

To:

DATE: 22.12.2020

Mr. Nitin Karkikar,
Proprietor of M/S Adish Properties,
32, Nayak Layout,
J.P.Nagar, 8th Phase,
Bengaluru – 560 076.

Sir/s,

Sub: Scrutiny and Title Report with respect to land bearing Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted for non-agricultural residential purposes vide Conversion Order bearing No.174129, dated 10/09/2020 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore.

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I am furnished with the Photocopies of the below mentioned documents for scrutiny and verification of marketable right, title and interest of holder to the subject property.

DOC. NO.	DATE OF ISSUE /EXECUTION	DESCRIPTION OF DOCUMENTS
1.	19.02.1962	Sale Deed executed by Sri.Yajaman Advappa son of Rachootappa in favour of Smt.Chikkamma wife of Sri.Kempaiah, registered as Document No.2725/61-61, in Book No I, Volume No.939, at Pages 4 to 5, in the office of the Sub-Registrar, Anekal, with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
2.	08.03.1971	Panchayath Parikath by and between sons of Late. Nanjappa namely, 1). Sri.Nagappa and 2). Sri. Kemapaih. with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.



3.	--/--	Hissa Survey Tippani Book, issued by the Department of Survey Settlement and Land Records, Anekal Taluk with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
4.	17.12.2019	Family Tree of Sri. Nanjappa, sworn to an Affidavit by Sri.Vasanthkumar son of Late.Nagappa.
5.	27.03.1984	Registered Will executed by Sri. Nagappa son of Late.Nanjappa bequeathing in favour of his Third wife Smt.Gowramma and her son Master Vasanth Kumar, registered as Document No.73/1983-94, in Book No.3, Volume No.24, at Pages 242 to 247, in the office of the Sub-Registrar, Anekal, with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
6.	02.10.1984	Death Certificate of Sri.Nagappa son of Late Nanjappa issued by the Chief Registrar of Births and Deaths, Madivala Circle, Anekal Taluk, Bangalore.
7.	--/--	Mutation Register Extract bearing No.5/83-84 issued by the Village Accountant, Kasaba Hobli, Anekal Taluk with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
8.	07.04.2012	Registered Mortgage Deed executed by Sri.Vasanth Kumar son of Late Nagappa in favour of Vyavasaya Seva Sahakara Sangha Niyamitha, Doddahagade, Anekal Taluk, Bangalore, registered as Document No.105/2012-13,in Book No.1,stored in CD.No.ANKD311,in the office of the Sub-registrar, Anekal, with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
9.	24.05.2019	Discharge Deed executed by Sri.Vasanth Kumar son of



		Late Nagappa in favour of Vyavasaya Seva Sahakara Sangha Niyamitha, Doddahagade, Anekal Taluk, Bangalore.
10.	--/--	RTC's/Pahani's for the years between 1964-65 to 1980-81 with respect to Survey.No.32, measuring 4 Acres 10 Guntas, RTC's/Pahani's for the years between 1981-82 to 2012-13 with respect to Survey.No.32/2, measuring 1 Acre 14 Guntas, RTC's/Pahani's for the years between 2013-14 to 2020-21 with respect to Survey.No.32/2, measuring 1 Acre, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
11.	--/--	Akarbandh issued by Department of Survey Settlement and Land Records, Anekal Taluk with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
12.	--/--	Moola Tippani issued by the Department of Survey Settlement and Land Records Anekal Taluk, in respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
13.	--/--	Village Map of Madivala Village
14.	18.01.2020	Endorsement issued by the Thasildar, Anekal Taluk, Non-availability of Index of Land , Records of Rights and the Kethuvar with respect to Survey No.32/2 of Madivala Village, Kasaba 2 Hobli, Anekal Taluk.
15.	--/--	Endorsement issued by the Tahasildar, Anekal Taluk, under Form 7 & 7A of Karnataka Land Reforms Act, 1961 with respect to Survey.No.32/2, measuring 1 Acre with no



		Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
16.	10.09.2020	Official Memorandum bearing No.174129 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore. permitting land in Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore. for non-agricultural residential purposes.
17.	19.11.2020	Registered Joint Development Agreement executed by <ul style="list-style-type: none">• Smt.Gowramma wife of Late Nagappa,• Sri.Vasanth Kumar son of Late.Nagappa In favour of Sri.Nitin G.Karkikar son of AGN.Karkikar, registered as Document No.6269/2020-21,in Book No.1,stored in CD.NoBSKD935,in the office of the Sub-registrar, Anekal, with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore.
18.	19.11.2020	Registered General Power Attorney executed by <ul style="list-style-type: none">• Smt.Gowramma wife of Late Nagappa,• Sri.Vasanth Kumar son of Late.Nagappa In favour of Sri.Nitin G.Karkikar son of AGN.Karkikar, registered as Document No.BSK-4-00211/2020-21,in Book No.4,stored in CD.No.BSKD935,in the office of the Sub-registrar, Anekal, with respect to Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore
19.	21.11.2019	Encumbrance Certificate in S.A No.32648/2019-20 for the period between 01.04.1950 to 31.03.1980 issued by the Sub-Registrar, Anekal with respect to Sy.No.32 of Madivala Village, Kasaba Hobli,Anekal.
20.	--/--	Encumbrance Certificate in S.A No.41327/2019-20 for the period between 01.04.1960 to 31.03.2004 issued by the Sub-Registrar, Anekal with respect to Sy.No.32 of



		Madivala Village, Kasaba Hobli, Anekal.
21.	21.12.2021	Encumbrance Certificate in S.A No.45539/2018-19 for the period between 01.04.2004 to 30.04.2010 issued by the Sub-Registrar, Anekal with respect to Sy.No.32/2, measuring 1 Acre of Madivala Village, Kasaba Hobli, Anekal.

DESCRIPTION OF SCHEDULE PROPERTY

All that piece and parcel of land bearing respect to land bearing Survey.No.32/2, measuring 1 Acre with no Karab, situated at Madivala Village, Kasaba 2 Hobli, Anekal Taluk, Bangalore Urban District, Bangalore, duly converted for non-agricultural residential purposes vide Conversion Order bearing No.174129, dated 10/09/2020 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore, and bounded on: -

East by : Land bearing Sy.No.32/2,
West by : Road,
North by : Land bearing Sy.No.32/1 & Sy.No.32/4,
South by : Land bearing Sy.No.98.

SCRUTINY OF TITLE:

1. The land bearing Survey No.32 measuring 4 Acres 30 Guntas, situated at Madivala Village, Anekal Taluk was originally owned and possessed Sri.Yajaman Advappa son of Rachootappa.
2. The aforesaid, Sri.Yajaman Advappa son of Rachootappa was sold a portion of land i.e measuring 2 Acre 20 Guntas out of 4 Acres 30 Guntas in Survey No.32 of Madivala Village, Anekal Taluk in favour of Smt.Chikkamma wife of Kempaiah by virtue of Sale Deed dated 19.02.1962 (**Document No.1**)
3. Subsequently, Sri.Kempaiah the husband of above referred Smt.Chikkamma along with his brother Sri.Nagappa (sons of Late.Nanjaiah) have entered in to Panchayath Parikath dated 08.03.1971 (**Document No.2**) with respect to all joint



family properties including Survey No.32, measuring 2 Acres -20 Guntas of Madivala Village, Anekal Taluk.

4. In terms of the said Panchayath Parikath dated 08.03.1971 , portion of land measuring 1 Acre 0-10 Guntas in Survey No.32 was allocated to the share of Sri.Kempaiah along with other properties and remaining portion of land measuring 1 Acre 0-14 Guntas in Survey No.32 of Madival Village, Anekal Taluk along with other properties were allocated towards the share of Sri.Nagappa. The said Panchayath Parikath has been acted upon. Accordingly the names of Sri.Kempaiah and Sri.Nagappa were entered as owners in all the revenue records.
5. On perusal of Hissa Survey Tippani Book dated 29.01.1972 (**Document No.3**) reflects land bearing Survey No.32 has been bifurcated in to New Survey No.s as .32/1, 32/2, and 32/3 and Survey No.32/1 was owned by Sri.T.Ramaiah, Sy.No.32/2 was owned by Sri.Nagappa and Sy.No.32/3 was owned by Sri.Kempaiah. The portion of property owned by Sri.Nagappa is the subject matter herein.
6. On perusal of Family Tree of Sri.Nagappa son of Late.Nanjappa (**Document No.4**). it reflects that, Sri. Nagappa (now deceased) had three wife's namely Smt. Thimmakka.(1st wife), (now deceased) Smt.Venkatamma(2nd wife) (now deceased) and Smt.Gowramma (3rd wife). Sri.Nagappa and his third wife Smt.Gowramma have got only son Sri.Vasanth Kumar.
Note- Family particulars restricted to subject property.
7. Subsequently, the above referred Sri.Nagappa son of Late.Nanjappa executed Registered Will dated 27.03.1984 (**Document No.5**) In terms of said Will, the land bearing Survey No.32/2 measuring 1 Acre 0-14 Guntas has been jointly bequeathed in favour of his third wife. Smt Gowramma and their minor son Master Vasanth Kumar along with other properties.
8. The above referred Sri. Nagappa son of Late.Nanjappa died on 02.10/1984(**Document No.6**) same is evident from the Death Certificate issued by the Registrar of Births and Deaths, Anekal.
9. Pursuant to registered Will dated 27.03.1984, katha/mutation with respect to land bearing Survey No.32/2,measuring 0-14 Guntas of Madivala Village, Anekal has been registered in the joint names of Smt.Gowramma and Sri.Vasanth Kumar as evident from MR.5/1984-85 (**Document No.7**)



10. Subsequently, the above referred Sri.Vasanth Kumar son of Late Nagappa has created charge with respect to land bearing Survey No.32/2 measuring 1 Acre of Madivala Village, Kasaba Hobli, Anekal Taluk, with the Vyavasaya Seva Sahakara Sangha Niyamitha, Doddahagade, Anekal Taluk, Bangalore, vide Mortgage Deed dated 07.04.2012 (**Document No.8**). The said Mortgage Deed has been discharged by way of Deed of Discharge dated.24.05.2019 (**Document No.9**)

11. The RTC's for the years 1965-66 to 1980-81 with respect to land bearing Survey No.32, measures 4 Acres 0-10 Guntas of Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District reflect the relevant entries viz. ownership, occupation and encumbrance's are as follows(**Document No.10**)

Year	Owner Column No.9	Acquisition/ Column No.10	Cultivator Column No.12	Encumbrance Column No.11
1965-66 to 1973-74	Adavappa	Ancestral	Kempaiah T.Sonnappa T.Ramaiah	Nil
1974-75 to 1980-81	Adavappa T.Ramaiah		Kempaiah Nagappa T.Ramaiah	Nil

Subsequent to phodi:

12. The RTC's for the years 1981-82 to 2012-13 with respect to land bearing Survey No.32/2, measures 1 Acre 0-14 Guntas of Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District reflect the relevant entries viz. ownership, occupation and encumbrance's are as follows,

Year	Owner Column No.9	Acquisition/ Column No.10	Cultivator Column No.12	Encumbrance Column No.11
1981-82 to 1985-86	N.Nagappa Vasanth Kumar Minor Mother Gowramma	MR.5/84-85	N.Nagappa	Nil
1986-87 to 2010-11	Vasanth Kumar Minor Mother Gowramma	MR.5/84-85	Gowramma	Nil
2011-12	Vasanth Kumar Minor	MR.5/84-85	Gowramma	MR.No.T5/11-



to 2012-13	Mother Gowramma			12, Mortgage with Vyavasaya Seva Sahakara Sangha Niyamitha, Doddahagade.
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13. The RTC's for the years 2013-14 to 2020-21 with respect to land bearing Survey No.32/2, measures 1 Acre of Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District reflect the relevant entries viz. ownership, occupation and encumbrance's are as follows,

Year	Owner Column No.9	Acquisition/ Column No.10	Cultivator Column No.12	Encumbrance Column No.11
2013-14 to 2019-20	Vasanth Kumar	MR.5/84-85	Vasanth Kumar	MR.No.T5/11- 12, Mortgage with Vyavasaya Seva Sahakara Sangha Niyamitha, Doddahagade.
2020-21	Vasanth Kumar	MR.No.T68/20- 21	Vasanth Kumar	Nil

14. The Akarbandh (**Document No.11**) reflects that Survey No.32/2 measures 1 Acre and the entire land is cultivable land with no Karab.
15. The Moola Tippani (**Document No.12**) with respect to Survey No.32 is compared with the Village Map of Madivala Village. (**Document No.13**) confirm the shape and location of the land bearing Survey No.32.
16. The Endorsement dated 18.01.2020 (**Document No.14**) issued by the Thasildar, Anekal Taluk, reflects that the Index of Land , Records of Rights and the Kethuvar with respect to Survey No.32/2 of Madivala Village, Kasaba 2 Hobli,



Anekal Taluk are not- available and preliminary Record with respect to said land can not be issued as the same has been mutilated.

17. The Endorsement dated 06.06.2018 (**Document No.15**) has been issued under Form 7 & 7A of the Karnataka Land Reforms Act, 1961 certifying that there are no proceedings initiated under tenancy claims with respect to Survey No.32/2, of Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.
18. Subsequently, Smt.Gowramma wife of late.Nagappa and Sri.Vasanth Kumar (owners), with an intension to develop the land bearing Survey No. 32/2, measuring 1 Acre of Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District from agricultural use to non-agricultural residential purpose has applied for conversion before the Deputy Commissioner, Bangalore Urban District and on payment of the prescribed Conversion Fee, the said land has been converted in to non-agricultural residential purpose vide Official Memorandum dated 10.09.2020 (**Document No.16**) vide Conversion Order bearing No.174129, dated 10/09/2020 issued by the Deputy Commissioner, Bangalore Urban District, Bangalore.
19. Subsequently, Smt.Gowramma along with her son Sri.Vasanth Kumar being desirous of develop the land measuring 1 Acre in Survey No.32/2, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk, Bangalore has entered in to an Registered Joint Development Agreement dated 19.11.2020 (**Document No.17**) with M/s Adish Properties represented by its proprietor Sri.Nitin Karkikar on certain agreed terms and conditions to develop up multi-storeyed Residential Apartment,
20. Pursuant to aforesaid Joint Development Agreement Smt.Gowramma and her son Sri.Vasanth Kumar has executed General Power of Attorney dated 19.11.2020 (**Document No.18**) in favour of M/s Adish Properties represented by its proprietor Sri.Nitin G Karkikar with respect to the land measuring 1 Acre in Survey No.32/2, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk, with specific powers to sell the Developer's share.
21. The land bearing Survey No. 32/2, measuring 1 Acre of Madivala Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, converted vide Official Memorandum No. .174129 dated 10.09.2020 which is morefully described in the schedule above and herein after referred to as "**Schedule Property**".



22. The Property Tax for the year 2018-2019 with respect to schedule property has been paid and same is evident from the receipts dated 10.08.2018(**Document No.19**)

23. The Encumbrance Certificates for the period 01.04.1950 to 31.07.2017 (**Document No.20 & 21**) reveal the following transactions :

- Sale Deed dated 19.02.1962 executed by Sri. Yajaman Adavappa in favour of Smt.Chikkamma registered as Document No.2725.
- Mortgage Deed Dated 07.04.2012 executed by Vasanth Kumar in favour of The Vyavasaya Sahakara Sangha Ltd. registered as Document No.106.

Apart from above transactions no other registered encumbrances are reflected with respect to the Schedule Property.

OPINION

On perusal of the above documents, I am of the opinion that Smt.Gowramma W/o.Late.Nagappa and Sri.Vasanth Kumar are the joint owners and having marketable right, title and interest with respect to land bearing Survey No.32/2, measuring 1 Acre, situated at Madiwala Village, Kasaba Hobli, Anekal Taluk, Bangalore, duly converted for non-agricultural residential purposes vide conversion Order bearing No. No.174129 dated 10.09.2020, issued by the Deputy Commissioner, Bangalore Urban District, Bangalore.

Disclaimer: I have not independently validated the information provided to me with the records of the jurisdictional Sub-Registrar, Revenue Authorities or with any external sources.


Yours truly,

H. R. UMADEVI, B.Com., LLB.
ADVOCATE
A-3, Panchali Apartment, J. P. Nagar,
3rd Phase, Bengaluru - 560 078.