

**C.R.PRATHIMA  
ADVOCATE**

# 36, Nele, 2<sup>nd</sup> Floor, 2<sup>nd</sup> Cross,  
Vinayakanagara layout, Gubbalala Road,  
Subramanyapura Post,  
Bengaluru-560 061.

Mob.No.9880102120  
E-mail: crprathima@gmail.com

**TITLE SCRUTINY REPORT**

**To,**

**Date:01-09-2025**

**SRIVARI VENTURES,**

A registered partnership firm,  
Office at GR Bhaskar Plaza 71  
4<sup>th</sup> T Block East, 4<sup>th</sup> Block,  
Jayanagar, Bengaluru 560 011  
Represented by its partners;

- i. **Sri.JAI PRAKASH. E.J ,**
- ii. **Sri.UMESHA.J,**

**Sub:-** Title Scrutiny Report of **immovable Property being Converted Land bearing Survey No.27/16 and New Survey No.27/4 situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk.**

I have perused photo copies of the documents pertaining to the aforementioned property and following is my observations;

**I SCHEDULE OF THE PROPERTY:**

**ITEM NO.1:**

All that piece and parcel of the immovable Property being converted Land bearing **New Sy.No.27/16 (earlier 27/14, old Sy.No.27/2)**, Situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, **measuring to an extent of 00-18.08 ( Eighteen and half) guntas and 00-00.04 guntas of kharab land**, totally measuring **00-18.12 guntas**, (out of 1 Acre 10 guntas), Duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.ALN(SU) SR:35/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore, presently coming under the jurisdiction of BBMP **Property/E-Khata No.27/16/27/4, PID No.2445777112** and bounded on the:

**East by : Moorthy Layout formed by Poona Shaheb in Sy.No.26,**  
**West by : Sy No.93,**  
**North by : Road and remaining extent of land bearing New Sy.No.27/14,**  
**South by : Land bearing Sy.No.27/4 item No.2 of the schedule Property.**

c.r.p ✓

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**ITEM NO.2:**

All that piece and parcel of the immovable Property being converted Land bearing **Survey Number 27/4**, Situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, **measuring to an extent of 01 (One) Acre 16 guntas and 3 guntas of Kharab Land**, Duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.ALN(SU) SR:36/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore) presently coming under the jurisdiction of BBMP **Property/E-Khata No.27/16/27/4, PID No.2445777112** and bounded on the:

**East by : Moorthy Layout formed by Poona Shaheb in Sy.No.26**  
**West by : Sy No. 93**  
**North by : Land bearing New- Sy.No.27/14 item No.1 of the schedule Property,**  
**South by : Inamthi land.**

**COMPOSITE PROPERTY (i.e, ITEM NO.1 and 2 OF THE SCHEDULE PROPERTY)**

All that piece and parcel of the immovable property being converted Land bearing **New Sy.No.27/16 (earlier 27/14, old Sy.No.27/2)**, Situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, **measuring to an extent of 00-18.08 ( Eighteen and half) guntas and 00-00.04 guntas of kharab land**, totally measuring **00-18.12 guntas**, (out of 1 Acre 10 guntas), Duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.ALN(SU) SR:35/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore, and converted Land bearing **Survey Number 27/4**, Situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, **measuring to an extent of 01 (One) Acre 16 guntas and 3 guntas of Kharab Land**, Duly converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.ALN(SU) SR:36/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore) presently coming under the jurisdiction of BBMP **Property/E-Khata No.27/16/27/4, PID No.2445777112** and bounded on the:

**East by : Sy.No.26**  
**West by : Sy No. 93**  
**North by : Land bearing New- Sy.No.27/14 and Road**  
**South by : Inamthi land and Sy.No.27/4.**

c-r ✓

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**II DOCUMENTS SCRUTINISED (PHOTOCOPIES)**

SI No	Date	Nature of Document
1.		Village map
2.		Tippani, Hissa Tippani i.e, survey documents of Sy.No. 27/2 and Sy.No.27/4
3.		Mysore Settlement Register for Sy.No.27/2 and Sy.No. 27/4
4.		Akarband for Sy.No. 27/2 and Sy.No. 27/4
5.	17-07-2025	Endorsement issued by the Thasildhar in respect of Non availability of records of Index of Land and RR for Sy.No. 27
6.	28.07.1952	Release Deed dated 28-07-1952 executed by Sri.Nagappa S/o. Munishamappa and Sri.Yarappa S/o. Munishamappa in favor Sri.Narshimaiah S/o.Yarappa of dated 28.07.1952 registered as 2735/1952-53 in Book-I, Volume 1293, pages 81-82, registered in the Office of the Sub-registrar, Bangalore Taluk.
7.		MR.No.19/83-84 reflects inheritance of land bearing Sy.No.27/2, 27/3 and 27/4 by lrs of Late Narashimaiah
8.		Family tree of Narasimaiah S/o.Yarappa
9.	14.08.1995	Sale Deed dated 14.08.1995 executed by children of Late Narashimaiah i.e, Narasimaiah, Krishnappa, Yarappa, Bayanna and Srinivas in favour of Sri.R.Thimmaiah Shetty, S/o. Sri.R.Vitobha Shetty registered as document bearing No.6975/1995-96, Book-I, Volume 1355, at pages 95-102, registered on 01.02.1996 in the Office of the Senior Sub-registrar, Kengeri in respect of land measuring an extent of 1 acre 10 guntas and 2 guntas of kharab land, out of 2 acre 12 guntas of Sy.no.27/2 and land bearing Sy.No.27/3 measuring 14 guntas out of land measuring 38 guntas with 2 guntas of kharab land
10.		MR.No.28/95-96 reflects the above sale deed
11.	14.08.1995	Sale Deed dated 14.08.1995 executed by Sri.Narashimaiah in favour of Sri.R.Thimmaiah Shetty, S/o. R. Vitobha Shetty registered as

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		document bearing No.6976/1995-96, Book-I, Volume 1361, at pages 14-19, registered on 30.01.1996 in the Office of the Senior Sub-registrar, Kengeri in respect of Land bearing Sy.No.27/4 measuring 1 acre 16 guntas with 3 guntas of Kharab Land
12.		MR.No.29/95-96 reflects the above sale deed
13.	10.11.1995	Death certificate of Yarappa.N S/o.Narasimaiah
14.	13.05.2000	Death certificate of Krishnappa.N S/o.Narasimaiah
15.	17.08.2003	Partition Deed dated:17.08.2003 entered between Lrs of Late Narasimaiah S/o.Yarappa i.e., Sri.Narshimaiah S/o.Late Narasimaiah and others, registered as document No.KEN-1-19979-2004-05, Book-I, stored in CD KEND139, in the office of the Sub-Registrar, Kengeri and by virtue of the said Partition Sri.N.Narashimaiah S/o.Late.Narashimaiah got to his share land measuring 1 Acre out of 2 Acre 10 guntas of land in Sy.No.27/2 and other properties to his share.
16.		MR.14/2004-05 reflects the above partition deed
17.		Final notification
18.		Sketch in respect of acquisition of land
19.		MR.No.6/2008-09(reflects about acquisition of land bearing Sy.No.27/2 measuring 18 guntas by K.I.A.D.B
20.	09.02.2015	Endorsement issued by KIADB in respect of Nil Acquisition of Sy.No.27/4 and confirmation of Acquisition of Land bearing Sy.No.27/2 measuring 18 guntas.
21.		RR Nakalu in respect of phodi of Sy.No.27/2 as Sy.No.27/14
22.		MR.No. T4/2016-17 which reflects the phodi of the land bearing Sy.No.27/2 as 27/12, 13, 14 and 27/2.
23.	12.09.2024	Sale deed dated 12-09-2024 executed by Sri.R.Thimmaiah Shetty and others in favour of Srivari Ventures, A registered Partnership firm in respect of Sy.No.27/14 (old Sy.No.27/2) measuring 18.08 guntas and Sy.No.27/4 measuring 1 Acre 16 guntas and three guntas of kharab land i.e., the schedule property registered as document bearing no.BMH-1-08624-2024-25, Book-1, in the office of the Senior Sub-Registrar, Jayanagar (Bommanahalli) Bangalore District

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24.		11 E sketch in respect of item No.1 of the schedule Property
25.		MR.No.H1/24-25
26.		Partnership deed of Srivari Ventures
27.		Certificate of Registration of Srivari Ventures
28.		Reconstitution deed of Srivari Ventures
29.	10/12/2024	Official Memorandum bearing No.ALN(SU) SR:35/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore in respect of item No.1 of the schedule Property
30.		MR No.T6/2024-25 reflects the above conversion order
31.	10/12/2024	Official Memorandum bearing No.ALN(SU) SR:36/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore in respect of item No.2 of the schedule Property
32.		Conversion Sketch of item No.1 and 2 of the schedule Property
33.		MR No.T7/2024-25 reflects the above conversion order
34.	28.04.2025	Single Residential Layout Plan sanction, issued by Bangalore Mysore Infrastructure Corridor Area Planning Authority, in respect of Schedule Property along with survey sketch
35.	13.06.2025	E-Khata 11 A issued by the BBMP in respect of Item No.1 and 2 of the schedule property.
36.	18.02.2015	Endorsement issued by assistant Commissioner, Bangalore South Sub-Division in respect of Nil proceedings under Section 79(A)(B) in respect to Sy.No.27/14 and Sy.No.27/4
37.	28.02.2015	Endorsement issued by the Special Thasildar, Bangalore South taluq in respect of Nil Tenancy applications in respect to Sy.No.27/14 and 27/4
38.	16.02.2024	Endorsement issued by assistant Commissioner, Bangalore South Sub-Division, in respect of Nil proceedings under PTCL Act in respect to Sy.No.27/4
39.	01.03.2024	Endorsement issued by assistant Commissioner, Bangalore South Sub-Division, in respect of Nil proceedings under PTCL Act in respect to Sy.No.27/14
40.	11-01-2025	NOC issued by the Bangalore Electricity Supply Company Limited.

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41.	23-01-2025	Endorsement issued by the Special Land acquisition officer, KIADB in respect of Nil acquisition of Schedule Property.
42	12-03-2025	Endorsement issued by the Special Land acquisition officer, KIADB in respect of Nil acquisition of Schedule Property.
43	09-07-2025	NOC /Consent for Establishment issued by the Karnataka state Pollution Control Board
44	21-08-2025	NOC issued by the Bangalore Water Supply And Sewerage Board
45	01-09-2025	Plan sanction letter/Building License issued by the Bruhat Bengaluru Mahanagara Palike LP.No.BBMP/Ad.Com/BMH/0149/25-26 for construction of 1Basement + 1 Stilt + 1 Ground + 3 upper floors. Along with payment receipt.
46	01-09-2025	Approved Floor Plan issued by the Bruhat Bengaluru Mahanagara Palike
47	2024-2025	Tax paid receipts for the year in respect of schedule property.
		<b>RTC OF SY.NO.27/2 LATER 27/14 AND PRESENTLY 27/16</b> (item No.1 of the schedule Property)
48.	1969-70 To 1978-79	Reflects the name of Sri.Narshimaiah in respect of Sy.No.27/2
49.	1979-80 To 1994-95	Reflects the transfer of ownership from Sri.Narshimaiah to the names of his children Sri.Narshimaiah, Sri.H.N.Krishnappa, Sri.Yarappa, Sri.H.N.Bayanna in respect of Sy.No.27/2
50.	1995-96 To 2003-04	Reflects the names of Narshimaiah, H.N.Krishnappa, Yarappa, H.N.Bayanna in respect of Sy.No.27/2 measuring 1 Acre and R.Thimmaraiiah Shetty, S/o. R.Vitobha Shetty in respect of Sy.No.27/2 measuring 1 acre 10 guntas.
50.	2004-05 To 2007-08	Reflects the names of Narshimaiah S/o.Late. Narshimaiah in respect of Sy.No.27/2 measuring 1 Acre And Reflects the name of R.Thimmaraiiah Shetty, S/o. R.Vitobha Shetty in respect of Sy.No.27/2 measuring 1 acre 10 guntas

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51.	2008-09 To 2015-16	Reflects the name of R.Thimmaraiiah Shetty, S/o. R.Vitobha Shetty in respect of land measuring 1 acre 10 guntas of Sy.No.27/2. Reflects the names of Narshimaiiah S/o.Late. Narshimaiiah in respect of Sy.No.27/2 measuring 0.22 guntas And land acquisition by K.I.A.D.B in respect of Sy.No.27/2 measuring 0.18 guntas
52.	2020-21 To 2023-24	Reflects the name of R.Thimmaraiiah Shetty, S/o. R.Vitobha Shetty in respect of Sy.No.27/14(Old Sy.No. 27/2) measuring 1 acre 10 guntas
53	2024-2025	Reflects the transfer of ownership to the name of Srivari Ventures in respect of Sy.No.27/16 (Old Sy.No. 27/14 ) i.e, item No.1 of the schedule Property.
54	2024-2025 To 2025-2026	Reflects the name of Srivari Ventures in respect of conversion of Sy.No.27/16 (Old Sy.No. 27/14 ) i.e, item No.1 of the schedule Property.
		<b>RTC OF SY.NO.27/4 (ITEM NO.2 OF THE SCHEDULE PROPERTY)</b>
56	1969-70 To 1978-79	Reflects the name of Sri.Narshimaiiah in respect of Sy.No.27/4
57	1984-85 To 1993-94	Reflects the transfer of ownership from Sri.Narshimaiiah to the names of his children Sri.Narshimaiiah, Sri.H.N.Krishnappa, Sri.Yarappa, Sri.H.N.Bayanna in respect of Sy.No.27/4
58	1994-95 To 2023-24	Reflects the names of transfer of ownership to the name of R.Thimmaraiiah Shetty, S/o. R.Vitobha Shetty in respect of Sy.No.27/4.
59	2024-25	Reflects the transfer of ownership to the name of Srivari Ventures in respect of Sy.No.27/4 measuring 1 Acre19 guntas and 3 guntas of Kharab land.
60	2024-2025 To 2025-2026	Reflects the name of Srivari Ventures in respect of conversion of Sy.No.27/4 measuring 1 Acre19 guntas and 3 guntas of Kharab land

*c.r.p.*

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<b>ENCUMBRANCE CERTIFICATE</b>		
61.	01.04.1950 To 14.02.1957	Encumbrance certificate reflects the Release Deed dated 28.07.1952 in respect to Sy.No.27/2.
62.	01.04.1950 To 14.02.1957	Encumbrance certificate reflects the Release Deed dated 28.07.1952 in respect to Sy.No.27/4.
63.	15.02.1957 To 31.05.1989	Nil Encumbrance certificate in respect to Sy.No.27/2.
64.	15.02.1957 To 31.05.1989	Nil Encumbrance certificate in respect to Sy.No.27/4.
65.	01.06.1989 To 31.03.2004	Encumbrance certificate reflects the Sale Deed dated 14.08.95/12.09.95, in respect to Sy.No.27/2 measuring 1 Acre 12 guntas.
66.	01.06.1989 To 31.03.2004	Encumbrance certificate reflects the Sale Deed dated 14.08.95/12.09.95, in respect to Sy.No.27/4 measuring 1 Acre 19 guntas.
67.	01.04.2004 To 10.03.2015	Encumbrance certificate reflects the Partition Deed dated 17.08.2004 in respect to Sy.No.27/2 measuring 1 acre out of 2 Acre 10 guntas.
68.	01.04.2004 To 10.03.2015	Nil Encumbrance certificate in respect to Sy.No.27/4.
69.	10.03.2015 To 29.02.2024	Nil Encumbrance certificate in respect to Sy.No.27/14.
70.	10.03.2015 To 29.02.2024	Nil Encumbrance certificate in respect to Sy.No.27/4.
71.	01.04.2024 To 01.09.2025	Encumbrance certificate reflects the sale deed dated 12-09-2024 in favour of Srivari Ventures in respect of item No.1 and 2 of the schedule property.

**III. TRACING OF TITLE:**

It appears from the documents available to me that the land bearing Sy.No.27/2 and 27/4 belonged to Sri.Narashimaiah S/o.Sri.Yarappa as evident in Mysore Settlement Register.

*C.R.P.*

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Further, it is evident from the Release Deed dated: 28.07.1952 registered as document bearing No.2735/1952-53, Book-I, Volume 1293, pages 81-82, registered in the Office of the Sub-registrar, Bangalore Taluk that the land bearing Sy.No.27/2, 27/3, 27/4 was in joint possession of Sri.Narshimaiah and Sri.Munishamappa and there had been a Oral partition between them and as per the said partition the said Sri.Narshimaiah was in possession of land. Later the said Sri.Munishamappa's sons i.e., Sri.Nagappa and Sri.Yarappa executed Release Deed in favour of Sri.Narshimaiah in respect of Land bearing Sy.No.27/2 measuring 2 Acre 10 guntas, Sy.No.27/3 measuring 38 guntas and Sy.No.27/4 measuring 1 Acre 16 guntas. Thus Sri.Narshimaiah S/o.Yarappa became the absolute owner of Land bearing Sy.No.27/2 measuring 2 Acre 10 guntas, Sy.No.27/3 measuring 38 guntas and Sy.No.27/4 measuring 1 Acre 16 guntas.

Further, it is evident from MR.No.19/83-84 that the said Sri.Narshimaiah died before 8 years and hence based on the statement of his wife Smt.Nagamma, revenue records in respect of the above said lands were transferred in the name of his sons Sri.Narashimaiah, Sri.H.N.krishanappa, Sri.Yarappa and Sri.H.N.Bayanna.

Later, the said Sri.Narashimaiah and others, children of Late. Narashimaiah executed the Sale Deed dated 14.08.1995 in favour of Sri.R.Thimmaiah Shetty, S/o.R. Vitobha Shetty registered as document bearing No.6975/1995-96, Book-I, Volume 1355, at pages 95-102, registered on 01.02.1996 in the Office of the Senior Sub-registrar, Kengeri in respect of land measuring an extent of 1 acre 10 guntas and 2 guntas of kharab land, out of 2 acre 12 guntas of Sy.no.27/2 and land bearing Sy.No.27/3 measuring 14 guntas out of land measuring 38 guntas with 2 guntas of kharab land and the same is mutated in Mr.No.28/95-96 and also executed another sale deed dated 14.08.1995 in favour of Sri.R.Thimmaiah Shetty, S/o. R. Vitobha Shetty registered as document bearing No.6976/1995-96, Book-I, Volume 1361, at pages 14-19, registered on 30.01.1996 in the Office of the Senior Sub-registrar, Kengeri in respect of Land bearing Sy.No.27/4 measuring 1 acre 16 guntas with 3 guntas of Kharab Land and the same is mutated in MR.No.29/95-96.

Thus Thimmaiah Shetty became owner of 1 Acre 10 guntas and 2 guntas of Kharab Land in Sy.No.27/2 and land measuring 1 Acre 16 guntas in Sy.No.27/4. And Lrs of Narashimaiah was owner of remaining land bearing Sy.No.27/2 measuring 1 acre.

Thereafter the said Lrs of late Narashimaiah S/o.Yarappa entered into Partition vide the Partition Deed dated 17.08.2003 registered as document

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No.KEN-1-19979-2004-05, Book-I, stored in CD KEND139, in the office of the Sub-Registrar, Kengeri and by virtue of the said Partition Sri.N. Narashimaiah S/o. Late. Narashimaiah got to his share land measuring 1 Acre out of 2 Acre 10 guntas of land in Sy.No.27/2 and other properties to his share and the same has been mutated in MR.No.14/2004-05. (However the schedule property is not portion of the said partition deed, only for records the same is mentioned, in view of subsequent phodi of the land)

Further, it is noticed that K.I.A.D.B has acquired land measuring 18 guntas in Sri.Narshimaiah's share in Sy.No.27/2 and the same is reflected in MR.No.6/2008-09 and further the KIADB in its Endorsement dated 09-02-2015 confirmed that Land bearing Sy.No.27/2 measuring 18 guntas is acquired and however Sy.No.27/4 is not acquired and the said extent of land acquired is not related to the schedule property.

Later, it is evident from RR Nakalu and MR.No.T4/16-17 that the land bearing Sy.No.27/2 was phoded and assigned as New Sy.No.27/14 measuring to the extent of 1 Acre 10 guntas and 1 gunta kharab land belonging to Thimmaiah Shetty, Sy.No.27/2 measuring to the extent of 03 guntas belonging to Narashimaiah, Sy.No.27/13 measuring to the extent of 19.08 guntas belonging Narashimaiah and Sy.No.27/12 measuring to the extent of 18.08 guntas land acquired by K.I.A.D.B.

Thus R.Thimmaiah Shetty became absolute owner in possession of Sy.No.27/14 measuring 1 Acre 10 guntas and 1 gunta of Kharab land and Sy.no.27/4 measuring 1 acre 16 guntas with 3 guntas of Kharab Land.

Subsequently Sri.R.Thimmaiah Shetty and others sold portion of the Land bearing Sy.No.27/4 and land bearing Sy.No.27/4 in favour of the present owner Srivari Ventures, A registered Partnership firm vide Sale deed dated 12-09-2024 in respect of Sy.No.27/14 (old Sy.No.27/2) measuring 18.08 guntas and Sy.No.27/4 measuring 1 Acre 16 guntas and three guntas of

kharab land i.e., the schedule property registered as document bearing no.BMH-1-08624-2024-25, Book-1, in the office of the Senior Sub-Registrar, Jayanagar (Bommanahalli) Bangalore District and the revenue records were transferred in the name of **SRIVARI VENTURES** vide MR.No.H1/24-25.

Thereafter the land bearing Sy.no.27/14 was phoded and the extent of land purchased by **Srivari Ventures** was assigned as **New Sy.No.27/16** i.e., item No.1 of the schedule Property and the land owners **Srivari Ventures** got converted the said land from **Agricultural to Non-Agricultural residential purpose as evident from the** Official Memorandum bearing

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No.ALN(SU) SR:35/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore in respect of item No.1 of the schedule Property and mutated in MR No.T6/2024-25 and Official Memorandum bearing No.ALN(SU) SR:36/24-25 dated 10/12/2024, issued by the Deputy Commissioner Bangalore in respect of item No.2 of the schedule Property and mutated in MR No.T7/2024-25. Bangalore Mysore Infrastructure Corridor Area Planning Authority has issued Single Residential Layout Plan sanction dated 28.04.2025 in respect of Schedule Property and the Schedule Property comes under the jurisdiction of BBMP and BBMP has issued E-Swathu/Khata Form A in respect of Item No.1 and 2 of the schedule property.

The Land owner in order to develop the schedule Property into multistoried building has had submitted a plan to BBMP for sanction of construction of residential apartment building on the Schedule Property and the Bruhat Bangalore Mahanagara Palike has sanctioned the Plan for construction of residential apartment building consisting of Basement, Ground and upper Floors over the Schedule Property vide Plan sanction LP.No.BBMP/Ad.Com/BMH/0149/25-26 dated 01-09-25 for construction of 1Basement + 1 Stilt + 1 Ground + 3 upper floors (hereinafter called the Plan) and the Land owner has obtained NOC from all the concerned departments in respect of development of the schedule property.

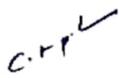
**IV. ENCUMBRANCE:**

As stated above the encumbrance certificates certifies that the item No.1 and 2 of the schedule property is free from encumbrance from the date of acquisition by **SRIVARI VENTURES**.

**V. OPINION CERTIFICATE:**

On going through the aforementioned it is clear that Land owner i.e, **SRIVARI VENTURES** have marketable title with respect to the item No.1 and 2 of the schedule property.

**Yours faithfully**

  
**C.R.Prathima  
Advocate**