



Jayanth Pattanshetti Associates LLP

ADVOCATES

Partners:

Jayanth M. Pattanshetti
Vinay K.S.

File No: 38/23
Date: 20/06/2023

To

M/s. SBR Builders,
No. 24/5, SBR Horizon,
Hosakote Main Road,
Whitefield,
Bengaluru – 560 067.

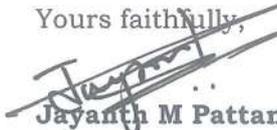
Sirs,

Sub: Scrutiny and Title Report with respect to residentially converted lands bearing (i) Survey No. 145/1, measuring 2 acres, (ii) Survey No. 145/2, measuring 3 acres and (iii) Survey No. 145/4, measuring 3 acres 4 guntas, measuring in total 8 acres 4 guntas (earlier part of Survey No. 98), situated at Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru District.

The title search with respect to the property mentioned hereabove is being furnished by us at your request. 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 and development and sale of sites formed therein. 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.



1. Description of the Property

All that piece and parcel of the residentially converted lands bearing (i) Survey No. 145/1, measuring 2 acres, (ii) Survey No. 145/2, measuring 3 acres and (iii) Survey No. 145/4, measuring 3 acres 4 guntas, measuring in total 8 acres 4 guntas (earlier part of Survey No. 98), situated at Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru District and bounded on the:

East by : Property bearing Survey No. 145/3
West by : Property bearing Survey No. 98;
North by : Property bearing Survey No. 98; and
South by : Road.

2. Discussion on Title:

- 2.1 On perusal of the above documents, it is observed that the Composite Land being portion of Survey No. 98, measuring 10 acres 29 guntas (excluding 15 guntas karab land) of Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru District was originally owned and possessed by Sri. Anthony, having acquired Said Property in the auction held by the Government vide Order dated 29-10-1941 and the same was recorded in the phody copy. We are not furnished with the auction sale deed and grant certificate to ascertain the grant of land and non-alienation period within which he was restricted from selling the Composite Property. The grant of land to Sri. R.J. Anthony could be evidenced from the extract of the phody copy and the survey records. The Composite Property was granted in the year 1941 (as evidenced in the Sale Deed & Hissa/Phody) and is sold in the year 1950 after period of 9 years from the date of grant and there are no proceedings initiated by the Government regarding violation of the terms of the grant. There being no claims ever since the date of sale in the year 1950, the purchaser and his successors-in-title have been in possession of the Composite Property for the last 73 years and their title to the same becomes impeccable.
- 2.2 That on 17-04-1950 Sri. R. J. Anthony sold 10 acres of the Survey No. 98 of Kumbalagodu Village in favour of Sri. G. Munishamappa, son of Sri. Giriappa. The said Sale Deed is registered vide Document No. 1707/ 1950-51 of Book I, Volume 1139, Pages 124 to 126 in the office of the Sub-Registrar, Bangalore Taluk and a copy of the same could be evidenced from **Document No.1**.
- 2.3 The portion of Survey No. 98 was granted to Sri. R.J. Anthony was surveyed and bifurcated and the same is assigned with new Survey No. 145, measuring 10 acres 29 guntas (excluding 15 guntas karab land) is the subject matter of this title report hereinafter referred to as "Composite Property".





- 2.4 By the Sale Deed dated 25-02-1988 Sri. G. Munishamappa alias G. Munishamaiah, son of Late Giriappa sold the Composite Property in favour of Sri. M. Ashwath Narayana, son of Sri. C.T. Malekallappa. The said Sale Deed is registered vide Document No. 10718/1987-88 of Book I, Volume 2763, Pages 106 to 111 in the office of the Sub-Registrar, Bengaluru South Taluk and a copy of the same could be evidenced from **Document No. 2**. The boundaries of the sale deed that are executed in favour of Sri. M. Ashwath Narayana mentions the full extent of land and there is no mention of the remaining portion retained by the earlier owner. Hence, it can be constructed that what was conveyed under the Sale Deed was the entire extent of land measuring 10 acres 29 guntas in Survey No. 145.

Discussion of Title with respect to 3 acres

- 2.5 By the Sale Deed dated 23-02-2006 Sri. M. Ashwath Narayana, son of Sri. C.T. Malekallappa sold 3 acres of the Composite Property in favour of Sri. J. Devarajulu, son of Sri. J. Govinda Swamy Naidu. The said Sale Deed is registered vide Document No. KEN-1-28398/2005-06 of Book I, stored in CD No. KEND 266 in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 3**. The sons of Sri. M. Ashwatha Narayana, namely Sri. A. Rajiv and Sri. A. Anil Kumar (represented by his General Power of Attorney Holder, Sri. M. Ashwath Narayana) have attested the said Sale Deed as Consenting Witnesses and the wife of Sri. M. Ashwatha Narayana i.e., Smt. Vanajakshamma has attested the said Sale Deed as Witness.

- 2.6 By the Sale Deed dated 15-11-2006 Sri. J. Devarajulu, son of Sri. J. Govinda Swamy Naidu sold 3 acres of the Composite Property in favour of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath, all sons of Late B.S. Krishna Setty. The said Sale Deed is registered vide Document No. KEN-1-33390/2006-07 of Book I, stored in CD No. KEND356 in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 4**. The wife of Sri. J. Devarajulu i.e., Smt. J. Nirmala has declared that Sri. J. Devarajulu is the absolute owner of the said property and she has no manner of right, title or interest in the said property and attested the said Sale Deed as Consenting Witness.

Discussion of Title with respect to 2 acres

- 2.7 By the Sale Deed dated 06-04-2006 Sri. M. Ashwath Narayana, son of Sri. C.T. Malekallappa sold 2 acres of the Composite Property in favour of Sri. T.N. Manjunath, son of Sri. T. Narayanaswamy. The said Sale Deed is registered vide Document No. KEN-1-00777/2006-07 of Book I, stored in CD No. KEND 277 in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 5**. The sons of Sri. M. Ashwatha Narayana,





namely Sri. A. Rajiv and Sri. A. Anil Kumar (represented by his General Power of Attorney Holder, Sri. M. Ashwath Narayana) have attested the said Sale Deed as Consenting Witnesses and the wife of Sri. M. Ashwatha Narayana i.e., Smt. Vanajakshamma has attested the said Sale Deed as Witness.

2.8 In the aforementioned Sale Deed dated 06-04-2006, the extent of Survey No. 145 is wrongly mentioned as '2 acres' instead of '1 acre 25 guntas. Hence, to rectify the said error, the Rectification Deed dated 22-01-2007, was executed by Sri. M. Ashwath Narayana, son of Sri. C.T. Malekallappa in favour of Sri. T.N. Manjunath, son of Sri. T. Narayanaswamy. The said Rectification Deed is registered vide Document No. KEN-1-35982/2006-07 of Book I, stored in CD No. KEND363, in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 6**. The sons of Sri. M. Ashwath Narayana, namely Sri. A. Rajiv and Sri. A. Anil Kumar (represented by his General Power of Attorney Holder, Sri. M. Ashwath Narayana) have attested the said Rectification Deed as Consenting Witnesses.

2.9 In the aforementioned Rectification Deed, the contents narrated in the above Sale Deed dated 06-04-2006 remain clear and unchanged. Hence subsequent execution of the Rectification Deed dated 22-01-2007 is not required, so the parties here by cancelled by the Cancellation of Rectification Deed dated 11-01-2008, registered vide Document No. KEN-1-03457/2007-08 of Book I, stored in CD No. KEND 392, in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 7**. The sons of Sri. M. Ashwath Narayana, namely Sri. A. Rajiv and Sri. A. Anil Kumar (represented by his General Power of Attorney Holder, Sri. M. Ashwath Narayana) have attested the said Cancellation of Rectification Deed as Consenting Witnesses.

2.10 By the Sale Deed dated 11-01-2008 Sri. T. N. Manjunath, son of Sri. T. Narayanaswamy sold 2 acres of the Composite Property in favour of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath, all sons of Late B. S. Krishna Setty. The said Sale Deed is registered vide Document No. KEN-1-03460/2007-08 of Book I, stored in CD No. KEND392 in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 8**. The wife of Sri. T. N. Manjunath i.e., Smt. Kalavathi has declared that Sri. T. N. Manjunath is the absolute owner of the said property and she has no manner of right, title or interest in the said property and attested the said Sale Deed as Consenting Witness.

Discussion of Title with respect to 3 acres 4 guntas

2.11 By the Sale Deed dated 24-04-2006 Sri. M. Ashwath Narayana, son of Sri. C.T. Malekallappa sold 3 acres 4 guntas of the Composite Property in favour of Sri. K. Arunachalam, son of Sri. K. Raghu Nadha Naidu. The said Sale Deed is registered vide Document No. KEN-1-02954/2006-07 of Book I, stored in CD





No. KEND 282 in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 9**. The sons of Sri. M. Ashwatha Narayana, namely Sri. A. Rajiv and Sri. A. Anil Kumar (represented by his General Power of Attorney Holder, Sri. M. Ashwath Narayana) have attested the said Sale Deed as Consenting Witnesses and the wife of Sri. M. Ashwatha Narayana i.e., Smt. Vanajakshamma has attested the said Sale Deed as Witness.

- 2.12 By the Sale Deed dated 15-11-2006 Sri. K. Arunachalam, son of Sri. K. Raghunadha Naidu sold 3 acres 4 guntas of the Composite Property in favour of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath, all sons of Late B. S. Krishna Setty. The said Sale Deed is registered vide Document No. KEN-1-32968/2006-07 of Book I, stored in CD No. KEND355 in the office of the Sub-Registrar, Kengeri and a copy of the same could be evidenced from **Document No. 10**. The wife of Sri. K. Arunachalam i.e., Smt. K.A. Rajini has declared that Sri. K. Arunachalam is the absolute owner of the said property and she has no manner of right, title or interest in the said property and attested the said Sale Deed as Consenting Witness.

Thus by the above Sale Deeds dated 15-11-2006 and 11-01-2008 Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath, all sons of Late B. S. Krishna Setty became the owners of 8 acres 4 guntas of the Composite Property is the subject matter of this title report hereinafter referred to as "Subject Property".

Partnership Details

- 2.13 By the Partnership Deed dated 02-12-2022 Sri. T Venugopal and Sri. T. Venkatramana entered into a Partnership in the name and style M/s. SBR Builders, for the purpose of carrying on the business of real estate. The duration of the Firm shall be at "will". The copy of the said Partnership Deed of M/s. SBR Builders dated 02-12-2022 could be evidenced from **Document No. 11**.
- 2.14 The partnership firm, M/s. SBR Builders is registered on 07-12-2022 with the Registrar of Firms Shivajinagar, Bengaluru vide Registration No. Firm/SJN- F807/2022-23 and the Registrar of Firms, Shivajinagar, Bengaluru has issued Form 'C' with respect thereto. The copy of the said Form 'C' could be evidenced from **Document No. 12**.

3. Development Agreement

- 3.1 Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath ("Owners") has entered into the Joint Development Agreement dated 10-03-2023 with M/s. SBR Builders, a Partnership Firm, ("Developer")





represented by its Managing Partner, Sri. T. Venugopal for development of the Subject Property by constructing residential row houses in accordance with the scheme formulated by the developer. In terms of the said Joint Development Agreement, the Owners are collectively entitled to 34% of the total saleable area in the layout and the Developer is entitled to 66% of the balance of the total saleable area in the project. The said Joint Development Agreement is registered vide Document No. BMH-1-12857/2022-23 of Book I, stored in C.D. No. BMHD 1874, in the office of the Sub-Registrar, Bommanahalli, Bengaluru and a copy of the same could be evidenced from **Document No. 13.**

- 3.2 Pursuant to the afore-mentioned Joint Development Agreement, the Owners have executed the General Power of Attorney dated 10-03-2023 in favour of M/s. SBR Builders, a Partnership Firm whereunder they have authorized and empowered the Developers to develop the Subject Property including the power to alienate/convey/lease the Developer's share of 66% of the total saleable area in terms thereof. The said General Power of Attorney is registered vide Document No. BMH-4-00926/2022-23 of Book IV, stored in C.D. No. BMHD 1874, in the office of the Sub-Registrar, Bommanahalli, Bengaluru and a copy of the same could be evidenced from **Document No. 14.**

4. Details of Lease/Encumbrances:

- 4.1 The 4 acres of the Subject Property was let out on lease by (1) Sri. B. K. Surendranath, (2) Sri. B.K. Manjunath, (3) Sri. B.K. Sanjeevanath (represented by his General Power of Attorney Holder, Sri. B.K. Manjunath) and (4) Sri. B. K. Amarnath (represented by his General Power of Attorney Holder, Sri. B.K. Manjunath) to M/s. Global Printing and Packaging Company Private Limited for the period of 9 years commencing from 01-01-2010 subject to the terms and conditions mentioned in the Deed of Lease dated 12-01-2010, registered vide Document No. KEN-1-03169/2009-10 of Book I, stored in CD No. KEND 412, in the office of the Sub-Registrar, Kengeri, Bengaluru and a copy of the same could be evidenced from **Document No. 15.**

Observations: *Advised to get a surrender of lease letter.*

- 4.2 By the Memorandum of Agreement dated 07-01-2010, M/s. Global Printing and Packaging Company Private Limited paid a sum of Rs. 2,00,00,000/- to Sri. B. K. Surendranath and others as interest free refundable security deposit towards adherence of the terms and conditions mentioned in the aforementioned Lease Deed. The copy of the said Memorandum of Agreement dated 07-01-2010 could be evidenced from **Document No. 16.**

5. Revenue Records

- 5.1 The name of Sri. G. Munishamappa alias Munishamaiah is entered as the owner of the Composite Property in the Index of Lands. The copy of the Index of Lands could be evidenced from **Document No. 17.**





5.2 **Details of R.T.C.'s:**

- a. The RTCs with respect to Survey No. 145, measuring 11 acres 4 guntas with 15 guntas 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			
1974-75	1983-84	G. Munishamappa alias G. Munshamaiah	G. Munishamappa alias G. Munshamaiah	-
1984-85	1987-88	M. Ashwath Narayana	G. Munishamappa alias G. Munshamaiah	MR 9/1987-88
1988-89	2005-06	M. Ashwath Narayana	M. Ashwath Narayana	MR 9/1987-88
2006-07	-	M. Ashwathnarayana, Subramanyam Naidu, T.N. Manjunath, B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath, B.K. Amaranath.	M. Ashwathnarayana, J. Devarajulu, K. Arunachalam, Subramanyam Naidu, T.N. Manjunath, B.K. Surendranath.	MR9/1987-88, MR8/2006-07, MR 30/2006- 07, MR68/2006- 07 & MR 72/2006- 07.

The copies of the R.T.C.'s with respect to Survey No. 145 could be evidenced from **Document No. 18.**

- b. The Thasildar, Bengaluru South Taluk by the Endorsement dated 30-07-2007 has certified that " R.T.C.'s for the period 1969-70 to 1973- 74 are not available. The copy of the said Endorsement dated 30-07-2007 could be evidenced from **Document No. 19.**
- c. The R.T.C.'s with respect to Survey No. 145/1, measuring 2 acres 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			
2008-09	2009-10 to 2018-19 and 2020- 21 to 2022-23	B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath & B.K. Amaranath.	B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath & B.K. Amaranath.	MR 104/2007- 08

The copies of the R.T.C.'s with respect to Survey No. 145/1 could be evidenced from **Document No. 20.**

- d. The R.T.C.'s with respect to Survey No. 145/2, measuring 3 acres 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			
2008-09	2010-11 to 2011-12, 2013-14, 2015-16 to 2022-23	B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath & B.K. Amaranath	B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath & B.K. Amaranath	MR 104/2007- 08 & MR 42/2008-09

The copies of the R.T.C.'s with respect to Survey No. 145/2 could be evidenced from **Document No. 21.**

- e. The R.T.C.'s with respect to Survey No. 145/4, measuring 3 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			
2010-11	2022-23	B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath & B.K. Amaranath	B.K. Surendranath, B.K. Manjunath, B.K. Sanjeevanath & B.K. Amaranath	MR 42/2008- 09

The copies of the R.T.C.'s with respect to Survey No. 145/4 could be evidenced from **Document No. 22.**





5.3 **Details of Mutation Entries:**

- a. Pursuant to the Sale Deed dated 25-02-1988, referred to in Section 2.4 here-above, the khata/mutation of the Composite Property was transferred and registered in the name of Sri. M. Ashwath Narayana vide serial No. 9/1988-89 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 23.**
- b. The katha / mutation of 2 acres of the Composite Property was transferred and registered in the name of Sri. T.S. Manjunath pursuant to the Order passed in Case No. RRT CR: 580/2006-07 vide serial No. 30/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 24.**

Observations: We are not furnished with the Order passed in Case No. RRT CR: 580/2006-07 by the Assistant Commissioner, Bengaluru South Taluk.

- c. Pursuant to the Sale Deed dated 15-11-2006, referred to in Section 2.12 here-above, the khata/mutation of 3 acres 4 guntas of the Composite Property was transferred and registered in the names of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath vide serial No. 68/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No.25.**
- d. Pursuant to the Sale Deed dated 15-11-2006, referred to in Section 2.6 here-above, the khata/mutation of 3 acres of the Composite Property was transferred and registered in the names of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath vide serial No.72/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 26.**
- e. Pursuant to the Rectification Deed dated 22-01-2007, referred to in Section 2.8 here-above, the khata/mutation of 1 acre 25 guntas of the Composite Property was transferred and registered in the name of Sri. T.N. Maanjunath vide serial No. 95/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 27.**
- f. Pursuant to the Sale Deed dated 11-01-2008, referred to in Section 2.10 here-above, the khata/mutation of 2 acres of the Composite Property was transferred and registered in the names of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath vide serial No. 75/2007-08 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 28.**





- g. Pursuant to the phody / bifurcation of the Subject Property, the names of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath are recorded vide serial No. 104/2007-08 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 29.**
- h. The conversion of the Survey Nos. 145/2 and 145/4 from agricultural use to non-agricultural purposes is recorded vide serial No. 42/2008-09 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 30.**

6. Survey Records

6.1 As per the Akarband (i) the total extent of the land in Survey No. 145/1 is 2 acres with no karab land and the same is in conformity with the extent mentioned in the R.T.C.'s, (ii) the total extent of the land in Survey No. 145/2 is 3 acres with no karab land and the same is in conformity with the extent mentioned in the R.T.C.'s, and (iii) the total extent of the land in Survey No. 145/4 is 3 acres 4 guntas with no karab land and the same is in conformity with the extent mentioned in the R.T.C.'s,. The copy of the said Akarband could be evidenced from **Document No. 31.**

6.2 On perusal of the Hissa Tippy and RR Pakka Book (Balabhadanaku), it is observed that as per the survey conducted on 26-11-2007, the Survey No. 145 measuring in total 11 acres 04 guntas (including 15 guntas of karab land) is bifurcated into four portions i.e., Survey Nos. 145/1 to 145/4 and the names of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath, all sons of Late B. S. Krishna Setty are entered as the owners / hissadars of Survey Nos. 145/1, 145/2 and 145/4. The copies of the said Hissa Tippy and RR Pakka Book (Balabhadanaku) could be evidenced from **Document Nos. 32 and 33.**

6.3 The Survey Sketch, Phody copy and the Village Map of Kumbalagodu confirms the shape and location of the Subject Property in the said village. The copies of the said Survey Sketch, Phody copy and Village Map could be evidenced from **Document Nos. 34 to 36.**

Observations: It is observed from the Village Map, that the road cuts across the Subject Property. Further, the survey records show that the road was sought to be shifted to the southern edge of the Subject Property. Hence, to furnish the Government order to shift the road and relinquishment if any areas of the property.





7. Conversion / Change of Land Use

- 7.1 The Special Deputy Commissioner (Revenue), Bengaluru District by the Official Memorandum dated 24-04-2009 in No. ALN: (S) SR (Ke)/194/2008-09 has accorded permission for conversion of the Survey No. 145/1, measuring 2 acres from agricultural use to non-agricultural/industrial use. The copy of the said Official Memorandum could be evidenced from **Document No. 37.**
- 7.2 The Special Deputy Commissioner (Revenue), Bengaluru District by the Official Memorandum dated 07-11-2008 in No. ALN: (S) SR (Ke)/88/2008-09 has accorded permission for conversion of (i) Survey No. 145/2, measuring 3 acres and (ii) Survey No. 145/4, measuring 3 acres 4 guntas, measuring in total 6 acres 4 guntas from agricultural use to non-agricultural/ industrial use. The copy of the said Official Memorandum could be evidenced from **Document No. 38.**
- 7.3 By the Commencement Certificate dated 22-02-2023 in No. BDA:TP:CLU-145/3554/2022-23, the Commissioner, the Bangalore Development Authority, Bangalore has accorded permission for change of land use of the Subject Property from industrial use to residential use. The copy of the Commencement Certificate dated 22-02-2023 could be evidenced from **Document No. 39.**
- 7.4 The Deputy Commissioner, Bengaluru Urban District by the Official Memorandum dated 14-03-2023 in No. LCCP102558/2023 has accorded permission for conversion of (i) Survey No. 145/2, measuring 3 acres and (ii) Survey No. 145/4, measuring 3 acres 4 guntas, measuring in total 6 acres 4 guntas from industrial use to residential- group housing/ Apartment use. The copy of the said Official Memorandum could be evidenced from **Document No. 40.**
- 7.5 The Deputy Commissioner, Bengaluru Urban District by the Official Memorandum dated 14-03-2023 in No. LCCP102559/2023 has accorded permission for conversion of Survey No. 145/1, measuring 2 acres from industrial use to residential- group housing/ Apartment use. The copy of the said Official Memorandum could be evidenced from **Document No.41.**

Observations: *we are not furnished with the chalan for having paid the conversion fine for scrutiny.*

8. Endorsements – Statutory Authorities

- 8.1 The Special Thasildar, Bengaluru South Taluk by the Endorsement dated 13-03-2008 has certified that there are no tenancy applications filed or pending with respect to the Composite Property under Section 48A and 77A of the





- Karnataka Land Reforms Act, 1961. The copy of the said Endorsement dated 13-03-2008 could be evidenced from **Document No. 42.**
- 8.2 The Thasildar, Bengaluru South Taluk by his Report dated 07-08-2008 in No. ALN: SR: 286/2008-09 has certified that there are no tenancy applications filed under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 145/2 and 145/4. It is further certified that there are no proceedings filed or pending under Section 79A and 79 B of the Karnataka Land Reforms Act, 1961 with respect to Survey Nos. 145/2 and 145/4. It is also certified that that the Survey Nos. 145/2 and 145/4 do not violate the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer of Certain Lands) Act, 1978. The copy of the said Report dated 07-08-2008 could be evidenced from **Document No. 43.**
- 8.3 The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru by the Endorsement dated 17-03-2008 in No. Bengaluru/SLAO/3427/2007-08 has certified that the Composite has not been notified for acquisition for developmental purposes. The copy of the said Endorsement dated 17-03-2008 could be evidenced from **Document No. 44.**
- 9. Details of Litigations**
- 9.1 Sri. Hemanth Raju, son of Late Muniraju filed a Complaint dated 17-01-2017 in No. LGC(P) 23/2016-17 by the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru against Sri. B. K. Surendranath, Sri. B. K. Manjunath, Sri. B. K. Sanjeevnath, Sri. B. K. Amarnath and others to safeguard Government land, measuring 80 acres 06 guntas in Survey No. 98 of Kumbalagodu Village. The copy of the Complaint dated 17-01-2017 could be evidenced from **Document No. 45.**
- 9.2 A proceeding was initiated in Case Nos. LGC(P) 807/2019, LGC(P) 808/2019, LGC(P) 809/2019 and LGC(P) 810/2019 by the Judicial Member of the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru against Sri. B. K. Surendranath, Sri. B. K. Manjunath, Sri. B. K. Sanjeevnath, Sri. B. K. Amarnath and others. The accused persons namely Sri. B. K. Surendranath, Sri. B. K. Manjunath, Sri. B. K. Sanjeevnath and Sri. B. K. Amarnath have contended in their common objection that they are not land grabbers as defined under Section 2 (e) of the Karnataka Land Grabbing Prohibition Act, 2011. Thus, no offence has been committed by them, inspite of the Subject Property owned and possessed by them and accordingly, the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru by the Order dated 28-01-2020, dismissed the complaint filed by Sri. Hemanth Raju and discharged the accused persons namely Sri. B. K. Surendranath, Sri. B. K. Manjunath, Sri. B. K. Sanjeevnath and Sri. B. K. Amarnath. The copies of the said Order Sheets and Orders could be evidenced from **Document Nos. 46 to 49.**





10. Katha and Taxes

10.1 The Subject Property is assessed to taxes by the Panchayath Development Officer, Kumbalagodu Village Panchayath, Bengaluru South Taluk and the katha of the Subject Property is registered in the names of Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath as the owners. The copies of the said Katha Certificate and Katha Extract for the period 2011-12 issued by the Panchayath Development Officer, Kumbalagodu Village Panchayath, Bengaluru South Taluk could be evidenced from **Document Nos. 50 and 51.**

10.2 Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath have paid the taxes for the period 2022-23 to the Kumbalagodu Village Panchayath, Bengaluru South Taluk with respect to the Subject Property. The copies of the said Tax paid receipt could be evidenced from **Document No. 52.**

11. Development Plans

11.1 The owners (represented by their General Power of Attorney Holder, M/s. SBR Builders) has propounded a scheme for development of the Subject Property, whereunder residential row houses are formed with infrastructure facilities on the Subject Property. The Plan is sanctioned by the Executive Engineer, South Division, Bangalore Development Authority, Bangalore and pursuant thereto, the Owners have relinquished an area of 3277.92 square meters being the parks and open spaces in favour of the Executive Engineer, South Division, Bangalore Development Authority, Bangalore by the Deed of Relinquishment dated 16-05-2023. The said Deed of Relinquishment is registered vide Document No. BDA-1-00212/2023-24 of Book I, stored in CD No. BDAD 1338, in the office of the Additional District Registrar, Bengaluru Urban District. The copies of the said Relinquishment Deed and attached the Plan at the time of execution of the Relinquishment Deed could be evidenced from **Document No. 53.**

Observations: It is advised to get the residential project being developed on the Subject Property and other properties shall be registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder.

12. Search Reports

12.1 Details of Encumbrance Certificates with respect to the Composite Property / Subject Property.





Period		S.A. No.	Details of Entries
From	To		
01-04-1940	14-02-1957	11579/2007-08	Sale Deed dated 16-04-1950 executed by Sri. Anthony in favour of Sri. G. Munishamappa.
11-02-1957	31-05-1989	11005/2007-08	Sale Deed dated 25-02-1988 executed by Sri. G. Munishamappa alias G. Munishamaiah
01-06-1989	31-03-2004	9797/2023-24	Nil
01-04-2004	27-02-2023	35007/2022-23	Sale Deed dated 15-11-2006 executed by Sri. Devarajulu in favour of Sri. B.K. Surendranath and others.
01-04-2004	27-02-2023	35005/2022-23	Sale Deed dated 15-11-2006 executed by Sri. T. K. Arunachalam in favour of Sri. B.K. Surendranath and others.
01-04-2004	29-05-2023	1803/2023-24	(i) Sale Deed dated 06-04-2006 executed by Sri. M. Ashwath Narayana in favour of Sri. T.N. Manjunath. (ii) Rectification Deed dated 22-01-2007 executed by Sri. M. Ashwath Narayana in favour of Sri. T.N. Manjunath. (iii) Cancellation of Rectification Deed dated 11-01-2008 executed between Sri. M. Ashwath Narayana and Sri. T.N. Manjunath. (iv) Sale Deed dated 11-01-2008 executed by Sri. T. N. Manjunath in favour of Sri. B.K. Surendranath and others.

The copies of the aforementioned Encumbrance Certificates could be evidenced from **Document Nos. 54 to 59.**





Observations: Two entries pertaining to: (i) Deed of Lease dated 12-01-2010 executed by Sri. B. K. Surendranath and others in favour of M/s. Global Printing and Packaging Company Private Limited and (ii) Joint Development Agreement dated 10-03-2023 entered between Sri. B. K. Surendranath and others are missing in the Encumbrance Certificate in SA No. 1803/2023-24 for the period 01-04-2004 to 29-05-2023. Hence, the party is advised to produce update the Encumbrance Certificate for the period for the period 01-04-2004 to date.

13. Public Notice

13.1 The Public Notice was published in Kannada daily newspaper "Vijaya Karnataka" and English daily newspaper "Times of India" on 28-02-2023, calling for objections/claims, if any from any person/s with respect to the Subject Property and the proposed development. Pursuant to the said Public Notice no objections/ claims from third persons have been received as on date. The copies of the said Public Notices could be evidenced from **Document No. 60.**

14. Opinion

14.1 On perusal of the above documents and subject to the observations made above, I am of the opinion that Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath, all sons of Late B. S. Krishna Setty are the absolute owners of the residentially converted lands bearing (i) Survey No. 145/1, measuring 2 acres, (ii) Survey No. 145/2, measuring 3 acres and (iii) Survey No. 145/4, measuring 3 acres 4 guntas, measuring in total 8 acres 4 guntas, situated at Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru District.

14.2 Further, in terms of the Joint Development Agreement dated 10-03-2023 Sri. B. K. Surendranath, Sri. B.K. Manjunath, Sri. B.K. Sanjeevanath and Sri. B. K. Amarnath have authorised and empowered M/s. SBR Builders, a Partnership Firm to develop the Subject Property by constructing residential row houses in accordance with the scheme formulated by the developer. Based on the Joint Development Agreement and the General Power of Attorney executed in favour of M/s. SBR Builders, a Partnership Firm, the Developer is entitled to sell and deal with their share of saleable area in the proposed residential project being developed on the Subject Property. The party is advised to update Encumbrance Certificates.


Advocates **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.
- ix) We have not conducted inspection of the original title deeds pertaining to the Subject Property. In the event of any of the original title deeds with respect to the Subject Property are lost/misplaced, it is advised to file a police complaint and to publish a public notice to that effect in the daily newspaper.





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.

Sl. No.	Date of execution/ issue	Description of documents
1.	17-04-1950	Sale Deed executed by Sri. R. G. Anthony in favour of Sri. G. Munishamappa, son of Sri. Giriappa, registered vide Document No. 1707/1950-51 of Book I, Volume 1139, Pages 124 to 126, in the office of the Sub-Registrar, Bengaluru Taluk.
2.	25-02-1988	Sale Deed executed by Sri. G. Munishamappa alias G. Munishamaiah, son of Late Giriappa, in favour of Sri. M. Ashwath Narayana, son of Sri. C.T. Malekallappa, registered vide Document No. 10718/1987-88 of Book I, Volume 2763, at Pages 106 to 111, in the office of the Sub-Registrar, Bengaluru South Taluk.
3.	23-02-2006	Sale Deed executed by Sri. M. Ashwath Narayana, son of Sri. C. T. Malekallappa, in favour of Sri. J. Devarajulu, son of Sri. J. Govinda Swamy Naidu, registered vide Document No. KEN-1-28398/2005-06 of Book I, stored in C. D. No. KEND266, in the office of the Sub-Registrar, Kengeri, Bengaluru.
4.	15-11-2006	Sale Deed executed by Sri. J. Devarajulu, son of Sri. J. Govinda Swamy Naidu, in favour of Sri. B. K. Surendranath son of Late Sri. Krishna Setty and others, registered vide Document No. KEN-1-33390/2006-07 of Book I, stored in C. D. No. KEND356, in the office of the Sub-Registrar, Kengeri, Bengaluru.
5.	06-04-2006	Sale Deed executed by Sri. M. Ashwath Narayana, son of Sri. C. T. Malekallappa, in favour of Sri. T. N. Manjunath, son of Sri. T. Narayanaswamy, registered vide Document No. KEN-1-00777/2006-07 of Book I, stored in C. D. No. KEND277, in the office of the Sub-Registrar, Kengeri, Bengaluru.
6.	22-01-2007	Rectification Deed executed by Sri. M. Ashwath Narayana, son of Sri. C. T. Malekallappa and Sri. T. N. Manjunath, son of Sri. T. Narayanaswamy, registered vide Document No. KEN-1-35982/2006-07 of Book I, stored in C. D. No. KEND363, in the office of the Sub-Registrar, Kengeri, Bengaluru.





Sl. No.	Date of execution/ issue	Description of documents
7.	11-01-2008	Cancellation of Rectification Deed executed between Sri. M. Ashwathnarayana, son of Sri. C. T. Malekallappa and Sri. T. N. Manjunath, son of Sri. T. Narayanaswamy, registered vide Document No. KEN-1-03457/2007-08 of Book I, stored in C. D. No. KEND392, in the office of the Sub-Registrar, Kengeri, Bengaluru.
8.	11-01-2008	Sale Deed executed by Sri. T. N. Manjunath, son of Sri. T. Narayanaswamy, in favour of Sri. B. K. Surendranath, son of Late BK Krishna Setty and others, registered vide Document No. KEN-1-03460/2007-08 of Book I, stored in C. D. No. KEND392, in the office of the Sub-Registrar, Kengeri, Bengaluru.
9.	24-04-2006	Sale Deed executed by Sri. M. Ashwath Narayana, son of Sri. C. T. Malekallappa, in favour of Sri. K. Arunachalam, son of Sri. K. Raghu Nadha Naidu, registered vide Document No. KEN-1-02954/2006-07 of Book I, stored in C. D. No. KEND282, in the office of the Sub-Registrar, Kengeri, Bengaluru.
10.	15-11-2006	Sale Deed executed by Sri. K. Arunachalam, son of Sri. K. Raghu Nadha Naidu, in favour of Sri. B. K. Surendranath, son of Late Sri. Krishna Setty and others, registered vide Document No. KEN-1-32968/2006-07 of Book I, stored in C. D. No. KEND355, in the office of the Sub-Registrar, Kengeri, Bengaluru.
11.	02-12-2022	Partnership Deed of M/s. SBR Builders entered between Sri. T Venugopal and Sri. T. Venkatramana.
12.	07-12-2022	Form 'C' of M/s. SBR Builders issued by the Registrar of Firms, Shivajinagar.
13.	10-03-2023	Joint Development Agreement entered between Sri. B. K. Surendranath, son of Late Sri. Krishna Setty and others with M/s. SBR Builders, a Partnership Firm, registered vide Document No. BMH-1-12857/2022-23 of Book I, stored in C.D. No. BMHD 1874, in the office of the Sub-Registrar, Bommanahalli, Bengaluru.





Sl. No.	Date of execution/ issue	Description of documents
14.	10-03-2023	General Power of Attorney executed by Sri. B. K. Surendranath, son of Late Sri. Krishna Setty and others in favour of M/s. SBR Builders, a Partnership Firm, registered vide Document No. BMH-4-00926/2022-23 of Book IV, stored in C.D. No. BMHD 1874, in the office of the Sub-Registrar, Bommanahalli, Bengaluru.
15.	12-01-2010	Deed of Lease executed by (1) Sri. B. K. Surendranath, (2) Sri. B.K. Manjunath, (3) Sri. B.K. Sanjeevanath (represented by his General Power of Attorney Holder, Sri. B.K. Manjunath) and (4) Sri. B. K. Amarnath (represented by his General Power of Attorney Holder, Sri. B.K. Manjunath) in favour of M/s. Global Printing and Packaging Company Private Limited, registered vide Document No. KEN-1-03169/2009-10 of Book I, stored in CD No. KEND 412, in the office of the Sub-Registrar, Kengeri, Bengaluru.
16.	07-01-2010	Memorandum of Agreement entered between (1) Sri. B. K. Surendranath, (2) Sri. B.K. Manjunath, (3) Sri. B.K. Sanjeevanath (represented by his General Power of Attorney Holder, Sri. B.K. Manjunath) and (4) Sri. B. K. Amarnath (represented by his General Power of Attorney Holder, Sri. B.K. Manjunath) with M/s. Global Printing and Packaging Company Private Limited.
17.	-	Index of Lands.
18.	-	R.T.C.'s for the period 1974-75 to 2001-02, 2006-07 issued by the Thasidar / Village Accountant, Bengaluru South Taluk with respect to Survey No. 145.
19.	30-07-2007	Endorsement issued by the Thasildar, Anekal Taluk.
20.	-	R.T.C.'s for the period 2009-10 to 2018-19 and 2020-21 to 2022-23 issued by the Village, Bengaluru South Taluk with respect to Survey No. 145/1.
21.	-	R.T.C.'s for the period 2008-09 to 2010-11 to 2011-12, 2013-14 and 2015-16 to 2022-23 issued by the Village, Bengaluru South Taluk with respect to Survey No. 145/2.
22.	-	R.T.C.'s for the period 2010-11 and 2017-18 and 2022-23 issued by the Village, Bengaluru South Taluk with respect to Survey No. 145/4.





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Sl. No.	Date of execution/ issue	Description of documents
23.	-	Mutation Register extract in serial No. 9/1987-88 issued by the Village Accountant, Kumbalgudu Group Panchayath.
24.	17-10-2006	Mutation Register extract in serial No.30/2006-07 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru.
25.	07-03-2007	Mutation Register extract in serial No.68/2006-07 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru.
26.	02-03-2007	Mutation Register extract in serial No.72/2006-07 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru
27.	05-05-2007	Mutation Register extract in serial No.95/2006-07 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru.
28.	24-03-2008	Mutation Register extract in serial No. 75/2007-08 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru.
29.	-	Mutation Register extract in serial No. 104/2007-08 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru.
30.	19-02-2009	Mutation Register extract in serial No. 42/2008-09 issued by the Village Accountant, Bengaluru South Taluk, Bengaluru.
31.	-	Akarband issued by the Thasildar, Bengaluru South Taluk, Bengaluru.
32.	26-11-2007	Hissa Tippyany issued by the Thasildar, Bengaluru South Taluk, Bengaluru.
33.	07-02-2010	R.R. Pakka Book (Balabhadaga Nskalu) issued by the Thasildar, Bengaluru South Taluk, Bengaluru.
34.	09-11-2006	Survey Sketch issued by the Surveyor, Bengaluru South Taluk.
35.	-	Phody copy / L.R. Tippyany issued by the Thasildar, Krishnarajapura, Bengaluru South Taluk.
36.	-	Village Map of Kumbalagodu.
37.	24-04-2009	Official Memorandum in No. ALN: (S) SR (Ke)/194/2008-09 issued by the Special Deputy Commissioner (Revenue), Bengaluru District.





Sl. No.	Date of execution/ issue	Description of documents
38.	07-11-2008	Official Memorandum in No. ALN: (S) SR (Ke)/88/2008-09 issued by the Special Deputy Commissioner (Revenue), Bengaluru District.
39.	22-02-2023	Commencement Certificate in No. BDA:TP:CLU-145/3554/2022-23 issued by the Commissioner, Bangalore Development Authority, Bangalore.
40.	14-03-2023	Official Memorandum in No. LCCP102558/2023 issued by the Deputy Commissioner, Bengaluru Urban District.
41.	14-03-2023	Official Memorandum in No. LCCP102559/2023 issued by the Deputy Commissioner, Bengaluru Urban District.
42.	13-03-2008	Endorsement in No. LRF: NTC:CR: 883/2007-08 issued by the Special Thasildar, Bengaluru South Taluk.
43.	07-08-2008	Report in No. ALN:SR: 286/2008-09 issued by the Thasildar, Bengaluru South Taluk, Bengaluru.
44.	17-03-2008	Endorsement in No. Bengaluru/SLAO/3427/2007-08 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bengaluru.
45.	17-01-2017	Complaint filed by Sri. Hemanth Raju, son of Late Muniraju in No. LGC(P) 23/2016-17 before the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru against Sri. B. K. Surendranath and others.
46.	-	Order Sheet and Order passed in Case No. LGC(P) 807/2019 by the Judicial Member of the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru.
47.	-	Order Sheet and Order passed in Case No. LGC(P) 808/2019 by the Judicial Member of the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru.
48.	-	Order Sheet and Order passed in Case No. LGC(P) 809/2019 by the Judicial Member of the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru.
49.	-	Order Sheet and Order passed in Case No. LGC(P) 810/2019 by the Judicial Member of the Karnataka Land Grabbing Prohibition Special Courts, Bengaluru.





Sl. No.	Date of execution/ issue	Description of documents
50.	-	Katha Certificate (Form-9) issued by the Panchayath Development Officer, Kumbalagodu Village Panchayath, Bengaluru South Taluk.
51.	-	Katha Extract (Form-11) for the period 2011-12 issued by the Panchayath Development Officer, Kumbalagodu Village Panchayath, Bengaluru South Taluk.
52.	30-06-2022	Tax paid receipt for the period 2022-23 issued by the Kumbalagodu Village Panchayath, Bengaluru South Taluk.
53.	16-05-2023	Deed of Relinquishment executed by Sri. B. K. Surendranath and others in favour of the the Executive Engineer, South Division, Bangalore Development Authority, Bangalore, registered vide Document No. BDA-1-00212/2023-24 of Book I, stored in CD No. BDAD 1338, in the office of the Additional District Registrar, Bengaluru Urban District and attached the Plan at the time of execution of the Relinquishment Deed.
54.	06-08-2007	Encumbrance Certificate in SA No. 11579/2007-08 for the period 01-04-1940 to 14-02-1957 issued by the Sub-Registrar, Peenya, Bengaluru.
55.	03-08-2007	Encumbrance Certificate in SA No. 11005/2007-08 for the period 11-02-1957 to 31-05-1989 issued by the Sub-Registrar, Bommanahalli, Bengaluru Urban District.
56.	30-05-2023	Encumbrance Certificate in SA No. 9797/2023-24 for the period 01-06-1989 to 31-03-2004 issued by the Sub-Registrar, Jayanagar (Kengeri), Bengaluru with respect to Survey No. 145.
57.	27-02-2023	Encumbrance Certificate in SA No. 35007/2022-23 for the period 01-04-2004 to 27-02-2023 issued by the Sub-Registrar, Rajajinagar, Bengaluru with respect to portion of Survey No. 145, measuring 3 acres.
58.	27-02-2023	Encumbrance Certificate in SA No. 35005/2022-23 for the period 01-04-2004 to 27-02-2023 issued by the Sub-Registrar, Rajajinagar, Bengaluru with respect to portion of Survey No. 145, measuring 3 acres 4 guntas.





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Sl. No.	Date of execution/ issue	Description of documents
59.	30-05-2023	Encumbrance Certificate in SA No. 1803/2023-24 for the period 01-04-2004 to 29-05-2023 issued by the Sub-Registrar, Bidarahalli Bengaluru with respect to Survey No. 145.
60.	28-02-2023	Public Notice published in Kannada daily newspaper "Vijaya Karnataka" and English daily newspaper "Times of India".



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