

PROPERTY TITLE REPORT

PREPARED FOR

CASA GRANDE GARDEN CITY BUILDER PRIVATE  
LIMITED

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Housiey.com



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## INTRODUCTION

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This title verification report ("**Report**") has been prepared under the instructions and at the instance of **CASA GRANDE GARDEN CITY BUILDER PRIVATE LIMITED** (the "**Client**") and is based on the documents and information provided to us by the Client.

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## DESCRIPTION AND SCHEUDLE OF THE PROPERTY

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All that piece and parcel of the immovable properties bearing Survey No. 12/11 measuring 1 Acres 20 Guntas situated at Thanisandra Village, Krishnarajapuram Hobli, Bangalore North Taluk, Bangalore District ("**Property**") and bounded on the -

East by : Village boundary of Geddalahalli;  
West by : Land bearing Survey No. 9;  
North by : Land bearing Survey No. 12/12; and  
South by : Land bearing Survey N0. 12/10.

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## DOCUMENTS PERUSED

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The documents which we have perused for the purpose of preparing Report is listed in **Annexure A** ("**Documents**"). The Documents cover various transactions in respect of the Properties for a period of sixty-four (64) years.

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## SCOPE OF INVESTIGATION AND LIMITATIONS

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This Report is based on the Documents and information provided to us by the Client. As this Report is based on the Documents which have been provided to us we rely on the same and this Report is conclusive to the extent of the Documents we have perused. We have reviewed and verified originals and certified copies of some of the Documents and these are listed in **Annexure B** hereto.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

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## TRACING THE TITLE

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### *Previous Transactions*

On perusal of the documents provided to us, we observe that the property bearing Survey No. Survey No. 12/11 measuring 1 Acres 20 Guntas situated at Thanisandra Village, Krishnarajapuram Hobli, Bangalore North Taluk, Bangalore District (“**Property**”) was originally belonged to Byrappa son of Hanumappa. The said Byrappa acquired the same under a Sale Deed dated September 24, 1960 registered as Document No. 2946/1960-61. The revenue records with regard to the Property has been transferred in the Byrappa son of Hanumappa vide the Mutation Register extract bearing MR No. 22/1960-61.

We observe that the said Byrappa son of Hanumappa sold the Property to Muniyappa *alias* Thayappa son of Dodda Hanumanthappa under a Sale Deed dated March 24, 1971 and registered as Document No.599/1970-71 in Book-I, Volume 862 at Pages 164 to 165 in the office of the Sub-Registrar Bangalore South Taluk.

From the family tree Affidavit dated February 15, 2007, we note that Muniyappa *alias* Thayappa is married to Maluramma and they have eight children namely, (1) Ramakrishnappa; (2) Narayanaswamy; (3) Mallappa; (4) Muninanjappa; (5) M. Muniyappa; (6) T. Chandrappa; (7) Yashodamma; and (8) Lakshamma. The said document also indicates the following –

- Ramakrishnappa is married and has a son named Lokesh;
- Narayanaswamy (deceased) was married to Sharadamma and they have two children namely, Raja and Hanumantha Raja;
- Mallappa is married and has two children namely, M. Siddaraju and M. Mahendra; and
- Muninanjappa is married and has three children namely Shankar, Nagaraja and Kumar.

On the review of the Inheritance and Heirship Certificate bearing No. 16/2000-01, we note that the said Muniyappa *alias* Thayappa died on July 09, 1999 and his wife Maluramma has pre-deceased him. The document further indicates that the katha of the said Property has been transferred in the name of Chandrappa, i.e., the youngest son of Muniyappa *alias* Thayappa. We also note that all other children of Muniyappa *alias* Thayappa namely, (1) Ramakrishnappa, (2) Sharadamma wife of Narayanaswamy, (3) Mallappa, (4) Muninanjappa and (5) Muniyappa (6) Yashodamma and (7) Lakshamma have given their consent to the transfer the katha of the Property in the name of Chandrappa.

We have been provided with the registered Agreement of Sale dated February 07, 2004 executed between (1) Ramakrishnappa son of (late) Muniyappa *alias* Thayappa, (2) Lokesh son of Ramakrishnappa, (3) Sharadamma wife of (late) Narayanaswamy (4) N. Raja son of (late) Narayanaswamy, (5) N. Hanumantharaja son of (late) Narayanaswamy (6) Mallappa son of (late)

Muniyappa *alias* Thayappa, (7) Sidda Raju son of Mallappa, (8) M. Mahendra son of Mallappa, (9) Muninanjappa son of (late) Muniyappa *alias* Thayappa, (10) M. Shankara son of Munianjanappa, (11) M. Nagaraja son of Muninanjanappa, (12) M. Kumar son of Muninanjanappa (13) M. Muniyappa son of (late) Muniyappa *alias* Thayappa, (14) T. Chandrappa son of (late) Muniyappa *alias* Thayappa have agreed to sell the Property to D. Ganesh son of Doddamuninajappa for a consideration of Rs. 30,00,000 (Thirty Lakhs only). The said Agreement is registered as Document No. KRI-1-23325/2003-04 in Book-I stored in CD No. KRID1 in the office of the Sub-Registrar K.R. Puram, Bangalore Urban District.

On the perusal of the Assignment Deed dated February 07, 2004, we observe that the abovesaid D. Ganesh (the agreement holder) has assigned his right to Razia Begum wife of (late) Rahamathulla Khan. Further Ganesh has received an additional sale consideration of Rs. 1,50,000 (One Lakhs Fifty Thousand only). We also observe that (1) Ramakrishnappa son of (late) Muniyappa *alias* Thayappa, (2) Lokesh son of Ramakrishnappa, (3) Sharadamma wife of (late) Narayanaswamy (4) N. Raja son of (late) Narayanaswamy, (5) N. Hanumantharaja son of (late) Narayanaswamy (6) Mallappa son of (late) Muniyappa *alias* Thayappa, (7) Sidda Raju son of Mallappa, (8) M. Mahendra son of Mallappa, (9) Muninanjappa son of (late) Muniyappa *alias* Thayappa, (10) M. Shankara son of Munianjanappa, (11) M. Nagaraja son of Muninanjanappa, (12) M. Kumar son of Muninanjanappa (13) M. Muniyappa son of (late) Muniyappa *alias* Thayappa, (14) T. Chandrappa son of (late) Muniyappa *alias* Thayappa have joined as witnesses to the aforesaid Assignment Deed.

We note that (1) Ramakrishnappa son of (late) Muniyappa *alias* Thayappa, (2) Lokesh son of Ramakrishnappa, (3) Sharadamma wife of (late) Narayanaswamy (4) N. Raja son of (late) Narayanaswamy, (5) N. Hanumantharaja son of (late) Narayanaswamy (6) Mallappa son of (late) Muniyappa *alias* Thayappa, (7) Sidda Raju son of Mallappa, (8) M. Mahendra son of Mallappa, (9) Muninanjappa son of (late) Muniyappa *alias* Thayappa, (10) M. Shankara son of Munianjanappa, (11) M. Nagaraja son of Muninanjanappa, (12) M. Kumar son of Muninanjanappa (13) M. Muniyappa son of (late) Muniyappa *alias* Thayappa, (14) T. Chandrappa son of (late) Muniyappa *alias* Thayappa have appointed Mohammed Sharif Arshad as their attorney to do all acts and deeds including the power to sell of the Property on their behalf and also to handover possession of the same to Razia Begum vide a registered General Power of Attorney dated February 07, 2004 . The said Power of Attorney is registered as Document No. KRI-4-00402/2003-04 in Book IV stored in CD No. KRID1 in the office of the Sub Registrar Krishanarajapura, Bangalore. further we note that Ramakrisna and others have received from the Agreement holders and entire sale consideration has been received under the above Agreement of Sale dated February 07, 2004. Further the possession of the Property has been delivered to Mohammed Sharif Arshad.

**JSA Comments.** *We observe that under this General Power of Attorney, the attorney holder has been empowered to deliver possession of the property to the purchaser, however, the said document has is inadequately stamped.*

We note that has appointed his son Mohammed Sharif Arshad as her attorney to do all acts and deeds including the power to purchaser and sell of the Property on her behalf, vide a registered

General Power of Attorney dated May 12, 1997. The said Power of Attorney is registered as Document No. 235/1997-98 in Book IV, Volume 262, at pages 181 to 184 in the office of the Sub Registrar Bangalore City Jayanagara.

On the perusal of the Sale Deed dated February 12, 2004, we note that (1) Ramakrishnappa son of (late) Muniyappa *alias* Thayappa, (2) Lokesh son of Ramakrishnappa, (3) Sharadamma wife of (late) Narayanaswamy (4) N. Raja son of (late) Narayanaswamy, (5) N. Hanumantharaja son of (late) Narayanaswamy (6) Mallappa son of (late) Muniyappa *alias* Thayappa, (7) Sidda Raju son of Mallappa, (8) M. Mahendra son of Mallappa, (9) Muninanjappa son of (late) Muniyappa *alias* Thayappa, (10) M. Shankara son of Munianjanappa, (11) M. Nagaraja son of Muninjanappa, (12) M. Kumar son of Muninjanappa (13) M. Muniyappa son of (late) Muniyappa *alias* Thayappa, (14) T. Chandrappa son of (late) Muniyappa *alias* Thayappa all represented by Mohammed Shariq Arshad *alias* M.S. Arshad, have sold the Property to Razia Begum wife of (late) Rahamathulla Khan. The said Sale Deed is registered on March 05, 2004 as Document No. KRI-1-26186/2003-04 in Book-I stored in CD No. KRID7 in the office of the Senior Sub-Registrar Krishnarajapuram, Bangalore. The revenue records with regard to the Property has been transferred in the name of Razia Begum wife of (late) Rahamathulla Khan vide the Mutation Register extract bearing MR No. 35/2004-05.

We note that Razia Begum has appointed his son Mohammed Sharif Arshad as her attorney to do all acts and deeds including the power to purchase and sell of the Property on her behalf, vide a registered General Power of Attorney dated May 12, 1997. The said Power of Attorney is registered as Document No. 235/1997-98 in Book IV, Volume 262, at pages 181 to 184 in the office of the Sub Registrar Bangalore City Jayanagara.

We observe from the Conversion Order dated October 31, 2008 bearing No. ALN/KRPH/S.R/47/15-16 issued by the Deputy Commissioner, Bangalore District, we note that the Property i.e., land bearing Survey No. 12/11 measuring 1 Acre 20 Guntas has been converted from agricultural to non-agricultural residential purposes.

Thereafter, Razia Begum wife of (late) Rahamathulla Khan has gifted the Property to her son Mohammed Sadfiq Arshad *alias* M.S. Arshad under the Gift Deed dated January 11, 2016 and registered as Document No. BNS-1-14735/2015-16, in Book-I stored in CD No. BNCD398 in the office of the Sub-registrar Shivajinagar.

### ***Litigation related documents***

We have perused the Complaint filed in original suit bearing O.S. No. 4319/2008 before the Court of Civil Judge Bangalore. From the said documents, we note that (1) Lakshamma and (2) Yashodamma daughters of (late) Muniyappa *alias* Thayappa have filed a suit for partition against (1) Ramakrishnappa son of (late) Muniyappa *alias* Thayappa, (2) Sharadamma wife of (late) Narayanaswamy, (3) N. Raja son of (late) Narayanaswamy, (4) N. Hanumantharaja son of (late)

Narayanaswamy , (5) Mallappa son of (late) Muniyappa *alias* Thayappa, (6) Muninanjappa son of (late) Muniyappa *alias* Thayappa , (7) M. Muniyappa son of (late) Muniyappa *alias* Thayappa, (8) T T. Chandrappa son of (late) Muniyappa *alias* Thayappa. We also note that Lakshamma and Yashodamma have filed a Memo dated October 05, 2012 to withdraw the suit as the same has been settled out of court. From the Order Sheet dated January 6, 2014, we note that this suit has been dismissed as settled out of court.

Pursuant to the aforementioned Memo, we note that a Confirmation Deed dated October 12, 2012 has been executed by (1) Lakshamma and (2) Yashodamma in favour of Razia Begum represented by her duly appointed attorney Mohammed Sadfiq Arshad *alias* M.S. Arshad. Under this Confirmation Deed, the said Lakshamma and Yashodamma have confirmed the sale of the Property by Ramakrishnappa and others in favour of Razia Begum vide the Sale Deed dated February 12, 2004 and registered as Document No. KRI-1-26186/2003-04. This Confirmation Deed is registered as Document No. VRT-1-03604/2012-13 in Book-I stored in CD no. VRTD164 in the office of the Sub-Registrar Varthur, Bangalore Urban District.

We have perused the Complaint filed in original suit bearing O.S. No. 4468/2013 before the Court of Civil Judge Bangalore. The said suit has been filed by (1) Pillappa son of (late) Muniyappa, (2) Sharadamma wife of (late) Muniyappa, (3) Ananda Kumar son of (late) Krishnappa, and (4) Ravi Kumar son of (late) Krishnappa have filed a suit for partition of all their ancestral properties including the Property, against (1) Razia Begum (2) Mohammed Sadfiq Arshad *alias* M.S. Arshad, (3) D. Ganesh, (4) Thayappa *alias* Muniyappa son of late Balaiah, (5) Ramakrishna, (6) Srinivas, (7) Siddalingappa, (8) Pillappa, (9) Rajanna, (10) Ramakrishnappa, (11) Mallappa, (12) Muniyappa, (13) T. Chandrappa and (14) Muniyappa son of late Poojappa. We also note that Lakshamma and Yashodamma have filed a Memo dated July 31, 2015 which indicates that the suit be dismissed as the parties have agreed to settle the same out of court. From the Order Sheet dated August 31, 2015, we note that this suit has been dismissed as not pressed.

We have perused the Complaint filed in original suit bearing O.S. No. 3863/1998 before the Court of Civil Judge Bangalore. The said suit has been filed by (1) Thayappa *alias* Muniyappa son of (late) Balaiah has filed a suit for declaration, partition and permanent injunction against (1) Kummanna, (2) Nanjundappa and others. From the Order dated May 22, 1998, it is pertinent to note that temporary injunction was granted, restraining Kummanna and others from alienating the Property until the next date of hearing, i.e., August 13, 1998. Further, we note that Thayappa *alias* Muniyappa had filed a Memo dated June 14, 2013 which indicates that the suit be dismissed as the parties have agreed to settle the same out of court. From the Order Sheet dated August 31, 2015, we note that this suit has been dismissed as not pressed the same read with un-registered Settlement Deed dated July 29, 2015.

We note that a Deed of Consent cum Confirmation dated April 10, 2013 has been executed by (Thayappa *alias* Muniyappa son of Ballaiah joined by his children namely (2) Rathamma (for self and natural guardian of her minor children Usha and Ramesh), (3) Parvathamma (for self and

natural guardian of her minor son Kiran), (4) Shivanna (for self and natural guardian of his minor daughter Apoorva) (5) Rajesh (for self and natural guardian of his minor son of Gagan) in favour of Razia Begum represented by her duly appointed attorney Mohammed Sadfiq Arshad *alias* M.S. Arshad. Under this Confirmation Deed, the aforesaid parties have confirmed the right, title and interest of Razia Begum on the Property and have also stated that due to oversight and inadvertent error, the Property has been included in O.S. No. 3863/1998. Further, the parties agree to withdraw the said matter within 30 days from the date of this Deed of Consent cum Confirmation. This Deed of Consent cum Confirmation is registered as Document No. VRT-1-598/2013-14 in Book-I stored in CD No. VRTD186 in the office of the Senior Sub-Registrar Varthur, Bangalore Urban District.

### **Revenue Records**

The Record of Tenancy and Crops (RTC/Pahani) discloses the total extent of Survey No. 12/11 measures about 1 Acre 20 Guntas. The RTC further discloses the following owners and occupants:-

<b>Period</b>	<b>Owner</b>	<b>Column No. 10</b>	<b>Column No. 11</b>	<b>Occupant</b>
1969-70 to 1973-74	Byrappa son of Hanumappa, Thayappa alias Muniyappa son of Doddahanumantappa	Nil	Nil	Thayappa
1979-80 to 1978-79	Thayappa alias Muniyappa son of Doddahanumantappa	Nil	Nil	Thayappa
1984-85 to 1982-83	Thayappa alias Muniyappa son of Doddahanumantappa	RR 1359	Nil	Thayappa
1989-90 to 1999-00	Thayappa alias Muniyappa son of Doddahanumantappa	RR 1359	Nil	Thayappa
2000-01 to 2001-02	Chandrappa son of (late) Thayappa	IHC 16/2000-01	Nil	Thayappa, Chandrappa
2002-03 to 2003-04	Chandrappa son of (late) Thayappa	IHC 16/00-01	Nil	Chandrappa
2004-2005	Razia Begum wife of M. Rahamath Ullakhan	MR No. 35/04- 05	Acquisition proceeding dated February 21, 2004 bearing No. UDD193 MNX 2004	Chandrappa, Razia Begum

2005-06 to 2013-14	Razia Begum wife of M. Rahamath Ullakhan	MR No. 35/04- 05	Acquisition proceeding dated February 21, 2004 bearing No. UDD193 MNX 2004	Razia Begum
2014-15 to 2017-18	Razia Begum wife of M. Rahamath Ullakhan	MR No. T12/2015-16	MR T3/14-15	Razia Begum

The RTC for the period 1969-70 to 1973-74, 1979-80 to 1978-79, 1984-85 to 1982-83, 1989-90 to 1999-00, 2000-01 to 2001-02, 2002-03 to 2003-04, 2004-2005, 2005-06 to 2013-14, 2014-15 to 2017-18 with regard to Survey No. 12/11 corroborate with the documents of title furnished and do not disclose any change or deviation in the ownership.

The RTC/Pahani for the period 2004-2005 we gather from the Notification dated February 21, 2004 bearing No. UDD193 MNX 2004 issued the Bangalore Development Authority that the Property i.e. Survey No. 12/ 11 measuring 1 Acre 20 Guntas has been acquired for the of Akarvathi Layout. Further, as per the Denotification order bearing UDD.426MNJ2011 the said Property has been notified. The Mutation Register extract bearing MR No. T3/2014-15 confirms that the denotification and Rajiya Begam as kathedar of the land bearing Survey No. 12/11.

### ***Endorsement***

We have perused the Endorsement dated June July 19, 2010 issued by the Tahsildar, Bangalore East Taluk, which indicates that there are no tenancy applications filed or pending under Form 1, in Form 7, Form 7A of the Karnataka Land Reforms Act, with respect to Survey No. 12/11.

We have perused the Endorsement issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore vide Endorsement dated May 8, 2015 bearing No. PTCL.CR. 111/15-16 and observe that the Assistant Commissioner has certified that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 12/11 measuring 1 Acre 20 Guntas.

We have perused the Endorsement dated December 4, 2018 bearing No. LR.F (Be)CR 859/18-19 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 12/11.

We have been provided with the Endorsement dated December 27, 2018 issued by the Tahsildar Grade 2, Bangalore East Taluk, which indicates that the RR No. 97, 1109, 1359 with respect to Survey No. 12/11 is not available.

### ***Survey Records***

We have been provided with the Village Map of Tanisandra issued by the office, Land Records Department as per the Village Map Survey No. 12 is bounded on the East by Geddalahalli village boundary of , West by Survey Nos. 9, 10 and 12 to 14. On the north by Survey No. 11 and on the South by Survey No. 16.

From the Hissa Tippani dated January 28, 1930 issued in respect of Survey No. 12 indicates that the said survey was subsequently phodied/bifurcated into 18 hissas. The said document also indicates that Survey No. 12/11 has been allotted to Muninanjappa. Further thee Atlas confirms that Survey No. 12 is bounded on the East by Village boundary of Geddalahalli, West by Survey No. 9, on the North by Survey No. 12/12 and on the South by Survey No. 12/10.

The Karnataka Revision Settlement Akarbandh discloses the total extent of Survey No. 12/11 as 1 Acre 20 Guntas and actual extent as 1 Acre 20 Guntas with no kharab.

### ***Investigation of Encumbrances***

On perusal of the Encumbrance Certificates in SA Nos.,38028, 51718/18-19, 4772/15-16, 9923/18-19 for the periods from February 15, 1957 to May 31, 1989, June 1, 1989 to March 31, 2004, April 1, 2004 to May 3, 2015, April 1, 2004 to January 22, 2019 we observe that apart from the transactions mentioned above no other entries are made with respect to Survey No. 12/11 measuring 1 Acre 20 Guntas.

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### **CONCLUSION**

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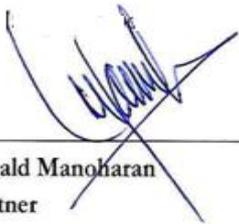
On the review of the title and revenue documents, we are of the opinion that Mohammed Sadfiq Arshad alias M.S. Arshad is the absolute owner having good marketable right, title and interest of the property bearing Survey No. 12/11 measuring 1 Acre 20 Guntas situated at Thanisandra Village, K.R. Pura Hobli, Bangalore North Taluk.

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### **DISCLAIMER**

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*In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Properties, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.*



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Gerald Manoharan  
Partner

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**ANNEXURE – A**

**LIST OF DOCUMENTS (Photocopies)**

Sl. No.	Additional documents provided
1.	Sale Deed dated September 24, 1960 registered as Document No. 2946/1960-61;
2.	Mutation Register extract bearing MR No. 22/1960-61;
3.	Sale Deed dated March 24, 1971 and registered as Document No.599/1970-71 in Book-I, Volume 862 at Pages 164 to 165 in the office of the Sub-Registrar Bangalore South Taluk;
4.	Family Tree Affidavit dated February 15, 2007;
5.	Inheritance and Heirship Certificate bearing No. 16/2000-01;
6.	Agreement of Sale dated February 07, 2004 registered as Document No. KRI-1-23325/2003-04 in Book-I stored in CD No. KRID1 in the office of the Sub-Registrar K.R. Puram, Bangalore Urban District.
7.	Assignment Deed dated February 07, 2004;
8.	Sale Deed dated February 12, 2004 registered on March 05, 2004 as Document No. KRI-1-26186/2003-04 in Book-I stored in CD No. KRID7 in the office of the Senior Sub-Registrar Krishnarajapuram, Bangalore;
9.	Mutation Register extract bearing MR No. 35/2004-05;
10.	General Power of Attorney dated May 12, 1997 and registered as Document No. 235/1997-98 in Book IV, Volume 262, at pages 181 to 184 in the office of the Sub Registrar Bangalore City Jayanagara;
11.	Conversion Order dated October 31, 2008 bearing No. ALN/KRPH/S.R/47/15-16 issued by the Deputy Commissioner, Bangalore District;
12.	Gift Deed dated January 11, 2016 and registered as Document No. BNS-1-14735/2015-16, in Book-I stored in CD No. BNCD398 in the office of the Sub-registrar Shivajinagar;
13.	O.S. No. 4319/2008 before the Court of Civil Judge Bangalore;
14.	Order Sheet dated January 6, 2014;
15.	Confirmation Deed dated October 12, 2012 and registered as Document No. VRT-1-03604/2012-13 in Book-I stored in CD no. VRTD164 in the office of the Sub-Registrar Varthur, Bangalore Urban District;
16.	Original suit bearing O.S. No. 4468/2013 before the Court of Civil Judge Bangalore;
17.	Order Sheet dated August 31, 2015;
18.	Plaint filed in original suit bearing O.S. No. 3863/1998 before the Court of Civil Judge Bangalore;

19.	Order dated May 22, 1998;
20.	Order Sheet dated August 31, 2015;
21.	Deed of Consent cum Confirmation dated April 10, 2013 registered as Document No. VRT-1-598/2013-14 in Book-I stored in CD No. VRD186 in the office of the Senior Sub-Registrar Varthur, Bangalore Urban District;
22.	The RTC for the period 1969-70 to 1973-74, 1979-80 to 1978-79, 1984-85 to 1982-83, 1989-90 to 1999-00, 2000-01 to 2001-02, 2002-03 to 2003-04, 2004-2005, 2005-06 to 2013-14, 2014-15 to 2017-18 with regard to Survey No. 12/11;
23.	Notification dated February 21, 2004 bearing No. UDD193 MNX 2004 issued the Bangalore Development Authority;
24.	Denotification order bearing UDD.426MNJ2011;
25.	Mutation Register extract bearing MR No. T3/2014-15;
26.	Endorsement dated June July 19, 2010 issued by the Tahsildar, Bangalore East Taluk;
27.	Endorsement issued by the Assistant Commissioner, Bangalore North Taluk (sub-division), Bangalore vide Endorsement dated May 8, 2015 bearing No. PTCL.CR. 111/15-16;
28.	Endorsement dated December 4, 2018 bearing No. LR.F (Be)CR 859/18-19 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore;
29.	Endorsement dated December 27, 2018 issued by the Tahsildar Grade 2, Bangalore East Taluk;
30.	Village Map of Tanisandra issued by the office, Land Records Department;
31.	Hissa Tippani dated January 28, 1930 issued in respect of Survey No. 12;
32.	Karnataka Revision Settlement Akarbandh with respect to Survey No. 12/11;
33.	Encumbrance Certificates in SA Nos.,38028, 51718/18-19, 4772/15-16, 9923/18-19 for the periods from February 15, 1957 to May 31, 1989, June 1, 1989 to March 31, 2004, April 1, 2004 to May 3, 2015, April 1, 2004 to January 22, 2019 with respect to Survey No. 12/11;

**ANNEXURE – B**  
**DOCUMENTS INSPECTED**

Sl. No.	Particulars of additional documents required	Original/ Certified Copy/ Photocopy
1.	Mutation Register extract bearing MR No. 22/1960-61;	Certified Copy
2.	Sale Deed dated March 24, 1971 and registered as Document No.599/1970-71 in Book-I, Volume 862 at Pages 164 to 165 in the office of the Sub-Registrar Bangalore South Taluk;	Original
3.	Family Tree Affidavit dated February 15, 2007;	Original
4.	Inheritance and Heirship Certificate bearing No. 16/2000-01;	Certified Copy
5.	Agreement of Sale dated February 07, 2004 registered as Document No. KRI-1-23325/2003-04 in Book-I stored in CD No. KRID1 in the office of the Sub-Registrar K.R. Puram, Bangalore Urban District.	Original
6.	Sale Deed dated February 12, 2004 registered on March 05, 2004 as Document No. KRI-1-26186/2003-04 in Book-I stored in CD No. KRID7 in the office of the Senior Sub-Registrar Krishnarajapuram, Bangalore;	Original
7.	General Power of Attorney dated May 12, 1997 and registered as Document No. 235/1997-98 in Book IV, Volume 262, at pages 181 to 184 in the office of the Sub Registrar Bangalore City Jayanagara;	Original
8.	Conversion Order dated October 31, 2008 bearing No. ALN/KRPH/S.R/47/15-16 issued by the Deputy Commissioner, Bangalore District;	Certified Copy
9.	Gift Deed dated January 11, 2016 and registered as Document No. BNS-1-14735/2015-16, in Book-I stored in CD No. BNCD398 in the office of the Sub-registrar Shivajinagar;	Original
10.	O.S. No. 4319/2008 before the Court of Civil Judge Bangalore;	Certified Copy
11.	Order Sheet dated January 6, 2014;	Photocopy
12.	Confirmation Deed dated October 12, 2012 and registered as Document No. VRT-1-03604/2012-13 in Book-I stored in CD no. VRTD164 in the office of the Sub-Registrar Varthur, Bangalore Urban District;	Original
13.	Plaint filed in original suit bearing O.S. No. 3863/1998 before the Court of Civil Judge Bangalore;	Certified Copy
14.	Order dated May 22, 1998;	Certified Copy
15.	Deed of Consent cum Confirmation dated April 10, 2013 registered as Document No. VRT-1-598/2013-14 in Book-I stored in CD No. VRTD186 in the office of the Senior Sub-Registrar Varthur, Bangalore Urban District;	Original
16.	The RTC for the period 1969-70 to 1973-74, 1979-80 to 1978-79, 1984-85 to 1982-83, 1989-90 to 1999-00, 2000-01 to 2001-02, 2002-03 to 2003-04, 2004-2005, 2005-06 to 2013-14, 2014-15 to 2017-18 with regard to Survey No. 12/11;	Certified Copy

17.	Endorsement dated December 4, 2018 bearing No. LR.F (Be)CR 859/18-19 issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore;	Certified Copy
18.	Village Map of Tanisandra issued by the office, Land Records Department;	Certified Copy

Sl. No.	Particulars of additional documents required
1.	Copy of the khata certificate khata extract and tax paid receipts in relation to the Survey No. 12/11; and
2.	Encumbrance certificate issued for the period January 23, 2019 to till date in in respect of the property bearing Survey No.12/11 measuring 1 acre and 20 Guntas.

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