



ELH - ETIQUETTE LEGAL HUB
ADVOCATES & LEGAL CONSULTANTS
LINGAN RAKESH K.V B.A.L. LL.B AMBARISHA. A B.A.L. LL.B

Ref no: ELH - LSR: 15/2021

Date: 15-02-2021

To,
Mr. K.J. George,
Bangalore

Dear Sir,

I have been produced photo copies of the depicting documents i. e. available documents for scrutiny and title verification, whereas after perusal of the available documents submitted this report.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Survey no:	172/5A1
Measuring:	1 Acre 18 Guntas and 0-01 Gunta of karab land
Situated at:	Huskuru village, Sarjapura Hobli, Anekal taluk, Bangalore Urban Dist.
Conversion:	ALN(ASH)SR01/2020-21, Dated 09-09-2020, issued by Dept.Comm.
Boundaries:	East: Sy no.172/5A2 & Sy no.172/4B, West: Land in Sy no.172/3 & Sy no.172/6, North: Land in Sy no.171, Sy no.173 & Sy no.170 South: Land in Sy no.142
Present Owner:	Mr. K. J. GEORGE S/o. Joseph

SCRUTINY REPORT:

1. After perusing available documents its evident from the revenue documents that, formerly the land bearing Survey no. 172/2, measuring an extent of 1 Acre 23 Guntas situated at Huskuru village, Sarjapura Hobli, Anekal taluk belongs to one Mr. Muniyappa son of Venkatasamappa, who has sold the same to Mr. M. Ramaiah son of Yallappa under a registered Sale Deed, dated 18-12-1959, Registered as document no.2594/1959-60, stored in Volume 875, In Book-I, pages 177-179, registered in the office of Sub-Registrar, Anekal as hereunder;

Sold by:	Mr. MUNIYAPPA S/o. Venkatasamappa
Survey no:	172/5
Measurement:	1 Acre 23 Guntas
Deed:	SALE DEED
Deed Date:	18-12-1959
Details of the Registered Deed:	Document no: 2594/1959-60
	Volume: 875
	Book: I, Pages: 177-179
	Date of Registration: 18-12-1959
	Sub- Registrar office: Anekal
In favour of :	Mr. M. RAMAIAH S/o. Yallappa
Available doc's:	1) Non-Availability of IL RR issued by Tahasildar 2) Sale Deed, dated 18-12-1959, doc no.2594/1959-60 3) EC- between 01-04-1960 to 31-03-1991 (SAN.2734/06-07)

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2. Whereas Mr. M. Ramaiah son of Yallappa sold the aforementioned land measuring an extent of 1 Acre 20 Guntas of out 1 Acre 23 Guntas in favour of Mr. Gopalashetty through a registered Sale Deed, dated 06-02-1960, which is registered as document no.2913/1959-60 and effected the Katha change hence the revenue records stands in the name of Mr. Gopala shetty between the period of 1969-70 to 1978-1979 as hereunder,

Sold by:	Mr. M. RAMAIAH S/o. Yallappa
Survey no:	172/5
Extent:	1 Acre 20 Guntas out of 1 Acre 23 Guntas
Deed:	SALE DEED
Deed Date:	06-02-1960
Details of the Registered Deed:	Document no: 2913/1959-60
	Volume: 879
	Book: I, Pages: 48-49
	Date of Registration: 06-02-1960
	Sub- Registrar office: Anekal
In favour of :	Mr. GOPALASHETTY S/o. Tayappashetty
Available doc's:	1) Sale Deed, Dt. 06-02-1960, doc no.2913/1959-60, 2) EC- between 01-04-1950 to 31-03-1991 (SAno.2734/06-07), 3) RTC's between 1969-70 to 1978-79

3. Later in the year of 1974, Mr. L. Muniyappa purchased the land measuring 1 Acre 20 Guntas from Mr. Goplashetty through registered Sale Deed, dated 11-07-1974, registered as document no.1339/74-75, which is mutated vide MR1/1974-75 and updated in revenue documents in the name of Mr. L. Muniyappa. Since MR 1/1974-75 is not available, endorsement of Non-Availability of Mutation is issued by Tahasildar office.

Sold by:	Mr. GOPALASHETTY S/o. Tayappashetty
Survey no:	172/5A
Measurement:	1 Acre 20 Guntas
Deed:	SALE DEED
Deed Date:	11-07-1974
Details of the Registered Deed:	Document no: 1339/1974-75
	Volume: 1213
	Book: I, Pages: 218-220
	Date of Registration: 12-07-1974
	Sub- Registrar office: Anekal
Mutation:	MR 1/1974-75
In favour of :	Mr. L. MUNIYAPPA S/o. Lakshmaiah
Available doc's:	1) Sale Deed, dated 1339/74-75, dated 11-07-1974 2) EC- between 01-04-1960 to 31-03-1991 (SAN2734/06-07) 3) MR 1/1974-75 – Non availability endorsement 4) RTC's between 1980-81 to 1993-94

4. Mr. LMuniyappa has Mortgaged the property in favour of Sericulturists & Farmers Service Co-Operative Society Ltd, Sarjapura through a registered Mortgage Deeds, one of the Mortgage deed, dated 08-09-1980, Registered as document no.789/1981-82 and another Mortgage deed, dated 21-10-1981, registered as document no.892/1981-82, whereas S.F.S.C.S confirmed in its letter dated 11-12-2006 that both the Mortgages have been released as hereunder;

Executed by:	Mr. L. MUNIYAPPA S/o.Lakshmaiah		S.F.S.C.S, Sarjapura	
Survey no:	172/5A		172/5A	
Measurement:	1 Acre 20 Guntas		1 Acre 20 Guntas	
Deed:	MORTGAGE DEED		RELEASE OF MORTGAGE	
Deed Date:	08-09-1980	21-10-1981	11-12-2006	
Details of the Registered Deed:	Doc.no: 789/1981-82	Doc. no: 892/1981-82	NOC Letter issued by SFSCS, with respect to both Mortgages & Loan return by Muniraju	
	Volume: SF 47	Volume: SF 47		
	Book: I, Pages: 113	Book: I, Pages: 165		
	Registered : 25-9-81	Registered : 22-10-81		
	Registrar: Anekal	Registrar: Anekal		
In favour of :	Sericulturists & Farmers Service Co-Operative Society Ltd, Sarjapura /S.F.S.C.S		Mr. L. MUNIYAPPA S/o. Lakshmaiah	
Available doc's:	1) Mortgage Deed, doc.789/81-82, Dt.8-9-1980, 2) Mortgage, doc no.892/81-82, Dt 21-10-81, 3) NOC by SFSCS, Dt. 11-12-2006, 4) EC. 1-4-1960 to 31-03-1991 (Ref. SAN no.2734/06-07)			

5. Mr. L Muniyappa died on 16-08-1988 leaving behind his legal heirs, whereas the property measuring 1 Acre 20 Guntas in Sy no.172/5A was inherited by Mrs. Gullamma wife of Late L. Muniyappa through pauthi katha vide IHC 35/1995-96 and effected changes in all the revue records accordingly all the records stands in the name of Mrs. Gullamma;

From:	Mr. L. MUNIYAPPA S/o. Lakshmaiah
Sy no:	172/5A
Extent:	1 Acre 20 Guntas
Deed:	PAUTHI KATHA
Mutation:	IHC 35/1995-96
In Favour:	Mrs. GULLAMMA W/o. Late L.Muniyappa
Available doc:	1) MR IHC 35/1995-96, 2) RTC's -1994-95 to 2000-2001

6. Mrs. Gullamma filed an application before Deputy Commissioner for conversion of the land from Agriculture use to Non-Agriculture residential layout purpose, which is reviewed and issued conversion Order bearing no:ALN(ASH)SR/01/2020-21, Dated 09-09-2020 by Deputy Commissioner, Bangalore Urban District as mentioned below;

Before:	DEPUTY COMMISSIONER
Sy no:	172/5A1
Extent:	1 Acre 18 Guntas & 0-01 Gunta of karab
Purpose:	CONVERSION FOR RESIDENTIAL USE
Order:	ALN(ASH)SR/01/2020-21, Dated 9-9-2020
Applicant:	Mrs. GULLAMMA W/o. Late L.Muniyappa
Available doc:	1) Conversion order no. ALN(ASH)SR01/20-21

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7. Subsequently, Mrs. Gullamma wife of Late L. Muniyappa along with all the legal heirs have sold the converted property in favour of Mr. K. J. George for a valuable consideration under registered Sale Deed, dated 19-02-2021, Registered as document no.SRJ-1-05007/2020-21, Stored in CD No.SRJD804, registered on 19-02-2021 in the office of Sub-Registrar, Basavanagudi (Sarjapura).

Sold by:	Mrs. GULLAMMA w/o.Late L. Muniyappa
Survey no:	172/5A1
Measurement:	1 Acre 18 Guntas and 0-01 Gunta of Karab land
Deed:	SALE DEED
Deed Date:	19-02-2021
Details of the Registered Deed:	Document no: SRJ-1-05007/2020-21
	CD No: SRJD804, Book: I,
	Date of Registration: 19-02-2021
	Sub- Registrar office: Basavanagudi (Sarjapura)
In favour of :	Mr.K.J. GEORGE S/o. Joseph
Available doc's:	1) Sale Deed, dated 19-02-2021, Doc no.5007/2020-21

CERTIFICATE:

Note: This certificate is subject to verification of required documents, clarifications, requisite, addendum, due-diligence, state or central amendments, zone specifications, neither physically inspected the property nor inspected judicial proceedings, changes in legislation or amendments, time to time judicial interpretation may impact above conclusion. Since its private opinion I will not accept any responsibility or legal liability to any person and this report is not issued for construed anybody under any provisions of state or central statutes.

ABSOLUTE OWNER

Mr. K. J. GEORGE S/o. Joseph

Mr. K.J. George son of Joseph acquired the converted land bearing **Sy no.172/5A1**, measuring an extent of **1 Acre 18 Guntas and 0-01 Gunta of Karab land** situated at **Huskuru village**, Sarjapura Hobli, Anekal taluk, Bangalore Urban District through Registered Sale Deed, dated 19-02-2021, Registered as document no.SRJ-1-05007/2020-21, Stored in CD No.SRJD804, registered on 19-02-2021 in the office of Sub-Registrar, Basavanagudi (Sarjapura) duly **converted from Agricultural use to Non-Agricultural Residential Layout** purpose vide order no. **ALN(ASH)SR01/2020-21, Dated 09-09-2020**, issued by Deputy commissioner, Bangalore Urban District, accordingly Mr. K.J. George has got all the right, title and interest over the schedule property.

Advocate

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AVAILABLE/SUBMITTED DOCUMENTS:

Sy.172/5A1, measuring 1 Acre 18 Guntas Situated at Husukuru village, Sarjapura Hobli, Anekal taluk						
(PC – Photo copy, CC – Certified Copy, OD – Original Document)						
Sl.	Perticulars	Date	Doc.no./Ref	Sy no. & Ext.	By & Between/ on behalf	PC/CC/OD
01.	Index of Land & Records of Rights	13-01-2020	R.K.C.R/208/2019-2020	Sy no.172/5	Non-Availability of IL RR endosement issued by Tahasildar	PC
02.	Sale Deed	18-12-1959	2594/1959-60	Sy:172/5, E:1A.23G	Muniyappa sold in favour of M. Ramaiah	PC
03.	Sale Deed	06-02-1960	2913/1959-60	Sy:172/5, E:1A.20G	M. Ramaiah sold in favour of T. Gopalshetty	PC
04.	Sale Deed	12-07-1974	1339/1974-75	Sy:172/5A, E: 1A.20G	T. Gopalshetty sold in favour of Muniyappa	PC
05.	Mortgage Deed	25-09-1981	789/1981-82	Sy:172/5, E:1A.20G	Mortgaged by Muniyappa in favour of SFSCS Sarjapura	PC
06.	Mortgage Deed	21-10-1981	892/1981-82	Sy:172/5, E:1A.20G	Mortgaged by Muniyappa in favour of SFSCS Sarjapura	PC
07.	Mortgage Release Deed	11-12-2006	Against 789/81-82 & 892/81-82	Sy:172/5A, E: 1A.20G	By Sericulturists & Farmers Service Co-Operative Society Ltd, Sarjapura	PC
08.	Sale Deed	19-02-2021	SRJ-1-05007/2020-21	Sy:172/5A1, E: 1A.18G+1Gk	Gullamma & others sold in favour of Mr. K.J.George	PC
09.	EC (Form-15)	1-4-1950 to 31-3-1995	Sano.27345/2006-07	Sy:172/5A, E: 1A.20G	Depicting doc.no's: 2094, 2913, 2914, 1339, 789 & 892	PC
10.	EC (Form-16)	30-11-92 to 30-11-2004	Sano.16530/04-05	Sy:172/5A, E: 1A.31G	NIL EC	PC
11.	EC (Form-16)	01-04-04 to 23-01-2018	Sano.16530/04-05	Sy:172/5A, E: 1A.31G	NIL EC	PC
12.	Mutation	16-08-2012	MR 1/74-75	Sy:172/5A	Non availability endorsement CR/08/12-13 by Dept.Tahasilar	PC
13.	Mutation	1995 - 1996	IHC 35/1995-96	Sy:172/5,E:1A.20 G+11 G Karb	Pauthi Katha in favour of Mrs. Gullamma w/o. Late Muniyappa	PC
14.	Mutation	2011 - 2012	MR H27/2011-12	Sy:172/5,E:1A.20	Changes in Pahani's	PC
15.	RTC's	1969-70 to 1973-1974	Katha no.184	Sy:172/5,E:1A.20 G+11 G Karb	Occupant: Gopalashetty Cultivator: Munippaiah s/o. Kaverappa	PC
16.	RTC's	1974-75 to 1978-79	Katha no.182	Sy:172/5,E:1A.20 G+11 G Karb	Occupant: Gopalashetty Cultivator: Muniyappa s/o. Lakshmaiah	PC
17.	RTC's	1979-80 to 1993-1994	Katha no.182	Sy:172/5,E:1A.20 G+11 G Karb	Occupant & Cultivator: Muniyappa s/o. Lakshmaiah	PC
18.	RTC's	1994-95 to 2019-2020	Katha no.182	Sy:172/5,E:1A.20 G+11 G Karb	Occupant & Cultivator: Gullamma w/o.Muniyappa	PC
19.	Pakka Book	21-03-2019	006764	Sy:172/5A, E: 1A.31G	Hissadar: Goplashetty S/o.Tayappashetty	PC
20.	Atlas	21-03-2019	006764	Sy no.172	Issued by Dept, of Land Records	PC
21.	Tippani	21-03-2019	006764	Sy: 172	Issued by Dept, of Land Records	PC
22.	Aakarabandh	21-03-2019	006764	Sy:172/5A,E:1A.20G+11 G Karb	Issued by Dept of Land records, Anekal taluk	PC
23.	Village Map				Huskur Village Map issued by Dept. of Land Records	PC

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24.	Tax paid receipt	12-12-2012	0335946	Sy:172/5A	Remitted by Gullamma	PC
25.	Death Certificate	02-09-1988	1328	-	Death certificate of L Muniyappa	PC
26.	Family Tree	14-01-2006	-	Issued by VA	Family Tree of Mr. Muniyappa	PC
27.	Endorsement (BDA)	31-08-2020	72/2020-21	Sy no.172/5A1	Dept of Land Acquisition, BDA issued Non-acquisition Certificate	PC
28.	Endorsement (79(A) (B))	03-10-2019	L.R.F.CR/152/19-20	Sy:172/5A	Issued by Tahasildar	PC
29.	Conversion Order	09-09-2020	ALN(ASH)SR01/2020-21	Sy:172/5A1, Ext:1A.18G+1Gk	Issued by Dep. Commissioner	PC