



29 January 2024

**DUE DILIGENCE REPORT IN RELATION TO PROPERTY BEARING**  
**SURVEY NO.131/7 (OLD SY. NO. 131 LATER SY NO. 131/1), KITHAGANURU**  
**VILLAGE, BIDARAHALLI HOBLI, BENGALURU EAST TALUK,**  
**BENGALURU.**

To:

Sri. D. Ravikumar S/o. Sri. D Venkataiah

Bangalore

**DUE DILIGENCE REPORT IN RELATION TO PROPERTY BEARING SURVEY NO.131/7 (OLD SY. NO. 131 LATER SY NO. 131/1), MEASURING 1 ACRE, OUT OF 1 ACRE 14.14 GUNTAS, SITUATED AT KITHAGANURU VILLAGE, BIDARAHALLI HOBLI, BENGALURU EAST TALUK, BENGALURU.**

You have sought our opinion regarding the right, title and interest over the immovable property bearing Survey No.131/7 (old Sy. No. 131 later Sy. No. 131/1), measuring 1 Acre, out of 1 Acre 14.14 Guntas, situated at Kithaganuru Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, more fully and particularly described below and hereinafter referred to as 'Schedule Property'.

**PART-I DESCRIPTION OF PROPERTY**

All the piece and parcel of the immovable property bearing Survey No.131/7 (old Sy. No. 131 later Sy. No. 131/1), measuring 1 Acre, out of 1 Acre 14.14 Guntas, situated at Kithaganuru Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, and bounded on the:

EAST : by Land Bearing Survey No.133/4 and Private Property;  
WEST : by Remaining portion of same Sy. No. 131/7 & 30 Ft. Road;  
NORTH : by Survey No.131/1; and  
SOUTH : by Survey No.132.

**PART-II DESCRIPTION OF DOCUMENTS PRESENTED FOR SCRUTINY**

The following documents have been furnished for our scrutiny:

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
1	30/06/1971  Certified copy	Partition Deed entered between Smt. Munivenkatamma @ Akkyamma avails Schedule A having a share in Sy No. 131 measuring 1acre 15 guntas, Sri. L Ramayyareddy and Sri. M L Narayana Swamy avails Schedule C having a share of Sy No. 131 measuring 1 acre 26 guntas,	Document No. 1158/71-72 Stored in book-1, dated 30/06/1971 in the office of Sub-Registrar Hoskote.
2	06/12/1989  Photocopy	Partition Deed entered between Sri. M L Narayanaswamy and wife Smt. Neelamma and their children, namely Sri. M N Nagabhushan, Sri. Prabhakar Reddy, Sri. Somashekar Reddy, Sri. Shashi Bhushan, and Sri. Anil Kumar containing family tree of ML Narayanaswamy.	Document is unregistered; however, all male children have executed confirmation deed and female children have come forward to be consenting witness in sale deed of D Ravi Kumar dated 21/08/2008.
3	25/10/2002  Photocopy	Endorsement Vide No. LRF.CR 112/2001-02	Issued by Special Tahsildar office, Krishnarajapura, Bengaluru East Taluk.
4	27/04/2003  Certified copy	Bapthu Atlas (Sketch)	Issued by Assistant Director of Land Records, Bengaluru sub-division, Bengaluru.
5	16/08/2003  Photocopy	Settlement Akar Band	Issued by Superintendent (Ka,Ni) Bengaluru East Taluk, Bengaluru
6	03/05/2006  Certified Copy	Mutation Register Extract MR No.18/2002-03 dated 27/12/2002	Issued by Village Accountant, Bengaluru North Taluk,

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
			Krishnarajapura, Bengaluru
7	21/08/2008  Original	Sale Deed executed by Sri. M N Shashibhushan S/o. Late Sri. M L Narayana Swamy in Favour of Sri. D Ravikumar S/o. Sri. D Venkataiah, in Sy No. 131/7 (Old Sy No.131 later 131/1) measuring 1 Acre out of 1 Acre 14.14 Guntas.	Document No. BDH-1-01309-2008/09 Stored in book-1, C.D No. BDHD16 dated 21/08/2008 in the office of Sub-Registrar of Bidarahalli, Bengaluru.
8	30/08/2008  Original	Confirmation Deed executed by Sri. M N Prabhakar S/o. Late Sri. M L Narayana Swamy in Favour of Sri. D Ravikumar S/o. Sri. D Venkataiah, in Sy No. 131/7 (Old Sy No.131 later 131/1) measuring 1 Acre out of 1 Acre 14.14 Guntas.	Document No. BDH-1-01422-2008/09 Stored in book-1, C.D No. BDHD16 dated 30/08/2008 in the office of Sub-Registrar of Bidarahalli, Bengaluru.
9	12/12/2008  Photocopy	Order Passed by Tahsildar in vide No. RRT.CR338/2003-04	Order passed by Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru.
10	07/05/2011  DC Letter	Endorsement Vide No. LRF.(BE)CR 488/2011-12	Issued by Assistant Commissioner, Bengaluru North Taluk, Bengaluru.
11	23/06/2011  Certified Copy	Mutation Register Extract MR No.17/2008-09 dated 20/10/2008	Issued by Village Accountant, Bengaluru North Taluk, Krishnarajapuram.
12	08/07/2011  DC Letter	Endorsement Vide No. PTCL.CR 614/2011-12	Issued by Assistant Commissioner, Bengaluru North Taluk, Bengaluru.
13	30/08/2011	Copy of Letter Vide No. ALN(B)CR:89/11-12	Issued by Deputy Commissioner, Bengaluru.
13	09/11/2011  Original	Official Memorandum Vide No. ALN(PuBB)SR/77/11-12 conversion order from agricultural to	Issued by Deputy Commissioner, Bengaluru District, Bengaluru.

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
		non-agricultural residential purpose measuring 1 Acre	
14	02/03/2012 Photocopy	Original Tippani	Issued by Superintendent (Ka,Ni) Bengaluru East Taluk, Bengaluru
15	05/12/2022 Certified Copy	Mutation Register Extract MR No. T8/2011-12 dated 10/05/2012	Village Accountant, Bengaluru East Taluk, Bengaluru.
16	08/12/2022 Certified Copy	Encumbrance Certificate for the period from 01/04/2004 to 07/12/2022 (SA No. 1309/22-23)	Issued by the Sub-Registrar of Indiranagar, Bengaluru.
17	09/12/2022 Certified Copy	Mutation Register Extract MR No.H41/2011-12 dated 21/12/2011	Village Accountant, Bengaluru East Taluk, Bengaluru
18	22/12/2022 Original	Endorsement Vide No. R.K.CR 764/2022-23, regarding non availability of Pahni entries for the year 1973 to 1984 of Sy No. 131	Issued by Tahsildar office, Krishnarajapura, Bengaluru East Taluk, Bengaluru.
19	21/10/2023 Certified Copy	Encumbrance Certificate for the period from 01/04/2004 to 18/10/2023 (SA No. BDH-EC-A-150295/23-24)	Issued and digitally Signed by the Sub-Registrar of Bidarahalli, Bengaluru.
20	20/11/2023 Certified Copy	E-Katha in vide No. 150200400500424081 issued in the name of D Ravi Kumar	Issued and digitally Signed by the Panchayath development officer, Kithaganuru Panchayath, Bengaluru.
21	21/11/2023 Certified Copy	Tax paid Receipt in vide No. 01816/1502004025/23-24 for the year 2023 to 2024	Issued and digitally Signed by the Panchayath development officer, Kithaganuru Village, Kithaganuru Panchayath, Bengaluru.

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
23	05/01/2024 Certified Copy	Encumbrance Certificate for the period from 01/04/1952 to 31/07/1986 (SA No. 10179/23-24)	Issued by the Sub-Registrar of Hosakote, Bengaluru.
24	05/01/2024 Certified Copy	Encumbrance Certificate for the period from 01/04/1986 to 31/05/1989 (SA No. 19245/23-24)	Issued by the Sub-Registrar of Jayanagar (Bommanahalli), Bengaluru.
25	06/01/2024 Certified Copy	Encumbrance Certificate for the period from 01/06/1989 to 31/03/2004 (SA No. 22566/23-24)	Issued by the Sub-Registrar of KR Pura, Bengaluru.
26	N/A Certified Copy	RTC for the period from 1968-1969	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
27	N/A Certified Copy	RTC for the period from 1969-1970	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
28	N/A Certified Copy	RTC for the period from 1970-1971	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
29	N/A Certified Copy	RTC for the period from 1971-1972	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
30	N/A Certified Copy	RTC for the period from 1972-1973	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
31	N/A Certified Copy	RTC for the period from 1984-1985	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
32	N/A Certified Copy	RTC for the period from 1985-1986	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
33	N/A Certified Copy	RTC for the period from 1986-1987	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
34	N/A Certified Copy	RTC for the period from 1987-1988	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
35	N/A Certified Copy	RTC for the period from 1988-1989	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
36	N/A Certified Copy	RTC for the period from 1991-1992	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
37	N/A Certified Copy	RTC for the period from 1992-1993	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
38	N/A Certified Copy	RTC for the period from 1993-1994	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
39	N/A Certified Copy	RTC for the period from 1994-1995	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
40	N/A Certified Copy	RTC for the period from 1995-1996	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
41	N/A Certified Copy	RTC for the period from 1996-1997	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
42	N/A Certified Copy	RTC for the period from 1997-1998	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
43	N/A Certified Copy	RTC for the period from 1998-1999	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
44	N/A Certified Copy	RTC for the period from 1999-2000	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
45	N/A Certified Copy	RTC for the period from 2000-2001	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
46	N/A Certified Copy	RTC for the period from 2001-2002	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
47	N/A Certified Copy	RTC for the period from 2002-2003	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
48	N/A Certified Copy	RTC for the period from 2003-2004	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
49	N/A Certified Copy	RTC for the period from 2004-2005	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
50	N/A Certified Copy	RTC for the period from 2005-2006	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
51	N/A Certified Copy	RTC for the period from 2006-2007	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
52	N/A Certified Copy	RTC for the period from 2007-2008	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
53	N/A Certified Copy	RTC for the period from 2008-2009	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
54	N/A Certified Copy	RTC for the period from 2009-2010	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
55	N/A Certified Copy	RTC for the period from 2010-2011	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
56	N/A Certified Copy	RTC for the period from 2011-2012	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
57	N/A Certified Copy	RTC for the period from 2012-2013	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
58	N/A Certified Copy	RTC for the period from 2013-2014	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
59	N/A Certified Copy	RTC for the period from 2014-2015	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
60	N/A Certified Copy	RTC for the period from 2015-2016	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
61	N/A Certified Copy	RTC for the period from 2016-2017	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
62	N/A Certified Copy	RTC for the period from 2017-2018	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
63	N/A Certified Copy	RTC for the period from 2018-2019	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
64	N/A Certified Copy	RTC for the period from 2019-2020	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
65	N/A Certified Copy	RTC for the period from 2020-2021	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru
66	N/A Certified Copy	RTC for the period from 2021-2022	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru

Sl. No.	Date & nature of Document	Description of the Document	Details of the Document
67	N/A  Certified Copy	RTC for the period from 2022-2023	Issued by Tahsildar, K R Puram, Bengaluru East Taluk, Bengaluru

**PART-III TRACING OF TITLE**

Sl. No.	Date of document	Description of the document
1	30/06/1971	Partition Deed entered between 1) Smt. Munivenkatamma @ Ammayamma as minor guardian for M.H. Ramachandra Reddy, M.H. Raghavendra Reddy and M.H. Sundaresh 2) Sri. L Ramaiah Reddy, 3) Sri. M L Narayana Swamy, document No. 1158/71-72 dated 30/06/1971 stored in book-1 in the office of Sub-Registrar, Hoskote.
2	N/A	Family tree of Sri M.L. Narayanaswamy.
3	06/12/1989	Unregistered partition Deed entered between Sri. ML Narayanaswamy and wife Smt. Neelamma and their children, namely Sri. M N Nagabhushan, Sri. Prabhakar Reddy, Sri. Somashekar Reddy, Sri. Shashi Bhushan, and Sri. Anil Kumar.
4	21/08/2008	Sale Deed executed by Sri. M N Shashibhushan in favour of Sri. D Ravikumar in respect of Schedule Property <i>vide</i> Document No. BDH-1-01309-2008/09 dated 21/08/2008 stored in book-1, C.D No. BDHD16 in the office of Sub-Registrar, Bidarahalli, Bengaluru.
5	30/08/2008	Confirmation Deed executed by Sri. MN Prabhakar in favour of Sri. D. Ravikumar in respect of Schedule Property <i>vide</i> Document No.

Sl. No.	Date of document	Description of the document
		BDH-1-01422-2008/09 dated 30/08/2008 stored in book-1, C.D No. BDHD16 in the office of Sub-Registrar, Bidarahalli, Bengaluru.

1. From the scrutiny of the recitals and description in the Partition deed dated 30/06/1971, it is discernible that originally the Sy. No. 131 of Kithaganur village was an ancestral property amongst other properties belonging to brothers Sri. Thippareddy and Sri. Lakshmiah Reddy. The children of the said Sri. Thippareddy and Sri. Lakshmiah Reddy, upon their demise, entered into a partition deed on 10/01/1953, and registered as Document No. 107/1952-53 on 09/04/1953 dividing the said Sy. No. 131 into two parts amongst the two branches of the respective families. The parties to the partition deed dated 10/01/1953 were one Sri. Chikkathayappa @ Chikkahanumappa and Chinnasamyreddy @ Gurreddy as first parties and Sri. L. Hanumappa Reddy, Sri. L. Ramaiah Reddy and Sri. ML Narayanaswamy as second parties. The said partition deed is not produced for our scrutiny. However, since the transaction transpired more than 70 years ago and finds mention in the partition deed of 1971, the same is presumed as valid and genuine.
2. From the further scrutiny of partition deed dated 30/06/1971 between 1) Smt. Munivenkatamma @ Ammayamma w/o L. Hanumappa Reddy as minor guardian for her sons M.H. Ramachandra Reddy, M.H. Raghavendra Reddy and M.H. Sundaresh 2) Sri. L. Ramaiah Reddy and 3) Sri. ML Narayana Swamy, it is discernible that Smt. Munivenkatamma @ Ammayamma *inter alia* acquired 1 acre 15 guntas of Sy. No. 131 and Sri ML Narayanaswamy *inter alia* acquired 1 acre 26 guntas of Sy. No. 131.

3. From the scrutiny of the family tree of Sri. ML Narayanaswamy, the same indicates that he was married to one Smt. Neelamma, and had 9 children, 5 male children namely Sri. MN Nagabhushan, Sri. MN Prabhakar Reddy, Sri. MN Somashekar Reddy, Sri. MN Shashi Bhushan, and Sri. MN Anil Kumar and 4 female children namely Smt. MN Bhagya Rani, Smt. MN Sudha Rani, Smt. MN Usha Rani and Smt. Mamatha Reddy.
4. From the scrutiny of the unregistered Partition deed dated 06/12/1989 entered between Sri. ML Narayanaswamy and wife Smt. Neelamma and their 5 male children, namely, it is discernible that Sri MN Shashibhushan acquired title to Sy. No. 131 of Kithaganur village measuring 1 acre 26 guntas. The partition deed is represented to be unregistered and that the original is in the custody of family members other than Sri. MN Shashibhushan. However, a panchayath parikath affirming the said partition as true and correct bearing No. RRT.CR338/2003-04 dated 12/12/2008 is produced. On the basis of the same, the unregistered partition deed has been presumed as true and genuine and none apart from MN Shashibhushan has the right or interest over the Schedule Property. This is affirmed by the execution of the confirmation deed by one of the brothers, namely, Sri. MN Prabhakar Reddy, and the presence of all other brothers and sisters as consenting witnesses to the sale deed of Sri. D. Ravikumar.
5. From the scrutiny of Sale Deed dated 21/08/2008, it is discernible that the same has been executed for valuable consideration by Sri. MN Shashibhushan in favour of Sri. D Ravikumar in respect of the Schedule Property, which excludes the phut kharab in the land which fell to the share of vendor Sri. MN Shashibhushan. The following family members of Vendor have come forward as consenting witnesses to the said sale deed: 1) Neelamma 2) MN Nagabhushan @ Nagabhushan Reddy 3) MN Somashekar, 4) MN Anil Kumar, 5) MN Bhagya Rani, 6) MN Sudha Rani, 7) MN Usha Rani, 8) MN Mamatha Reddy, 9) MN Sudha Rani, 10) MH Sundareshan.

6. From the scrutiny of Confirmation Deed dated 30/08/2008 executed by Sri. MN Prabhakar in favour of Sri. D. Ravikumar, it is discernible that the sale deed dated 21/08/2008 in respect of the Schedule Property executed by Sri. MN Shashibhushan in favour of Sri. D. Ravikumar was confirmed by the said Sri. MN Prabhakar in all respects.

**PART-IV REVENUE RECORDS AND OTHER DOCUMENTS**

Sl. No	Date	Description of the Document
1.	25/10/2002	Copy of Endorsement Vide No. LRF.CR 112/2001-02
2.	27/04/2003	Certified copy of Bapthu Atlas (Sketch)
3.	16/08/2003	Copy of Settlement Akar Bandh
4.	03/05/2006	Certified copy of Mutation Register Extract MR No.18/2002-03 dated 27/12/2002
5.	12/12/2008	Copy of Order Passed by Tahsildar in vide No. RRT.CR338/2003-04
6.	07/05/2011	Copy of Endorsement Vide No. LRF.(BE)CR 488/2011-12
7.	23/06/2011	Certified copy Mutation Register Extract MR No.17/2008-09 dated 20/10/2008
8.	08/07/2011	Copy of Endorsement Vide No. PTCL.CR 614/2011-12
9.	30/08/2011	Copy of Letter Vide No. ALN(B)CR:89/11-12
10.	09/11/2011	Original of Official Memorandum Vide No. ALN(PuBB)SR/77/11-12 conversion order from agricultural to residential purpose measuring 1 Acre
11.	02/03/2012	Copy of Tippani
12.	05/12/2022	Certified copy of Mutation Register Extract MR No.T8/2011-12 dated 10/05/2012

Sl. No	Date	Description of the Document
13.	09/12/2022	Certified copy of Mutation Register Extract MR No.H41/2011-12 dated 21/12/2011
14.	20/11/2023	Certified copy of E-Katha in vide No. 150200400500424081 issued in the name of D Ravi Kumar
15.	21/11/2023	Certified copy of Tax paid Receipt in vide No. 01816/1502004025/23-24 for the year 2023 to 2024
16.	N/A	Certified copy of RTCs for the period from 1968-2023

7. From the scrutiny of the Endorsement No. LRF.CR 112/2001-02 dated 25/10/2002 issued by Special Tahsildar, Krishnarajapura, Bengaluru East Taluk, Bengaluru, it is discernible that the said authority had certified that on verification of the records relating to the land in Schedule Property, there were no applications filed in Form No. 7 or 7A under Section 48 (A) of the Karnataka Land Reforms Act, 1961 seeking grant of tenancy rights in respect of the said Schedule Property.
8. From the scrutiny of the Bapthu Atlas (Sketch) dated 27/04/2003 issued by Assistant Director of Land Records, Bengaluru sub-division, Bengaluru, it is discernible that it shows the measurement of land and markings in Survey No. 131/7 situated at Kithaganuru Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru.
9. From the scrutiny of the Settlement Akarbhandh dated 16/08/2003 issued by Superintendent (Ka,Ni), Bengaluru East Taluk, Bengaluru, the measurement of the Schedule Property is discernible in that it shows the extent of 50 guntas arable land along with 10 guntas of kharab, totally 60 guntas in Survey No. 131/7 situated at Kithaganuru Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru.

10. From the scrutiny of the Mutation Register Extract MR No. 18/02-03 dated 29/05/2003 Issued by Village Accountant, Krishnarajapura, Bengaluru East Taluk, Bengaluru, it is discernible that an order was passed by the Special Tahsildar in case No. RRT/BH/338/02-03 directing to register the khatha in the name of Sri. MN Shashi Bhushan in Sy. No. 131/1, Kithaganuru Village, Bengaluru East Taluk, Bengaluru since the same was missed out, and inadvertently the name of Sri L. Ramaiah Reddy was reflecting in the RTCs for the years 1990-91 to 2001-02.
11. From the scrutiny of the Order in case No. RRT.CR338/2003-04 dated 12/12/2008 Order passed by Tahsildar, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, it is discernible that the said authority had passed an order stating the unregistered partition has been considered as panchayath parikath and the said schedule property will come under the share of MN Shashibhushan and further directed to issue pahani in favour of Sri. MN Shashibhushan, relating to the land in Survey No. 131/7 of Bidarahalli Hobli, Kithaganuru Village, Bengaluru East Taluk, Bengaluru.
12. From the scrutiny of the Endorsement No. LRF.(BE)CR 488/2011-12 dated 07/05/2011 issued by Sub-divisional officer, Bengaluru North Taluk, Bengaluru, it is discernible that the said authority had certified that on verification of the records relating to the land in the Schedule Property there were no application under Section 79 A, B and 80 of the Karnataka Land Reforms Act, 1961 in respect of the said lands.
13. From the scrutiny of the Mutation Register Extract MR No. 17/08-09 Mutation order dated 20/10/2008 issued by Village Accountant, Bengaluru East Taluk, Bengaluru, issued on 23/06/2011, it is discernible that the revenue records have been mutated in the name of Sri. D. Ravi Kumar on the basis of sale deed executed by MN Shashibhushan.

14. From the scrutiny of the Endorsement No. PTCL/CR 614/2011-12 dated 08/07/2011 issued by Sub-divisional officer, Bengaluru North Taluk, Bengaluru, it is discernible that the said authority had certified that on verification of the records relating to the land in Schedule Property, there were no applications filed under PTCL Act 1978, in respect of the said land.
15. From the scrutiny of the Tippani dated 02/03/2012 issued by Superintendent (Ka,Ni), Bengaluru East Taluk, Bengaluru, it is discernible that it shows the measurement of land i.e., measuring 50 guntas arable land, 10 guntas of phut kharab, totally 60 guntas in Survey No. 131/7 situated at Kithaganuru Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru.
16. From the scrutiny of the Official Memorandum bearing No. ALN(PuBB)SR/77/11-12 dated 09/11/2011 issued by Deputy Commissioner, Bengaluru District, Bengaluru it is discernible that Sri. D. Ravi Kumar filed an application on 16/08/2011 seeking permission for conversion of Schedule Property from agricultural to non-agricultural residential purposes. The said revenue authority upon getting reports from the jurisdictional Tahsildar, and upon remittance of the conversion fee of Rs.54,450/- and Phodi fee of Rs.55/- aggregating to Rs. 54,505/-, granted permission for conversion subject to the terms and conditions stipulated therein.
17. From the scrutiny of the Mutation Register Extract MR No. T8/11-12 dated 05/12/2022 issued by Village Accountant, Bengaluru East Taluk, Bengaluru, it is discernible that on the basis of the order passed by the Special Tahsildar in case No. RRT(B)TQ.TKL71/11-12 dated 22/03/2012 katha in respect of the Schedule Property came to be effected in the name of Sri. D. Ravikumar.

18. From the scrutiny of the Mutation Register Extract MR No. No.H41/2011-12 Mutation Order dated 21/12/2011 issued by Village Accountant, Bengaluru East Taluk, Bengaluru, on dated 09/12/2022, it is discernible that on the basis of conversion order of Deputy Commissioner, the land nature was changed to residential in Column No. 11 of the RTC.
19. From the scrutiny of the Endorsement No. R.K.CR 764/2022-23 dated 22/12/2022 issued by Tahsildar office, Krishnarajapura, Bengaluru East Taluk, Bengaluru, it is discernible that after verification, it was responded that the pahani for the years 1973 to 1984 is not available in the Government records.
20. From the scrutiny of the E-Katha No. 150200400500424081 dated 20/11/2023 issued and digitally Signed by the Panchayath development officer, Kithaganuru Gram Panchayath, Bengaluru, it is discernible that the said authority had issued E-Katha in the name of Sri. D Ravi Kumar relating to the land in Survey No. 131, Bidarahalli Hobli, Kithaganuru Village, Bengaluru East Taluk, Bengaluru.
21. From the scrutiny of the Tax paid Receipt No. 01816/1502004025/23-24 dated 21/11/2023 issued and digitally Signed by the Panchayath development officer, Kithaganuru Gram Panchayath, Bengaluru, it is discernible that the tax has been paid for the year 2023 to 2024 relating to the land in Survey No. 131, Bidarahalli Hobli, Kithaganuru Village, Bengaluru East Taluk, Bengaluru.
22. From the scrutiny of the RTC for the period from 1968-2023 issued by Tahsildar, KR Puram, Bengaluru East Taluk, Bengaluru, it is discernible that the pahani for the years,
- a. 1968-69 to 1972-73 stands in the name of Sri. ML Narayanaswamy,

- b. 1973-74 to 1983-84 is not available in Government records as per the endorsement issued in Letter No. R.K.CR 764/2022-23 dated 22/12/2022,
- c. 1984-85 to 1988-89 stands in the name of Sri. ML Narayanaswamy,
- d. 1990-91 to 2001-02 stands in the name of the brother of Sri. ML Narayanaswamy, namely Sri. Ramaiah Reddy by missing out the name of Sri. MN Shashibhushan, which came to be subsequently corrected *vide* MR No. 18/2002-03,
- e. 2002-03 to 2008-09 stands in the name of Sri. MN Shashibhushan,
- f. 2008-09 to 2022-23 stands in the name of Sri. D Ravi Kumar.

**PART – VI      POSSESSION**

23. The larger extent of the Schedule Property i.e., land in Survey No. 131, situated at Kithaganuru Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, was in joint possession and enjoyment of Smt. Munivenkatamma @ Ammayamma as minor guardian for her children M.H. Ramachandra Reddy, M.H. Raghavendra Reddy and M.H. Sundaresh (and previously, her husband L. Hanumappa Reddy up until his demise), and Sri. L. Ramayyareddy and Sri. M L Narayanaswamy from 10/01/1953 until the Partition Deed dated 30/06/1971. Thereafter, Sri ML Narayanaswamy came to be in sole and absolute possession of Sy. No. 131.

24. Subsequently, upon the execution of the partition deed amongst the family members of Sri. ML Narayanaswamy *vide* unregistered partition deed 06/12/1989, the possession of the Sy. No. 131 fell into the hands of Sri MN Shashibhushan.
25. Upon the execution of the Sale Deed dated 21/08/2008 and Confirmation Deed dated 30/08/2008, it is discernible the absolute, peaceful and vacant possession of the Schedule Property was handed over to Sri D. Ravikumar. On the basis of the said conveyance deeds and the subsequent revenue entries, it appears that Sri D. Ravikumar is in absolute peaceful possession of the Schedule Property, subject to the said Sri D. Ravikumar proving his physical possession.

#### **PART – VII ENCUMBRANCES**

26. From the scrutiny of the Encumbrance Certificate dated 05/01/2024 for the period from 01/04/1952 to 31/07/1986 (SA No. 10179/23-24) issued by Sub-Registrar of Hosakote, Bengaluru, it is discernible that it is in Form No.15 there is mention about partition deed registered on 09/04/1953 between Sri. Chikkathayappa @ Chikkahanumappa and Chinnasamyreddy @ Gurreddy as first parties and Sri. L. Hanumappa Reddy, L. Ramaiah Reddy and ML Narayanaswamy as second parties, and further, there is also a mention of the partition deed dated 30/06/1971 executed between Munivenkatamma @ Ammayamma as minor guardian for her children M.H. Ramachandra Reddy, M.H. Raghavendra Reddy and M.H. Sundaresh, and L Ramaiah Reddy & ML Narayanaswamy in respect of the said Schedule property.
27. From the scrutiny of the Encumbrance Certificate dated 05/01/2024 for the period from 01/04/1986 to 31/05/1989 (SA No. 19245/23-24) issued by Sub-Registrar, Jayanagar

(Bommanahalli), Bengaluru, it is discernible that the same is in Form No.16 (Nil), i.e., no transactions had taken place in the said period.

28. From the scrutiny of the Encumbrance Certificate dated 06/01/2024 for the period from 01/06/1989 to 31/03/2004 (SA No. 22566/23-24) issued by Sub-Registrar, KR Pura, Bengaluru, it is discernible that the same is in Form No.16 (Nil), i.e., no transactions had taken place in the said period.

29. From the scrutiny of the Encumbrance Certificate dated 08/12/2022 for the period from 01/04/2004 to 07/12/2022 (SA No. 1309/22-23) issued by Sub-Registrar, Indiranagar, Bengaluru it is discernible that the same is in Form No.15. There is mention about the 1) Sale transaction dated 21/08/2008 executed by Sri. MN Shashibhushan S/o. Late Sri. ML Narayana Swamy in favour of Sri. D Ravikumar S/o. Sri. D Venkataiah *vide* Document No. BDH-1-01309-2008/09, C.D No. BDHD16 and 2) Confirmation Deed dated 30/08/2008 executed by Sri. MN Prabhakar S/o. Late Sri. M L Narayana Swamy in favour of Sri. D Ravikumar S/o. Sri. D Venkataiah *vide* Document No. BDH-1-01422-2008/09, C.D No. BDHD16.

30. From the scrutiny of the Encumbrance Certificate dated 21/10/2023 for the period from 01/04/2004 to 18/10/2023 (SA No. BDH-EC-A-150295/23-24) issued and digitally Signed by the Sub-Registrar of Bidarahalli, Bengaluru, it is discernible that the same is in Form No.15. There is mention about the 1) Sale transaction dated 21/08/2008 executed by Sri. MN Shashibhushan S/o. Late Sri. ML Narayana Swamy in favour of Sri. D Ravikumar S/o. Sri. D Venkataiah *vide* Document No. BDH-1-01309-2008/09, C.D No. BDHD16 and 2) Confirmation Deed dated 30/08/2008 executed by Sri. M N Prabhakar S/o. Late Sri. M L Narayana Swamy in favour of Sri. D Ravikumar S/o. Sri. D Venkataiah *vide* Document No. BDH-1-01422-2008/09, C.D No. BDHD16.

**PART – VIII OPINION:**

31. From a cumulative reading of the documents listed in Part-II above, it could be tentatively presumed that Sri. D Ravikumar S/o. Sri. D Venkataiah is the absolute owner of the Schedule Property, having absolute right, title and interest over the same, and has a perfectly marketable title over the Schedule Property, subject to proof of physical possession.
32. We have not gone into the aspect of valuation of property or have not conducted an independent search in the Government offices, and we have restricted only to the tracing of title.
33. Origin of title and tracing of title as above is based on the scrutiny of the documents of title mentioned above, spanning over fifty years. The origin of title as detailed above starts with the ancestral property of Sri. Thippareddy and Sri. Lakshmiah Reddy, which devolved on to their respective heirs namely, Sri Chikkathayappa @ Chikkahanumappa & Sri. Chinnaswamy Reddy @ Gurreddy, and Sri. L. Hanumappa Reddy, Sri. L. Ramaiah Reddy and Sri. ML Narayanaswamy *vide* partition deed registered on 09/04/1953. Subsequently, the relevant Schedule Property was partitioned amongst Munivenkatamma @ Ammayamma as minor guardian for her children M.H. Ramachandra Reddy, M.H. Raghavendra Reddy and M.H. Sundaresh, and L Ramaiah Reddy & ML Narayanaswamy *vide* partition deed dated 30/06/1971, wherein Sri. ML Narayanaswamy acquired absolute right, title and interest over the Schedule Property. Thereafter, the Schedule Property was partitioned amongst the family members of Sri. ML Narayanaswamy *vide* unregistered partition deed dated 06/12/1989 wherein his son Sri. MN Shashibhushan acquired

absolute right, title and interest over the Schedule Property. Finally, the said Sri. MN Shashibhushan along with his family members have executed an absolute sale deed in favour of Sri. D. Ravikumar *vide* absolute sale deed dated 21/08/2008, and confirmed by Confirmation Deed dated 30/08/2008. Referring to the above documents, the title has been traced and it is opined that Sri. D Ravikumar S/o. Sri. D Venkataiah holds the right, interest and title over the Schedule Property.

Our opinion is based on examination of all the above aspects.

You are advised accordingly.

For SANCTUM LAW



(SAMMITH S., ADVOCATE)

**Important disclaimers**

*This due diligence report is based on the facts and information provided to us through various documents by Sri. D Ravikumar S/o. Sri. D Venkataiah, which we assume are accurate. Our views mentioned in this report are dependent upon the completeness and accuracy of the information provided to us. Further, apart from the aspects dealt with in this report, we have not dealt with any other aspects or issues. We do not accept liability of whatsoever nature for any person incurring any loss on account of any act or omission from this report.*

*This report is for the sole information of Sri. D Ravikumar S/o. Sri. D Venkataiah, and we accept no responsibility to any other party. No part of this report may be reproduced or published or quoted in any manner whatsoever or transmitted in any other language without our prior consent in writing.*

*Our views in this report will not be binding on any court or regulator, tribunal, any authority (statutory or otherwise), committee or council, which would have to be independently satisfied despite any of our views as set out in this report. Further, there is no assurance that a court, regulator, tribunal or authority (statutory or otherwise), committee or council will not take a view contrary to our views.*

*Our opinion is subject to any pending loans and debts, and litigations as against the Schedule Property, and any mortgage/security that may be raised in respect of the Schedule Property, the documents of which have not been furnished to us and no such charges are discerned from the encumbrance certificates.*

*We have also not independently validated the information provided to us with the records of the jurisdictional sub-registrar, revenue authorities, etc., or with any external sources. We have also not conducted any independent searches at Government offices or courts or forums in relation to the Schedule Property or in respect of any litigations.*

*This opinion shall not be used as evidence in any courts, forums or any other authorities, private or public.*

