by the Village Accountant, Addeviswanathapura Village, confirming that Mr. Srirama Reddy S/o Venkataramanappa is the holder and kathedar of the land bearing Sy No: 256 measuring 1 Acre 20 Guntas (Document No: 8);
5. Order issued by the Tahsildar, Bangalore North (Addl) Taluk, to bifurcate the land from its original sy no 69 and fix the boundaries as per the possession of the holders in pursuance of the Darkastu grant and accordingly the surveyor has subjected the land for Durastu/phodi and assigned a new Sy No: 256 for the land measuring 1 Acre 20



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Guntas belongs to Mr. Srirama Reddy S/o Venkataramanappa and thus the new survey number was assigned to the subject land (Document No: 9);

6. The RTC (Record of Rights and Tenancy crops register extract) produced for the period also evidences the ownership of Mr. Srirama Reddy S/o Venkataramanappa, wherein the colmn number 9 and 12(2) of the RTC reflects the name of the Mr. Srirama Reddy as the holder of the land and the column no 10 shows that the land was acquired by him by way of grant. However the Mutation extracts No: 101/1994-95 is not made available for my scrutiny; it is advisable to procure the same;
7. The computerized RTC's produced at Document No: 11 to 16 above also reflects the name of Mr. Srirama Reddy as the kathedar and is in possession of the subject property which evidences that Mr. Srirama Reddy is being in possession of the subject property from the date of its grant in his name;
8. The computerized RTC's produced at Document No: 11 to 16 above reflects that the subject property has been mortgaged to RSSN Bank, Singanayakanahalli for a sum of Rs. 3,00,000/-;
9. It reflects from the Mutation extract No; T2/2012-13, issued by the Village accountant that the land was subjected to phodi/bifurcation and accordingly new Sy No: 256 was assigned to the land belongs to Mr. Srirama Reddy and from there onwards the revenue records and survey records were also made as per the new survey number (Document No:17);
10. Endorsement issued by the Tahsildar, Bangalore North (Addl) Taluk, not numbered, Dated: 11-02-2010 stating that no separate sale permission is required to sell the land bearing Sy No: 69 measuring 1 Acre 20 Guntas Situated at Addeviswanathaoura Village, Hesarughatta Hobli, Bangalore North (addl) Taluk, Bangalore as the land was granted through regulatory committee and hence after the completion of non-alienation clause of 15 years the grantee is at liberty to sell the land without prior permission (Document No: 18);
11. As per the document No: 19 above it appears that the Commissioner, Bangalore District has accorded conversion of the land bearing Sy No: 256 measuring 1 Acre 20 Guntas situated at Addeviswanthapura Village, Hesarughatta Hobli, Bangalore North (Addl) Taluk, Bangalore District from agricultural to non -agricultural residential status in its official memorandum order No: A.L.N (N.A)(H.A) S.R/36/13-14, Dated: 02-07-2014;



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ENDORSEMENT

1. No Tenancy certificate dt. 23-03-2013 issued by Thasildar Bangalore North (Addl) Taluk No: RD0039272001803, stating that no Tenancy application in Form No.7 and 7A has been received under the Karnataka Land Reforms Act 1961 with respect to land measuring 1 Acre 20 Guntas in Sy.No. 256.

Record of Rights/Phani.

The RTC's for the year 1994-95 to 1996-97 and from 2012-13 to 2018-19 issued by Thasildar Bangalore North Taluk discloses as the total area of the land in Sy.No. 256 and old Sy No: 69 as 1 Acre 20 Guntas and discloses the name of Mr. Srirama Reddy as Khatedar and Cultivator in possession of the said land.

AKARBANDH

The akarbandh shows no kharab is identified and the total extent is shown as 61 Guntas, however all other relevant documents shows the land bearing Sy No 256 has 1 Acre 20 Guntas total extent. A clarification to this effect is required.

VILLAGE MAP

The Village Map of Addeviswanathapura village issued by Thasildar Bangalore North Taluk demarcates about the Road, Bullock cart road, Halla, Well, lake, etc., situated on various survey numbers of the said village and the same appears to be in order Sketch/Phodi sketch/ issued by Thasildar disclose that old Sy No: 69 has been phoded and also discloses their shapes of lands in Sy. No.256

CONVERSION :

It appears from the official memorandum, mentioned above in Sl No: 19 confirm that the land got converted from agricultural to non-agricultural residential purpose.

GENEALOGICAL TREE

It is advisable to procure the family tree of Mr. Srirama Reddy to ascertain his family members and make them as parties to the future deeds and documents.



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ENCUMBRANCE CERTIFICATE

1. Encumbrance Certificate dated: 07-02-2013, SA No: 13744/12-13, issued by The sub-registrar, Yelahanka, in respect of land bearing old Sy No.69 New Sy No: 256 for the period 01-06-1989 to 31-03-2004, reflecting Nil Transaction;
2. Encumbrance Certificate dated: 12-02-2013, SA No: 4534/12-13, issued by The sub-registrar, Hesarughatta, in respect of land bearing New Sy No: 256 for the period 01-04-2004 to 11-02-2013, reflecting Nil Transaction;
3. Encumbrance Certificate dated: 04-06-2018, SA No: 4832/18-19, issued by The sub-registrar, Yelahanka, in respect of land bearing old Sy No.69 New Sy No: 256 for the period 01-04-2014 to 01-07-2018, reflecting many transactions: i.e
 - a. A sale agreement Dated: 18-03-2015, executed by Mr. Srirama Reddy and his family members in favour of one Mr. V.R. Anjaneya Reddy with respect to land measuring 20 Guntas out of 1 Acre 20 Guntas;
 - b. A release deed Dated: 23-03-2016, executed by Rythara Seva Sahakara Sangha, Singanayakanahalli discharging the mortgage on the subject property infavour of Mr. Srirama Reddy;
 - c. A sale deed dated: 28-03-2016, executed by Mr. Srirama Reddy and others infavour of one Mr. V.R. Anjaneya Reddy with respect to land measuring 20 Guntas out of 1 Acre 20 Guntas

By going through the above mentioned encumbrance certificates it is noticed that Mr. Srirama Reddy has sold 20 Guntas out of 1 Acre 20 Guntas infavour of Mr. V.R. Anjaneya Reddy and also discharged the mortgage subsisting on the subject property. Now it appears from the aforementioned Encumbrance certificates the land measuring 1 Acre is available with Mr. Srirama Reddy.

4. Encumbrance certificate from the period 01-06-2018 to till date is not made available and it is advisable to procure the same.

ACQUISITION & LITIGATION

The Applicant has informed us that no litigation or acquisition proceedings are pending with respect to the Subject Property.

OBSERVATIONS & RECOMMENDATIONS BEFORE CONCLUDING THE TRANSACTIONS

This Opinion is issued basing on the title documents furnished only but not on any physical verification of the property.



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- All the documents which are provided are photocopies and hence it is advised to peruse the original documents before entering into any transactions.
- Certified copies of Encumbrance Certificates are to be perused before entering into any transactions.
- Physical verification of the property and measurement of the available land is strictly recommended.

CONCLUSION

In the premise, Subject to aforesaid Observation we confirm that the title of Mr. Srirama Reddy with respect to the converted land in Survey No 256 in Sy No: 256 old Sy No: 69 is in order and said Mr. Srirama Reddy is the absolute owner having free hold property with absolute possession of the same.

Thanking You

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