

**B. DINESH, B.Com., L.L.B.,
Advocate**

**Mobile: 94485 05446
Email: advocatedineshb@gmail.com
No.16, Second Floor, Padmavathi Arcade,
1st Main Road, N.R. Colony,
Bangalore - 560 019.**

Dated: 16.03.2023

To,

The Chief Manager,
The Karnataka Bank Ltd,
Hosapete Branch,
Bangalore.

Sir,

Legal Scrutiny Report

1	Name of the Branch seeking opinion Please give reference of letter if any.	Karnataka Bank Ltd., Hosapete Branch
2	Name of the owner/s of the property	Sri. K. Doddahanumanthappa, S/o Kampli Thimmappa, Aged about 48 years, Smt. K.H. Nagamani, W/o Sri. K. Dodda Hanumanthapa Aged about 43 years, Both are r/at No. 2-116, Venkateshwara Nilaya, Opposite to KEB, N.C. Colony Dam Road, Hosapete - 583201 Vijayanagar District.
3	Name of the Borrower/s/Agreement Holder/s	Sri. K. Doddahanumanthappa, S/o Kampli Thimmappa, Aged about 48 years, Smt. K.H. Nagamani, W/o Sri. K. Dodda Hanumanthapa Aged about 43 years,



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		Both are r/at No. 2-116, Venkateshwara Nilaya, Opposite to KEB, N.C. Colony Dam Road, Hosapete - 583201 Vijayanagar District.	
4	Full and detailed description of the property including the following details. <u>SCHEDULE PROPERTY</u> All that piece and parcel of residentially converted undivided land bearing Sy. No. 11, measuring 4 acres 12 guntas and 03 guntas of kharab, admeasuring 4 acres 15 guntas, vide order bearing No. 411694 dated 04-11-2022, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded as follows : - East by : Land bearing Sy. No. 13 & 196 West by : Village Boundary of Bommavara Gadi North by : Land bearing Sy. No. 12 South by : Land bearing Sy. No. 10 and 30 Feet Road		
5	Particulars of documents scrutinized:-		
	Sl. No.	Date	Description of document
			Original/Photo copy of original/ Notarised copy /Sub Registrar Certified copy/ Photocopy of Notarised/ Certified copy etc.
	1.	11-02-1941	Registered sale deed executed by Sri. Chikkamuniyappa S/o Kenchappa and others in favour of Sri. Chikkayellappa in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District,
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		registered as Document No. 873/1940-41, in the office of the Sub-Registrar, Devanahalli Taluk.	
2.	03-07-1943	Registered sale deed executed by Sri. Chikkayedappa in favour of Sri. Kenchappa S/o Bachanna, in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.30/1943-44, in the office of the Sub-Registrar, Devanahalli Taluk	Photo Copy
3.	14-07-1944	Registered sale deed executed by Sri. Kenchappa S/o Bachappa in favour of Sri. Chandrappa @ Shankarappa in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. 66/1944-45, in the office of the Sub-Registrar, Devanahalli Taluk	Photo Copy
4.	03-05-1947	Registered sale deed executed Sri. Shankarappa @ Chandrappa in favour of Sri. Kote Ramaiah S/o Chowdapa, in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. 1931/1946-47 of Book - I, Vol.	Photo Copy



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		No. 524 at pages 92 to 95, in the office of the Sub-Registrar, Devanahalli Taluk.	
5.	<u>09-06-1958</u> 21-06-1958	Deed of Mortgage executed by Sri. Kote Ramaiah in favour of Industrial Co-Operative Society Ltd., registered as Document No. 869/1958-59 of Book - I, Vol. No. 671 at page 92, in the office of the Sub-Registrar, Devanahalli.	Photo Copy
6.	18-04-1973	Discharge Deed executed by Industrial Co-Operative Society Ltd., in favour of Sri. Kote Ramaiah registered as Document No. 131/191973-74 of Book - I, Vol. No. 1116 at page 89, in the office of the Sub-Registrar, Devanahalli.	Photo Copy
7.	1995-96	M.R. No. 6/1995-96 in the name of Sri. Kote Ramaiah issued by Village Accountant, Gokere Circle, Kasaba Hobli, Devanahalli Taluk.	Photo Copy
8.	26-09-2001	Registered WILL executed by Sri. Kote Ramaiah S/o Late Chowdappa bequeathing the properties in favour of his grandsons namely, Sri. R. Rajagopal, Sri. R. Ravikumar, Sri. N. Narasimhaiah, Sri. N. Muniraju, Sri. Amarnarayana and Sri. G. Prasad, in respect of land bearing Sy. No. 11 measuring 4 acres 15 guntas including 3 guntas karab in favour of Sri. N. Narasimhaih S/o Late Narayanaswamy, registered as Document No. 51/2001-02 of Book - 3, Vol. No. 50 at pages 137 to 141 in the office of the Sub-Registrar, Devanahalli on 28-09-2001.	Photo Copy



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9.		RTC from 1988-89 to 2021-22 in the name of Sri. N. Narasimhaiah in respect of Sy. No. 11, measuring 4 acres 15 guntas along with 03 guntas of kharab, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.	Photo Copy
10.	16-12-2002	M.R. No. 3/2002-03 in the name of Sri. N. Narasimhaiah.	Photo Copy
11.	02-02-2003	Village Accountant, Mylappanahalli Circle, Chikkaballapura Taluk issued family tree of Sri. Kote Ramaiah.	Photo Copy
12.	29-11-2014	Notarised Family Tree of Sri. N. Narasimhaiah.	Photo Copy
13.	15-12-2014	Village Accountant, Honakere Revenue Circle, Kasaba Hobli, Devanahalli Taluk issued Crap Certificate in favour of Sri. N. Narasimhaiah in respect of site bearing in respect of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.	Photo Copy
14.	15-12-2014	Village Accountant, Honakere Revenue Circle, Kasaba Hobli, Devanahalli Taluk issued Land Hiduvali Certificate in favour of Sri. N. Narasimhaiah in respect of site bearing in respect of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.	Photo Copy
15.	28-10-2015	Thasildar, Chikkaballapura Chief Registrar of Births and Deaths issued death certificate of Kote	Photo Copy



		Ramaiah, who died on 22-10-2002.	
16.	09-03-2016	Asst. Commissioner, Doddaballapura Sub-Division, issued endorsement to Sri. N. Narasimhaiah, stating that, no cases has been filed under KLR Act, 1961, Column 79(A)(B), in respect of land bearing Sy.No. 11, measuring 4 acre 12 guntas, vide ref. No. LRF(D)(E)CR/606/2015-16.	Photo Copy
17.	08-03-2016	Tahasildar, Devenahalli Taluk, Bangalore Rural District issued Certificate stating that there is no Form No. 7 cases has been filed in respect of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.	Photo Copy
18.	09-03-2016	Asst. Commissioner, Doddaballapura Sub-Division, issued endorsement to Sri. N. Narasimhaiah, stating that, no cases has been filed under PTCL Act,, in respect of land bearing Sy.No. 11, measuring 4 acre 12 guntas, vide ref. No. PTCL(D)CR/E/1194/2015-16.	Photo Copy
19.	27-12-2017	Tahasildar, Devanahalli issued endorsement stating that, RTC for the period 1968-87 are not available, in respect of land bearing Sy. No. 11, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.	Photo Copy
20.	27-12-2017	Tahasildar, Devanahalli issued endorsement stating that, PTCL records are not available, in	Photo Copy



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			respect of land bearing Sy. No. 11, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District	
21.	13-08-2021		Secretary, Devanahalli Taluk, Gramodyoga Kasubudarara Kalgarika Vividoddesha Sahakara Sanga Niyamitha, Issued Loan Clearance Certificate to Sri. N. Narasimhaiah along with receipt bearing No. 2901.	Photo Copy
22.	28-10-2021		Karnataka Revision Settlement Aakarbandh (Utaru).	Photo Copy
23.	02-11-2021		Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original pakka Book in respect of Sy. No. 11.	Photo Copy
24.	02-11-2021		Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original pakka Book in respect of Sy. No. 11.	Photo Copy
25.	02-11-2021		Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original pakka Book in respect of Sy. No. 11.	Photo Copy
26.	02-11-2021		Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original Tippani in respect of Sy. No. 11.	Photo Copy
27.	15-03-2022		Sri. B.V. Sudhakar, Advocate given paper publication on behalf of his client for purchaser of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District from Sri.N. Narasimhaiah in Vijaya Karnataka, Kannada Daily New paper.	Photo Copy



28.	14-07-2022	Sri. N. Narasimhaiah paid property tax for the year 2021-22, vide receipt No. 0638629.	Photo Copy
29.	10-08-2022	Registered sale deed executed by Sri. N. Narasimhaiah S/o Late Narayanaswamy in favour of Axis Concepts Caps Stones Pvt. Ltd, in represented by its Authorised Signatory Sri. S.K. Prasanna in respect of agricultural land bearing land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. DNH-1-05631/2022-23, stored in DNHD1602, in the office of Senior Sub-Registrar, Devanahalli.	Photo Copy
30.		RTC for the year 2022-23 in the name of Axis Concepts Caps Stones Pvt. Ltd.	Photo Copy
31.	18-08-2022	BIAPPA issued Land conversion order copy agricultural land bearing land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, converting land from agriculture to residential purposes, vide ref. No. BIIIPA/TP/LU/46/2021-22.	Photo Copy
32.	14-09-2022	M.R. No. H1/2022-23 stands in the name of Axis Concepts Caps Stones Pvt. Ltd.	Photo Copy
33.	04-11-2022	Office of the Deputy Commissioner, Bangalore Rural District issued Official Memorandum agricultural land bearing land bearing Sy. No. 11, measuring 4 acre 12 guntas,	Photo Copy



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		situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, converting land agriculture to non-agricultural residential purposes to Axis Concepts Caps Stones Pvt. Ltd, in represented by its Authorised Signatory Sri. S.K. Prasanna, they have deposited conversion fee of Rs. 1,8,308/- and Rs. 55/- towards phodi charges to Government. (Total Rs. 1,87,363/-) deposited to State Treasury.	
34.	05-12-2022	Registered sale Deed executed Axis Concepts Caps Stones Pvt. Ltd, in represented by its Authorised Signatory Sri. S.K. Prasanna, in favour of Sri. K. Doddahanumanthappa S/o Sri. Kampli Thimmappa and Smt. K.H. Nagamani, W/o Sri. K. Doddahanumanthappa, in respect of converted land bearing Sy. No. 11 measuring 4 Acres 12 guntas and 03 guntas of Kharab land, admeasuring 4 acres 15 guntas, vide order bearing No. 411695 dated 04-11-2022 sited at Bandaarmanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. DNH-1-11132/2022-23, stored in CD No. DNHD1688, in the office of the Senior Sub-Registrar, Devanahalli.	Photo Copy
35.	31-07-2021	Encumbrance certificate for the period from 01-01-1929 to 31-03-1970, issued Senior Sub-Registrar, Devanahalli.	Photo Copy



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36.	19-12-2014	Encumbrance certificate for the period from 01-04-1968 to 11-09-1970 issued by Senior Sub-Registrar, Devanahalli.	Photo Copy
37.	16-12-2014	Encumbrance certificate for the period from 01-04-1970 to 31-03-1990 issued by Senior Sub-Registrar, Devanahalli.	Photo Copy
38.	08-03-2023	Encumbrance certificate for the period from 01-04-1990 to 31-03-1991 issued by Senior Sub-Registrar, Devanahalli.	Photo Copy
39.	22-08-2003	Encumbrance certificate for the period from 01-04-1991 to 19-08-2003 issued by Senior Sub-Registrar, Devanahalli.	Photo Copy
40.	07-12-2021	Encumbrance certificate for the period from 01-04-2004 to 06-12-06-12-2021 issued by Senior Sub-Registrar, Devanahalli.	Photo Copy
41.	08-03-2023	Encumbrance certificate for the period from 01-04-2021 to 07-03-23 issued by Senior Sub-Registrar, Devanahalli.	Photo Copy
6	<p>Tracing of title of property-</p> <p>Originally, land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 3 guntas karab land belongs to one Sri. Chikkamuniyappa S/o Sri. Kenchappa, he was in possession and enjoying the same.</p> <p>Thereafter, on 11-02-1941 Registered sale deed was executed by Sri. Chikkamuniyappa S/o Kenchappa and others in favour of Sri. Chikkayellappa in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. 873/1940-41, in the office of the Sub-Registrar, Devanahalli Taluk, as could be seen from Document No. 1.</p> <p>Thereafter, on 03-07-1943 Registered sale deed was executed by Sri. Chikkayedappa in favour of Sri. Kenchappa S/o Sri. Bachanna, in</p>		



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respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No.30/1943-44, in the office of the Sub-Registrar, Devanahalli Taluk, as could be seen from Document No. 2.

Thereafter, on 14-07-1944 Registered sale deed was wexecuted by Sri. Kenchappa S/o Bachappa in favour of Sri. Chandrappa @ Shankarappa in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. 66/1944-45, in the office of the Sub-Registrar, Devanahalli Taluk, as could be seen from Document No. 3.

Thereafter, on 03-05-1947 Registered sale deed was executed Sri. Shankarappa @ Chandrappa in favour of Sri. Kote Ramaiah S/o Chowdapa, in respect of land bearing Sy. No. 11, measuring 4 acres 12 guntas along with 03 guntas karab land, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. 1931/1946-47 of Book - I, Vol. No. 524 at pages 92 to 95, in the office of the Sub-Registrar, Devanahalli Taluk, as could be seen from Document No. 4.

Thereafter, on 09/21-06-1958 Deed of Mortgage was executed by Sri. Kote Ramaiah in favour of Industrial Co-Operative Society Ltd., registered as Document No. 869/1958-59 of Book - I, Vol. No. 671 at page 92, in the office of the Sub-Registrar, Devanahalli, as could be seen from Document No. 5.

Thereafter, on 18-04-1973 Discharge Deed was executed by Industrial Co-Operative Society Ltd., in favour of Sri. Kote Ramaiah registered as Document No. 131/191973-74 of Book - I, Vol. No. 1116 at page 89, in the office of the Sub-Registrar, Devanahalli, as could be seen from Document No. 6.

Thereafter, 1995-96 M.R. No. 6/1995-96 in the name of Sri. Kote Ramaiah issued by Village Accountant, Gokere Circle, Kasaba Hobli, Devanahalli Taluk, as could be seen from Document No. 7.

Thereafter, 26-09-2021 Registered WILL was executed by Sri. Kote Ramaiah S/o Late Chowdappa bequeathing the properties in favour of



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his grandsons namely, Sri. R. Rajagopal, Sri. R. Ravikumar, Sri. N. Narasimhaiah, Sri. N. Muniraju, Sri. Amarnarayana and Sri. G. Prasad, in respect of land bearing Sy. No. 11 measuring 4 acres 15 guntas including 3 guntas karab in favour of Sri. N. Narasimhaih S/o Late Narayanaswamy, registered as Document No. 51/2001-02 of Book - 3, Vol. No. 50 at pages 137 to 141 in the office of the Sub-Registrar, Devanahalli on 28-09-2001, as could be seen from Document No. 8.

Thereafter, RTC from 1988-89 to 2021-22 in the name of Sri. N. Narasimhaiah in respect of Sy. No. 11, measuring 4 acres 15 guntas along with 03 guntas of kharab, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, as could be seen from Document No. 9.

Thereafter, on 16-12-2002 M.R. No. 3/2002-03 in the name of Sri. N. Narasimhaiah, as could be seen from Document No. 10.

Thereafter, on 02-02-2003 Village Accountant, Mylappanahalli Circle, Chikkaballapura Taluk issued family tree of Sri. Kote Ramaiah, as could be seen from Document No. 11.

Thereafter, on 24-11-2014 Notarised Family Tree of Sri. N. Narasimhaiah, as could be seen from Document No.12.

Thereafter, on 15-12-2014 Village Accountant, Honakere Revenue Circle, Kasaba Hobli, Devanahalli Taluk issued Crap Certificate in favour of Sri. N. Narasimhaiah in respect of site bearing in respect of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, as could be seen from Document No. 13.

Thereafter, on 15-12-2014 Village Accountant, Honakere Revenue Circle, Kasaba Hobli, Devanahalli Taluk issued Land Hiduvali Certificate in favour of Sri. N. Narasimhaiah in respect of site bearing in respect of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, as could be seen from Document No. 14.

Thereafter, on 28-10-2015 Thasildar, Chikkaballapura Chief Registrar of Births and Deaths issued death certificate of Kote Ramaiah, who died on 22-10-2002, as could be seen from Document No. 15.



Thereafter, on 09-03-2016 Asst. Commissioner, Doddaballapura Sub-Division, issued endorsement to Sri. N. Narasimhaiah, stating that, no cases has been filed under KLR Act, 1961, Column 79(A)(B), in respect of land bearing Sy.No. 11, measuring 4 acre 12 guntas, vide ref. No. LRF(D)(E)CR/606/2015-16, as could be seen from Document No. 16.

Thereafter, on 08-03-2016 Tahasildar, Devenahalli Taluk, Bangalore Rural District issued Certificate stating that there is no Form No. 7 cases has been filed in respect of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, as could be seen from Document No. 17.

Thereafter, on 09-03-2016 Asst. Commissioner, Doddaballapura Sub-Division, issued endorsement to Sri. N. Narasimhaiah, stating that, no cases has been filed under PTCL Act,, in respect of land bearing Sy.No. 11, measuring 4 acre 12 guntas, vide ref. No. PTCL(D)CR/E/1194/2015-16, as could be seen from Document No. 18.

Thereafter, on 27-12-2017 Tahasildar, Devanahalli issued endorsement stating that, RTC for the period 1968-87 are not available, in respect of land bearing Sy. No. 11, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, as could be seen from Document No. 19.

Thereafter, on 27-12-2017 Tahasildar, Devanahalli issued endorsement stating that, PTCL records are not available, in respect of land bearing Sy. No. 11, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, as could be seen from Document No. 20.

Thereafter, on 13-08-2021 Secretary, Devanahalli Taluk, Gramodyoga Kasubudarara Kaigarika Vividoddesha Sahakara Sanga Niyamitha, issued Loan Clearance Certificate to Sri. N. Narasimhaiah along with receipt bearing No. 2901, as could be seen from Document No. 21.

Thereafter, on 28-10-2021 Karnataka Revision Settlement Aakarbandh (Utaru), as could be seen from Document No. 22.



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Thereafter, on 02-11-2021 Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original pakka Book in respect of Sy. No. 11, as could be seen from Document No. 23.

Thereafter, on 02-11-2021 Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original pakka Book in respect of Sy. No. 11, as could be seen from Document No.24.

Thereafter, on 02-11-2021 Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original pakka Book in respect of Sy. No. 11, as could be seen from Document No. 25.

Thereafter, on 02-11-2021 Department of Survey Settlement and Land Records, Devanahalli Taluk issued Original Tippani in respect of Sy. No. 11, as could be seen from Document No. 26.

Thereafter, on 15-03-2022 Sri. B.V. Sudhakar, Advocate given paper publication on behalf of his client for purchaser of land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District from Sri.N. Narasimhaiah in Vijaya Karnataka, Kannada Daily New paper, as could be seen from Document No. 27.

Thereafter, on 14-07-2022 Sri. N. Narasimhaiah paid property tax for the year 2021-22, vide receipt No. 0638629, as could be seen from Document No. 28.

Thereafter, on 10-08-2022 Registered sale deed was executed by Sri. N. Narasimhaiah S/o Late Narayanaswamy in favour of Axis Concepts Caps Stones Pvt. Ltd, in represented by its Authorised Signatory Sri. S.K. Prasanna in respect of agricultural land bearing land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. DNH-1-05631/2022-23, stored in DNHD1602, in the office of Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 29.

Thereafter, on 10-08-2022 RTC for the year 2022-23 in the name of Axis Concepts Caps Stones Pvt. Ltd., as could be seen from Document No. 30.



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Thereafter, on 18-08-2022 BIAPPA issued Land conversion order copy agricultural land bearing land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, converting land from agriculture to residential purposes, vide ref. No. BIIIPA/TP/LU/46/2021-22, as could be seen from Document No. 31.

Thereafter, on 14-09-2022 M.R. No. H1/2022-23 stands in the name of Axis Concepts Caps Stones Pvt. Ltd, as could be seen from Document No. 32.

Thereafter, on 04-11-2022 Office of the Deputy Commissioner, Bangalore Rural District issued Official Memorandum agricultural land bearing land bearing Sy. No. 11, measuring 4 acre 12 guntas, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, converting land agriculture to non-agricultural residential purposes to Axis Concepts Caps Stones Pvt. Ltd, in represented by its Authorised Signatory Sri. S.K. Prasanna, they have deposited conversion fee of Rs. 1,8,308/- and Rs. 55/- towards phodi charges to Government. (Total Rs. 1,87,363/-) deposited to State Treasury, as could be seen from Document No. 33.

Thereafter, on 05-12-2022 Registered sale Deed was executed Axis Concepts Caps Stones Pvt. Ltd, in represented by its Authorised Signatory Sri. S.K. Prasanna, in favour of Sri. K. Doddahanumanthappa S/o Sri. Kampli Thimmappa and Smt. K.H. Nagamani, W/o Sri. K. Doddahanumanthappa, in respect of converted land bearing Sy. No. 11, measuring 4 Acres 12 guntas and 03 guntas of Kharab land, admeasuring 4 acres 15 guntas, vide order bearing No. 411695 dated 04-11-2022 sitated at Bandaarmanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, registered as Document No. DNH-1-11132/2022-23, stored in CD No. DNHD1688, in the office of the Senior Sub-Registrar, Devanahalli, Sri. K. Doddahanumathappa purchased the said land for Rs. 14,02,00,000/- he has paid the amount Rs. 3.54,00,000/- on 29-07-2022 through RTGS. Rs. 4.00 crores on 20-10-2022 by way of RTGS, Rs. 1.46 Crores on 20-10-2022 by way of RTGS and sum of Rs. 2,87,98,000/- by way of RTGS on 14-11-2022 and sum of Rs. 2.00 crores by way of RTGS on 14-11-2022 and a sum of Rs. 14,02,000/- has been paid towards TDS on 01-12-2022, as could be seen from Document No. 34.



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Thereafter, on 31-07-2021 Encumbrance certificate for the period from 01-01-1929 to 31-03-1970, issued Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 35.

Thereafter, on 19-12-2014 Encumbrance certificate for the period from 01-04-1968 to 11-09-1970 issued by Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 36.

Thereafter, on 16-12-2014 Encumbrance certificate for the period from 01-04-1970 to 31-03-1990 issued by Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 37.

Thereafter, on 08-03-2023 Encumbrance certificate for the period from 01-04-1990 to 31-03-1991 issued by Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 38.

Thereafter, on 22-08-2003 Encumbrance certificate for the period from 01-04-1991 to 19-08-2003 issued by Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 39.

Thereafter, on 07-12-2021 Encumbrance certificate for the period from 01-04-2004 to 06-12-06-12-2021 issued by Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 40.

Thereafter, on 08-03-2023 Encumbrance certificate for the period from 01-04-2021 to 07-03-2023 issued by Senior Sub-Registrar, Devanahalli, as could be seen from Document No. 41.

The encumbrance certificate furnished for scrutiny clearly shows that, Sri. Narasimhaiah acquired the property through WILL and thereafter he has sold the schedule property to Axis Concepts Caps Stones Pvt. Ltd on 10-08-2022. Thereafter, on 05-12-2022 Axis Concepts Caps Stones Pvt. Ltd sold the property to Sri. Doddahanumanthappa and Smt. K.H. Nagamani. The schedule property is free from any charges and encumbrances.

7	Extent of ownership:- Please discuss whether entitlement to property is on full ownership basis or limited ownership basis. For eg:	Sri. K. Dodda hanumanthappa and Smt. K. H. Nagamani acquired the schedule property through a registered sale deed on 05-12-2022.
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	<p>leasehold rights, tenancy rights, occupancy rights etc. What are the implications of limitation? Please discuss about the permissions etc., needed for mortgage in case of lease hold/tenancy/occupancy rights etc.,</p>	
8	<p>In case the property proposed to be mortgaged belongs to special constitution/ special legal entities listed below, please discuss about the requirements including the ones given below.</p> <p>1) Company:</p> <p>i) Compliance with the provisions of Companies Act 2013 and in particular section 186.</p> <p>ii) Compliance with the object clause in the Memorandum of Association.</p> <p>iii) Compliance with the borrowing powers/ power to give property as security in the Memorandum of Association/article of Association.</p> <p>iv) Necessary resolutions.</p> <p>2) Trust/Society/Partnership Firm:</p> <p>i) Compliance with the applicable law relating to the trust/ Society/Partnership firm.</p> <p>ii) Borrowing powers/ power to give property as security under the applicable trust law and also under the trust deed/ Society By-Laws/ Partnership deed and its applicable laws. iii) Necessary resolution.</p>	<p>Does Not Arise</p> <p>Does Not Arise</p>
9	Minor's interest-	Does Not Arise



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	a. Have you considered whether the title scrutinized includes minor's rights? If so how bank's interest can be safeguarded fully?	
10	Whether there are any restrictions under State/local law, custom or otherwise for mortgaging the property in favor of Bank. For eg: In Karnataka agricultural property cannot be mortgaged for non-agricultural loans. Please discuss in detail.	Does Not Arise
11	Whether the location of the property is subject to any legal restriction or restriction regarding its transferability or use. For eg: Coastal Zone regulation. If specific orders are needed for use of the property for the intended purpose for example industrial use etc., please discuss about the same.	Does Not Arise
12	Whether the location of the property is subject to any legal restriction or restriction regarding its transfer or use under town planning or similar laws. For eg: property in greenbelt area, residential zone etc.,	Does Not Arise
13	(a) Whether the location of the property or part of it is falling under land demarcated as lake or master drain (Raja Kaluve) or buffer Zone etc. (b) Whether the location of the property is nearby to the land demarcated as lake or master drain (Raja Kaluve) or buffer Zone etc.	Valuer has to verify and report the same



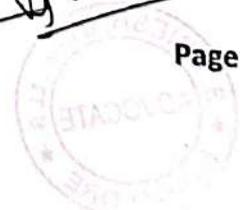
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	(c) The fact is confirmed after verifying records maintained with Authority concerned.	
14	Whether there is any indication in the document (for eg: a document is marked as 'an Exhibit' in Court proceedings) that the property is subject to any litigation. Similarly whether by usual exposure to cases in local Courts, Advocate suspects that the property is subject to any litigation. Please discuss in detail.	Does Not Arise
15	Whether there is any indication in the document (for eg: a document is marked as 'an Exhibit' in Court proceedings) that the property is subject to any litigation. Similarly whether by usual exposure to cases in local courts, Advocate suspects that the property is subject to any litigation. Please discuss detail.	Does Not Arise
16.	Please discuss about the recognition of the ownership/possession by the Revenue, Municipal or other authorities concerned by reference to RTC, Khata etc.	RTC not furnished in the name of Sri. K. Doddahanumathappa and Smt. K.H. Nagamani
17.	Please discuss about approval of building plan, building license, completion certificate, occupancy certificate and such other documents to ensure that the building is in compliance with the relevant laws.	Does Not Arise
18.	Please discuss about up to date payment of outgoings of the property like land revenue,	Sri. Narasimhaiah paid property tax for the year 2021-22.



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	property tax etc., with reference to the related receipts.	
19	Whether documents indicate that the owner is in the occupation of the property. If the property is tenanted, details of tenancy may be discussed. Are there any indications in the documents to show that somebody else than the owner is in the possession of the property. If yes, please discuss in detail.	K.Doddahanumanthappa and Smt. K.H. Nagamani are in possession
20	Please discuss about the Encumbrance and Registered transactions concerning the property with reference to Encumbrance certificate, search reports etc., for a minimum period of 13 completed years.	Encumbrance Certificate are Furnished. Yes
21	Please discuss as to whether the documents indicate any attachment or other proceedings by Revenue authorities, tax authorities, court/other authorities.	Does Not Arise
22	Whether as per documents the property is clearly demarcated on the grounds or is un-demarcated portion of larger area. Please discuss.	Yes
23	Mention nature of property: Like agricultural, non-agricultural, residential, commercial, industrial etc., Whether the Bank can proceed against the property under the SARFAESI Act.	Residentially Converted Land
24	In case of Flat/ Apartment/Unit in commercial complex etc, please discuss about relevant by laws,	Does Not Arise



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	permission from the society, restrictions on transfer etc.,																																									
25	Whether as a professional, having exposure to title deeds/ other documents, lawyer notices any features/discrepancies in them giving rise to suspicion that they may be fabricated or forged.	Does Not Arise																																								
26	In case any Power of Attorney is used in the documents verify the genuineness and accuracy of Power of Attorney and the extent of powers. Whether the Power of Attorney is properly executed/ stamped/ authenticated/ enforceable as per the law. Whether it is in currency?.	Does Not Arise																																								
27	List of title deeds to be deposited for creating Equitable Mortgage																																									
	<table border="1"> <thead> <tr> <th>Sl No.</th> <th>Description of Document</th> <th>Date of Document</th> <th>Original/ Certified Copy</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Registered sale deed</td> <td>11-02-1941</td> <td>Certified Copy</td> </tr> <tr> <td>3.</td> <td>Registered sale deed</td> <td>03-07-1943</td> <td>Certified Copy</td> </tr> <tr> <td>2.</td> <td>Registered sale deed</td> <td>14-07-1944</td> <td>Certified Copy</td> </tr> <tr> <td>4.</td> <td>Registered sale deed</td> <td>03-05-1947</td> <td>Certified Copy</td> </tr> <tr> <td>5.</td> <td>Deed of Mortgage</td> <td>09-06-1958 21-06-1958</td> <td>Certified Copy</td> </tr> <tr> <td>6.</td> <td>Discharge Deed</td> <td>18-04-1973</td> <td>Certified Copy</td> </tr> <tr> <td>7.</td> <td>M.R. No. 6/1995-96</td> <td>1995-96</td> <td>Photo Copy</td> </tr> <tr> <td>8.</td> <td>Registered WILL</td> <td>26-09-2001</td> <td>Certified Copy</td> </tr> <tr> <td>9.</td> <td>RTC 1988-99 to 2021-22</td> <td></td> <td>Original</td> </tr> </tbody> </table>	Sl No.	Description of Document	Date of Document	Original/ Certified Copy	1.	Registered sale deed	11-02-1941	Certified Copy	3.	Registered sale deed	03-07-1943	Certified Copy	2.	Registered sale deed	14-07-1944	Certified Copy	4.	Registered sale deed	03-05-1947	Certified Copy	5.	Deed of Mortgage	09-06-1958 21-06-1958	Certified Copy	6.	Discharge Deed	18-04-1973	Certified Copy	7.	M.R. No. 6/1995-96	1995-96	Photo Copy	8.	Registered WILL	26-09-2001	Certified Copy	9.	RTC 1988-99 to 2021-22		Original	
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[Handwritten Signature]



10.	M.R. No. 3/2002-23	16-12-2002	Photo Copy
11.	Family Tree of Kote Ramaiah	02-02-2003	Photo Copy
12.	Notarised Family Tree of Sri. Narasimha	29-11-2003	Photo Copy
13.	Crap Certificate issued Village Accountant.	15-12-2014	Photo Copy
14.	Land Hiduvali Certificate issued by Village Accountant.	15-12-2014	Photo Copy
15.	Birth Certificate of Kote Ramaiah who died on 22-10-2002	28-10-2015	Photo Copy
16.	Endorsement issued by Asst. Commissioner, under KLR Act.	09-06-2016	Photo Copy
17.	Tahasildar, Devanahalli issued Certificate	08-03-2016	Photo Copy
18.	Asst. Commissioner, issued endorsement under PTCL Act.	09-03-2016	Photo Copy
19.	Tahasildar issued RTC for period 1968-67.	27-12-2017	Photo Copy
20.	Tahasildar, Devanahalli issued endorsement under PTCL Act.	27-12-2017	Photo Copy
21.	Secretary, Devanahalli Taluk, Gramodyoga Kasubudarara Kaigarika Vividoddesha Sahakara Sanga Niyamitha.	13-08-2021	Photo Copy
22.	Karnataka Revision Settlement Aakarbandh (Utaru)	28-10-2021	Photo Copy
23.	Original Pakka Book Devanahalli	02-11-2021	Photo Copy
24.	Original Pakka Book Devanahalli	02-11-2021	Photo Copy
25.	Original Pakka Book Devanahalli	02-11-2021	Photo Copy
26.	Original Tippani	02-11-2021	Photo Copy



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27.	Paper Publication	15-03-2022	Photo Copy
28.	Property Tax Receipt	14-07-2022	Original
29.	Registered sale deed	10-08-2022	Original
30.	RTC	2022-23	Original
31.	BIAPPA issued Land conversion Order	18-08-2022	Photo Copy
32.	M.R. No. H1/2022-23	14-09-2022	Photo Copy
33.	Official Memorandum Issued by Deputy Commissioner.	04-11-2022	Original
34.	Registered sale deed	05-12-2022	Original
35.	Encumbrance certificate	31-07-2021	Original
36.	Encumbrance certificate	19-12-2014	Original
37.	Encumbrance certificate	16-12-2014	Original
38.	Encumbrance certificate	08-03-2023	Original
39.	Encumbrance certificate	22-08-2003	Original
40.	Encumbrance certificate	07-12-2021	Original
41.	Encumbrance certificate	08-03-2023	Original
28	List of persons who should join in Simple Mortgage/ Deposit of Title Deeds and execute mortgage deed/ Memorandum of Deposit of Title Deeds.	K.DODDAHANUMANTHAPPA, S/o Kampli Thimmappa, Aged about 48 years, Smt. K.H. Nagamani, W/o Sri. K. Dodda Hanumanthapa Aged about 43 years, Both are r/at No. 2-116, Venkateshwara Nilaya, Opposite to KEB, N.C. Colony Dam Road,	



A. S. S.

		Hosapete - 583201 Vijayanagar District.
29	Whether MDTD is compulsorily registrarable in the state under Registration Act.	Optional
30	Additional issues and discussions, if any.	On the basis of Xerox Copies legal opinion is furnished.

CERTIFICATE

I certify that, Sri. K. Doddahanumanthappa, S/o Kampli Thimmappa, Aged about 48 years, Smt. K.H. Nagamani, W/o Sri. K. Doddahanumanthappa, Aged about 43 years, Both are r/at No. 2-116, Venkateshwara Nilaya, Opposite to KEB, N.C. Colony Dam Road, Hosapete - 583201, Vijayanagar District., and he has got clear, marketable, right, title and interest over the same. And he can execute equitable mortgage to the Bank by depositing documents listed in Para No. 27 and the same can be taken by the Bank as security for the Loan.

He has got clear and marketable title to the property described below and the same can be taken by the Bank as security for the loan.

SCHEDULE PROPERTY

All that piece and parcel of residentially converted undivided land bearing Sy. No. 11, measuring 4 acres 12 guntas and 03 guntas of kharab, admeasuring 4 acres 15 guntas, vide order bearing No. 411694 dated 04-11-2022, situated at Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, and bounded as follows : -

East by : Land bearing Sy. No. 13 & 196
 West by : Village Boundary of Bommavara Gadi
 North by : Land bearing Sy. No. 12
 South by : Land bearing Sy. No. 10 and 30 Feet Road



[Handwritten Signature]

Subject to the production of:-

1. Further E.C. from 20-08-2003 to 31-03-2004 and 08-03-2023 to till date.
2. MDTD is to be registered.
3. Property Tax paid receipt for year 2022-23.

Place: Bangalore.
Date: 16.03.2023.

B. DINESH, B.Com., LL.B.
ADVOCATE
16, 2nd Floor, Padmarath Arcade,
1st Main Road, N. R. Colony,
Bangalore
Mob : 9448505448 / 8904420395
E-mail : advocatebdineshb@gmail.com



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