



**KCS Associates**  
**Advocates**

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**OFFICE: Flat No.G-1, Sai Smaran Apartment,  
1<sup>st</sup> Main Road, Pailayout, Bengaluru - 560016.**

## LEGAL SCRUTINY REPORT

13<sup>th</sup> July 2023

To,

**M/s. LUXURIA HOMES LLP**  
registered under the Limited Liability Partnership Act,  
(registered No.AAW-5913) Having its office at No179/1B,  
Lohith Paradise, Hoodi, Whitefield, Bangalore -560048  
Represented by Designated Partners  
Mrs Sukanya P and Mr Sudhakar Reddy K

## LEGAL SCRUTINY REPORT

Based on the documents and information provided by you, we are herewith furnishing the legal title report for the below mentioned property.

### I. DESCRIPTION OF PROPERTY

All that piece and parcel of property bearing Old Survey Number.2, New Survey Number.2/1, situated at Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, totally measuring 12 Acres, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on:

East by: Nekkundi Dommasandra Village Boundary  
West by: Chandra Reddy's Land  
North by: Varthur Village Boundary  
South by: Land in Survey Numbers.2/2 and 2/3

### II. LIST OF DOCUMENTS FURNISHED FOR SCRUTINY

1. Copy of RTC from the year 1969-1970 to 1973-1974 issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk
2. Copy of RTC from the year 1979-1980 to 1983-1984 issued by Tahasildar, Anekal Taluk in respect of Sy.No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk
3. Copy of RTC from the year 1989-1990 to 2000-2001 issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk



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4. Copy of Endorsement issued by the Thahsildar, Anekal, stating non-availability of RTC for the period of 1974-1979 and 1984-1989 in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk
5. Copy of RTC from the year 2000-2001 to 2011-2012 issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk
6. Copy of RTC from the year 2012-2013 to 2022-2023 issued by Tahasildar, Anekal Taluk in respect of Sy No.2/1 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.
7. Copy of Preliminary Records issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.
8. Copy of Inaam Lands Register issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.
9. Copy of Records of Rights (Form-5) issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.
10. Copy of Index of Lands (Form-6) issued by Tahasildar, Anekal Taluk in respect of Sy No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk.
11. Copy of Re-grant Order Passed by the Tahasildar, Anekal Taluk, under Karnataka Village Offices Abolition Act, 1961 vide No.VOA83/1980-81, dated 12/04/1982, in the name of Sri.A.K.Muniswamy in respect Sy.No.2 of Halasahalli Thippasandra alongwith Sy No.21
12. Copy of Receipt Patta
13. Copy of Mutation Register No.10/1984-85, showing mutation in the name of Sri.A.K.Muniswamy in respect of Survey No.2, measuring about 12 Acres 12 Guntas, pursuant to the above said Re-grant.
14. Copy of Endorsement vide No.H.O.A.C.R.29:2002-03, dated 10/02/2003 issued by Assistant Commissioner, Bangalore South Sub-Division, Bengaluru, Stating that, sale permission of this office is not required for sale of the Survey No.2
15. Copy of Endorsement vide No.VOA.CR.17:2005-06, dated 05/05/2005 issued by Tahasildar, Anekal Taluk, Stating that, sale permission is not required for sale of the Survey No.2
16. Copy of Death Certificate of A.K.Muniswamy
17. Copy of Nil Tenancy Endorsement dated 22/08/2022 issued by issued by Tahasildar, Anekal Taluk
18. Copy of PTCL Endorsement dated 02/10/2022 issued by Tahasildar, Anekal Taluk
19. Copy of Complaint and Written Statement and Order Sheet in OS No.379/1995, wherein order of dismissal (non prosecution) was passed by the Court of the Civil Judge (Rural) Bangalore on 29-10-1987.



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20. Copy of Misc. Appeal and Order Sheet in M.A.No.79/1995, passed by in the Court of District Judge at Bangalore Rural District
21. Copy of Order Sheet in M.A.No.70/2005, passed by in the Court of I Additional District Judge Bangalore Rural District, Bangalore, dated 10/12/2008
22. Copy of Sale deed dated 07<sup>th</sup> October 2005, registered as document No.ANK-1-09628/2005, stored in CD No.ANKD82, Book-1 in the office of Sub Registrar, Anekal
23. Mutation Register Extract bearing No.16/2005-06, showing mutation in the name of B.Shivanna S/o Late.Sri.Bolappa in respect of Survey No.2, measuring about 12 Acres, pursuant to the above said Sale deed.
24. Copy of Order Sheet in RA(A)464/2005-06, dated 24/07/2006, passed by Assistant Commissioner Bangalore South Sub Division
25. Copy of Order sheet in Writ Petition Nos.1973-1975/2009, passed by In The High Court of Karnataka at Bangalore, dated 10/02/2009
26. Copies of Complaint, Written Statement and Order sheets of in OS No.142/2006, now renumbered in OS No.1520/2006
27. Copy of Confirmation deed dated 07<sup>th</sup> October 2017, registered as document No.BSK-1-06332/2017-18, stored in CD No.BSKD415, Book-1 in the office of Sub Registrar, Basavanagudi, Bangalore
28. Copy of Confirmation deed dated 30/01/2019, registered as document No.ANK-1-07820/2018-19, stored in CD No.ANKD460, Book-1 in the office of Sub Registrar, Anekal, Bangalore
29. Copy of Confirmation deed dated 05/02/2019, registered as document No.ANK-1-08039/2018-19, stored in CD No.ANKD465, Book-1 in the office of Sub Registrar, Anekal, Bangalore
30. Copy of Confirmation deed dated 19/08/2022, registered as document No.5521/2022-23, Book-1 in the office of Sub Registrar, Anekal, Bangalore
31. Copies of Tax paid receipts
32. Genealogical Tree of Gullappa
33. Genealogical Tree of Papaiah
34. Copy of Joint Development Agreement dated 09/12/2022, registered as document No.8830/2022-23, Book-1 in the office of Sub Registrar, Athible
35. Copy of General Power of Attorney dated 09/12/2022, registered as document No.240/2022-23, Book-4 in the office of Sub Registrar, Athibele, Bangalore
36. Copy of Change of Land
37. Copy of Conversion Certificate
38. Copy of Atlas
39. Copy of Pakka Book
40. Copy of Akarabandh
41. Encumbrance Certificate from 01/04/1982 to 23/03/1995 and from 01/01/1991 to 01/10/2005 and from 01/04/2004 to 13/07/2022



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### **III. TRACING OF TITLE**

On perusal of the documents referred to above, it could be ascertained that all that piece and parcel of the land bearing Sy.No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore, was re-granted to Mr.A.K.Muniswamy vide case No.VOA83/1980-81, dated 12/04/1982, passed by the Tahalsidar, Anekal, under Karnataka Village Offices Abolition Act, 1961, and ever since then, the said Mr.A.K.Muniswamy has been in continues peaceful possession and enjoyment of the said land, by changing RTC and Mutation and other revenue records into his name vide MR No.10/1984-85, which fact has been corroborated by the upto date RTCs on record.

On perusal of the documents referred to above, Sri.Chinnappa & A.Munishami both are sons of Late.Sri.Andiyappa have initiated a suit in O.S.No.379/1995 in the Court of The Civil Judge (Rural), Bangalore against to Sri.Thoti Yellappa, A.K.Muniswamy and Sorahunase Annayappa for partition and separate possession. The said suit is dismissed.

On perusal of the documents referred to above, Sri.Chinnappa & A.Munishami both are sons of Late.Sri.Andiyappa have filed Misc Appeal No.79/1995 in the Court of The District Judge, Bangalore Rural District, Bangalore against to Sri.Thoti Yellappa, A.K.Muniswamy and Sorahunase Annayappa. The said appeal is dismissed.

On perusal of the documents referred to above, Sri.Yellappa, Sri.Jayarama, Muniyappa have filed Misc Appeal in M.A.No.70/2005 in the Court of I Additional District Judge, Bangalore Rural District, Bangalore against the Tahasildar, Anekal Taluk and A.K.Muniswamy. The said appeal memo is rejected.

On perusal of the documents referred to above, after the death of A.K.Muniswamy his family members have sold measuring 12 Acres in Survey No.2 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk in favour of B.Shivanna S/o Bolappa vide registered Deed of Sale dated 07<sup>th</sup> October 2005, registered as document No.ANK-1-09628/2005, stored in CD No.ANKD82, Book-1 in the office of Sub Registrar, Anekal

On perusal of the documents referred to above, Sri.Yellappa and others have filed a dispute petition against to Special Tahasildar, B.Shivanna and A.K.Muniswamy vide Petition No.RA(A)464/2005-06 on the file of Assistant Commissioner. The said appeal is dismissed.

On perusal of the documents referred to above, Sri.Yellappa, Jayarm and Muniyappa have filed Writ Petition Nos.1973-1975/2009, before the High Court of Karnataka at Bangalore. The said petition is dismissed.

  
N.KESHAVA MURTHY  
R.CHANDRASHEKAR  
SHIVARAJ A.S  
M.A.PATIL  
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On perusal of the documents Sri.Yellappa S/o Muniswamy and others have filed OS No.142/2006, now renumbered in OS No.1520/2006 in the Court of The Senior Civil Judge Bangalore Rural District at Bangalore against the B.Shivanna and others. The said suit is dismissed for non prosecution.

On perusal of the documents referred to above, Smt.Yellamma and others have executed Confirmation deed in favour of B.Shivanna S/o Bolappa vide dated 07<sup>th</sup> September 2017, registered as document No.BSK-1-06332/2017-18, stored in CD No.BSKD415, Book-1 in the office of Sub Registrar, Basavanagudi (Banashankari), Bangalore.

On perusal of the documents referred to above, Smt.Yellamma and others have executed Confirmation deed in favour of B.Shivanna S/o Bolappa vide dated 30<sup>th</sup> January 2019, registered as document No.ANK-1-07820/2018-19, stored in CD No.ANKD460, Book-1 in the office of Sub Registrar, Anekal, Bangalore.

On perusal of the documents referred to above, Sri.Lohith have executed Confirmation deed dated 05/02/2019, in favour of B.Shivanna S/o Bolappa vide dated 05<sup>th</sup> February 2019, registered as document No.ANK-1-08039/2018-19, stored in CD No.ANKD465, Book-1 in the office of Sub Registrar, Anekal, Bangalore.

On perusal of the documents referred to above, Smt.Bhagyamma have executed Confirmation deed dated 19/08/2022, in favour of B.Shivanna S/o Bolappa vide registered as document No.5521/2022-23, Book-1 in the office of Sub Registrar, Anekal, Bangalore.

On perusal of the document Nil Tenancy Certificate dated 22/08/2022 issued by the Tahasildar, Anekal Taluk, Bangalore Rural, in respect of the subject property and An Endorsement dated 01/10/2022 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bengaluru, stating that there are no cases pending under PTCL Act, in respect of Sy No.2/1 of Halasahalli Thippasandra Village, Sarjapura Hobli, Anekal Taluk

On perusal of the documents referred to above, the B.Shivanna S/o Bolappa herein made an application to the Deputy Commissioner, Bangalore District for conversion of the aforesaid land bearing Sy.No.2/1, **measuring 12 Acres**, situated at **Hasalahalli Thippasandra Village**, Sarjapura Hobli, Anekal Taluk from agricultural to non-agricultural purposes. Accordingly, the aforesaid land was converted from agricultural to non-agricultural residential purposes vide an Official Memorandum dated 28/12/2022, bearing No.417826, issued by the Deputy Commissioner, Bangalore District, Bangalore

The said **Mr.B.SHIVANNA** and his family members have entered into a registered Joint Development Agreement dated 09/12/2022, registered as document No.8830/2022-23, Book-1, registered before the Office of the Sub-Registrar, Athibele, Bangalore with **M/s.LUXURIA HOMES LLP**, Represented by it's Designated



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Partners Mrs.Sukanya P and Mr Sudhakar Reddy K, for the development of the Property described at Para-I, subject to the terms and conditions mentioned therein and in pursuance thereto, **Mr.B.SHIVANNA** and his family members have also executed and registered a Power of Attorney dated 09/12/2022, registered as document No.240/2022-23, Book-4, registered before the Office of the Sub-Registrar, Athibele, Bangalore in favour of said **M/s.LUXURIA HOMES LLP**, Represented by it's Designated Partners Mrs Sukanya P and Mr Sudhakar Reddy K

The Promoter and the Owner of the Property described at Para-I have obtained Plan sanction approval by the competent authority vide No.BDA/TPM/PRL-44/22-23/277/2023-24, dated 04/05/2023 for the construction of multistoried building over the Property described at Para-I.

#### **IV. ENCUMBRANCE**

On the perusal of the Encumbrance Certificate from 01/04/1982 to 23/03/1995 and from 01/01/1991 to 01/10/2005 and from 01/04/2004 to 13/07/2022, in respect of Property described above, it would establish that there are no existing charges or mortgages on the property upto 13/07/2022.

#### **V. CERTIFICATE**

- a) We hereby certify based on the available documents that **Mr.B.SHIVANNA** and his family members are the absolute owners of Property described at Para-I and their title is good and marketable
- b) **M/s.LUXURIA HOMES LLP**, represented by it's Designated Partners Mrs Sukanya P and Mr.Sudhakar Reddy K is entitled to convey its share to the prospective purchaser/s by virtue of Joint Development Agreement and General Power of Attorney, in respect of the Subject Property
- c) There are no claims of minor or other persons/s as on today and there are no charges or mortgages for the property described under Para-I Upto 13/07/2022

  
**(N.KESHAVA MURTHY)**  
**Advocate**

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