

AMEYA FADNIS

ADVOCATE

No.245, 6th Cross, Indiranagar I Stage, Bengaluru – 560 038.
email: adv.ameyafadnis@gmail.com; Mob: 9916455424

TITLE SCRUTINY REPORT

Details of the Property:

Date: 23.01.2024

All that piece and parcel of (1) converted land bearing **New Survey No.288/5, (old Sy.No.288) measuring 25 Guntas** [converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No. 153188 dated 19.03.2020], (2) converted land bearing **New Survey No.288/10, (old Sy.No.288/1) measuring 18 ½ Guntas** [converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.277755 dated 17.12.2021], and (3) converted land bearing **New Survey No.288/11, (old Sy.No.288/1) measuring 3 Guntas** [converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.277758 dated 17.12.2021 issued by the Deputy Commissioner, Bangalore Rural District] **in all measuring 1 Acre 6 ½ Guntas situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District and bounded on the:**

East by : Land in Sy.No.287 and Sy.No.288/12;
West by : Land Sy.No.288/2;
North by : Road & thereafter Land in Sy.No.288/9 & Sy.No.288/13;
South by : Land in Sy.No..288/1, Sy.No.288/8 & Sy.No.288/6;

REPORT

1. From the scrutiny of the documents, it is seen that originally the Index of Land and Record of Rights reflect the name of Munegowda S/o Ramegowda as the owner of the land in Sy.No.288 measuring 5 Acres 36 Guntas vide RR No.396.

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Subsequently the Index of Land records show that the ownership was changed to the name of Papaiah S/o Venkataramanappa vide RR No.138. Subsequent revenue entries reflect that the ownership is changed in the name of Sri. Munishami Gowda S/o Pyaregowda.

2. Sri. Munishami Gowda s/o Pyaregowda and his nephew Sri. Muniyappa S/o Late Ramegowda entered into a registered Partition Deed dated 02.03.1950 registered as document No.2130/1949-50, in terms of which the survey number 288 measuring about 5 Acres 36 Guntas situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District came to be allotted to Sri. Munishami Gowda s/o Pyaregowda. The said Munishami Gowda has got the revenue records mutated to his name and the RTCs for the years 1968- 69 to 1973-74 reflect the names of Sri. Munishami Gowda s/o Pyaregowda as the owner of the land in Sy.No.288 measuring 5 Acres 36 Guntas.
3. Sri. Munishami Gowda S/o Pyaregowda sons (1) Krishnappa S/o Munishami Gowda (2) Sri. M. Muniyappa S/o Munishami Gowda c) Sri. H. M. Ramaiah S/o Munishami Gowda d) Sri. Narayanappa S/o Munishami Gowda entered into a registered Partition Deed dated 03.02.1976 registered as document No.3972/1975-76, in terms of the said partition, the land measuring about 5 Acres 36 guntas in Sy.No.288 situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District came to be partitioned as follows:
 - a. Sri. Krishnappa – 1 Acre 18 Guntas in Sy.No.288.
 - b. Sri. Muniyappa – 1 Acre 18 Guntas in Sy.No.288.

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- c. Sri. Ramaiah - 1 Acre 18 Guntas in Sy.No.288.
 - d. Sri. Narayanappa - 1 Acre 22 Guntas in Sy.No.288.
4. Mr. Krishnappa demised in the meantime and the revenue entries for Sy.No.288 came to be mutated as per the aforementioned Partition Deed dated 03.02.1976 and the RTCs for the years 1979- 80 to 1983-84 reflect the names of Smt. Nagamma W/o Late Krishnappa, Mallamma W/o Munishami Gowda and her minor child Master Sarvamangala, Sri. M. Muniyappa, Sri. H. M. Ramaiah, Narayanappa the owners of their respective shares in the land in Sy.No.288 measuring 5 Acres 36 Guntas.
 5. The RTCs for the year 1984-85 to 1988-89 reflect the name of (a) Mallamma W/o Munishami Gowda and her minor child Kum. Sarvamangala (b) Smt. Nagamma W/o Krishnappa (c) Sri. M. Muniyappa (d) Sri. H. M. Ramaiah name changed to Sri. H. M. Ramegowda (e) Sri. Narayanappa as the owners of the land in Sy.No.288 measuring 5 Acres 36 Guntas.
 6. In the RTCs for the year 1989-90 to 1991-92, it reflects that the owners have given an extent of 12 Guntas to Smt. Sarvamangala D/o Munishami Gowda and her name is added separately for the extent measuring 12 Guntas in Sy.No.288 vide MR No.62/1992-93. Consequently, the portion/extent of land belonging to Smt. Nagamma W/o Late Krishnappa measuring 1 Acre 18 Guntas and reduced to 1 Acre 6 Guntas.

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7. In the subsequent survey proceedings, the land in Sy.No.288 came to be phoded and the land measuring 5 Acres 16 Guntas out of Sy.No.288 was renumbered as New Sy.No.288/1. The RTC for the year 1994-95 to 1996-97 for New Sy.No.288/1 reflects the names of (a) Smt. Nagamma W/o Late Krishnappa for an extent of land measuring 38 Guntas (b) Sarvamangala D/o Sri Munishami Gowda for an extent of land measuring 12 Guntas (c) Sri. M. Muniyappa for an extent of land measuring 1 Acre 18 Guntas (d) Sri. H. M. Ramegowda for the measuring extent of 1 acre 18 Guntas and another extent of 10 Guntas purchased from Smt. Nagamma W/o Krishnappa (e) Sri. Narayanappa for an extent of land measuring 1 Acre 22 Guntas.
8. The RTCs for the year 1997-98 to 2002-03 the Sy.No.288/1 in column no.1 and the total extent 5 Acres 16 Guntas has been reduced to 4 Acres 01 Gunta and the RTC reflects names as (a) Smt. Nagamma W/o Krishnappa for an extent of land measuring 38 Guntas (b) Sarvamangala d/o Sri Munishami gowda for an extent of land measuring 12 guntas (c) Sri. M. Muniyappa for an extent of land measuring 1 Acre 18 Guntas (d) Sri. Narayanappa for an extent of land measuring 1 Acre 22 Guntas.
9. The Mortgage by Deposit of Title Deeds executed by Sri.M.Muniyappa and his sons to Town Co-operative Bank Ltd., K.R. Road, Hosakote of Rs.2,00,000/- for the purchase of cows under documentNo.HSK-1-00932-2010-11 and the said mortgage was discharged by vide registered document no.HSK-1-06348-2012-13 dated 12.10.2012 from The Town Co-operative Bank Ltd., Hosakote, Bengaluru Rural District.

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10. The Road Agreement dated 20.01.2012 registered as document No.HSK-1-08092-2011-12 was executed by (1) Sri. Ramaswamy and (2) Sri. Ramadas (3) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (4) Sri. Janardana S/o Sri. H. M. Narayanappa (5) Sri. Shrinivas S/o Narayanappa for the portion of agricultural land bearing Sy.No.288/1 for a consideration of Rs.1,00,000/- (Rupees One Lakh only) received by (1) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (2) Sri. Janardana S/o Sri. H. M. Narayanappa (3) Sri. Shrinivas S/o Narayanappa to utilize the measuring 1 ½ guntas East to West 68 Feet and North to South 30 Feet for road purposes by all the above-mentioned parties in Sy.No.288/1 situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.
11. The Road Agreement dated 20.01.2012 registered as document No.HSK-1-08095-2011-12 was executed by (1) Sri. Ramaswamy and (2) Sri. Ramadas (3) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (4) Sri. Janardana S/o Sri. H. M. Narayanappa (5) Sri. Shrinivas S/o Narayanappa executed registered as document No.HSK-1-08095-2011-12 for the portion of agricultural land bearing survey no. 288/1 the consideration of Rs.1,00,000/- (Rupees One Lakh only) received by (1) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda Agreement dated 20.01.2012 was executed by (1) Sri. Ramaswamy and (2) Sri. Ramadas (2) Sri. Janardana S/o Sri. H. M. Narayanappa (3) Sri. Shrinivas S/o Narayanappa to utilize the measuring 1 ½ Guntas East to West 68 Feet and North to South 30 Feet for road purposes by all the above mentioned parties in Sy.No.288/1 situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

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12. Smt. M. Shobha W/o Sri. L. Prakash Chowdary D/o Sri. M. Muniyappa the executed a Release Deed dated 16.10.2014 registered document No.HSK-1-04978-2014-15 in favour of Sri. M. Muniyappa S/o Late Sri. Munishami Gowda for the portion of agricultural land bearing new Sy.No.288/1 (old No.288) totally measuring about 1 Acre 18 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.
13. In year 2016 as per the Assistant Commissioner's Order dated 11.11.2016 in R.A (H) 124/2013-14 was passed for correction of extents in the RTCs for Sy.No.288/1 whereby (a) Smt. Nagamma W/o Krishnappa extent reduced to 35 Guntas, (b) Sri. M. Muniyappa extent reduced to 1 Acre 15 Guntas, (c) Sri. Narayanappa extent reduced to 1 Acre 19 Guntas (d) Smt. Sarvamangala extent retained as 12 Guntas.
14. In subsequent Survey proceedings, the land in Sy.No.288/1 came to be phoded and the extent of 1 Acre 18 Guntas belonging to Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda came to be renumbered as New Sy.No.288/5 and the extent of 1 Acre 22 Guntas belonging to Sri. H. Narayanappa retained as Sy.No.288/1.

Sy.No.288/5 [Old Sy.No.288/1] measuring 25 Guntas:

15. A Joint Development Agreement dated 19.12.2016 registered as document No.HSK-1-007313-2016-17 was executed by (1) Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda (2) Smt. Chandramma W/o Sri.Muniyappa (3) Sri. Krishnamurthy S/o Sri.Muniyappa (3a) Mrs. Radha W/o Sri Krishnamurthy (3b) Master Mano S/o Krishnamurthy (3c) Master Likith Kumar S/o Sri.

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Krishnamurthy owners at SI No. 3b and 3c being minors represented by their mother 3a Mrs. Radha as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa in favour of M/s. VR VENTURES, represented by its Managing Partners: Sri. Ramesh Naidu S/o Sri. Venkatappa and Sri. H.V. Jayaprasad S/o Sri. Venkataramappa for the portion of agricultural land bearing new survey no. 288/1, measuring 15 ½ Guntas out of 1 Acre 15 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

16. On the same day, a General Power of Attorney dated 19.12.2016 was executed by (1) Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda (2) Smt. Chandramma W/o Sri.Muniyappa (3) Sri. Krishnamurthy S/o Sri.Muniyappa (3a) Mrs. Radha W/o Sri Krishnamurthy (3b)Master Mano s/o Krishnamurthy (3c) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3b and 3c being minors represented by their mother 3a Mrs. Radha as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa executed registered document no. HSK-4-00546-2016-17 in favour of M/s. VR VENTURES, represented by its Managing Partners: Sri. Ramesh Naidu S/o Sri. Venkatappa and Sri. H.V. Jayaprasad s/o Sri. Venkataramappa for the portion of agricultural land bearing new survey no. 288/1, measuring 15 ½ Guntas out of 1 Acre 15 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

17. The Cancellation of Joint Development Agreement dated 23.11.2018 was executed by (1) Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda (2) Smt. Chandramma W/o Sri.Muniyappa (3) Sri. Krishnappa @ Krishnamurthy S/o Sri. M. Muniyappa (3a) Mrs. Radha W/o Sri Krishnamurthy (3b)Master Mano

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s/o Krishnamurthy (3c) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3b and 3c being minors represented by their mother 3a Mrs. Radha as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa executed registered document no. HSK-1-07766-2018-19 in favour of M/s. VR VENTURES, represented by its Managing Partners: Sri. Ramesh Naidu S/o Sri. Venkatappa and Sri. H.V. Jayaprasad s/o Sri. Venkataramappa for the portion of agricultural land bearing new survey no. 288/1, measuring 15 ½ Guntas out of 1 Acre 15 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

18. The Revocation of General Power of Attorney dated 23.11.2018 was executed by (1) Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda (2) Smt. Chandramma W/o Sri. Muniyappa (3) Sri. Krishnappa @ Krishnamurthy S/o Sri. Muniyappa (3a) Mrs. Radha W/o Sri. Krishnamurthy (3b) Master Manoj s/o Krishnamurthy (3c) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3b and 3c being minors represented by their mother 3a Mrs. Radha as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa executed registered document no. HSK-4-00710-2018-19 in favour of M/s. VR VENTURES, represented by its Managing Partner: Sri. H.V. Jayaprasad S/o Sri. Venkataramappa represented by its Managing Partners: Sri. Ramesh Naidu S/o Sri. Venkatappa and Sri. H.V. Jayaprasad s/o Sri. Venkataramappa for the portion of agricultural land bearing New Sy.No.288/1, measuring 15 ½ Guntas out of 1 Acre 15 Guntas, situated at Hosakote Village, Kasaba hobli, Hosakote Taluk, Bengaluru Rural District.

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19. The Joint Development Agreement dated 23.11.2018 was executed by (1) Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda (2) Smt. Chandramma W/o Sri.Muniyappa (3) Sri. Krishnappa @ Krishnamurthy S/o Sri.Muniyappa (3a) Mrs. Radha W/o Sri Krishnamurthy (3b) Master Manoj s/o Krishnamurthy (3c) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3b and 3c being minors represented by their mother 3a Mrs. Radha as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa executed registered document no. HSK-1-07778-2018-19 in favour of M/s. J.P. Housing Corporation represented by its Managing Partner: Sri. H.V. Jayaprasad s/o Sri. Venkataramappa for the portion of agricultural land bearing new survey no. 288/5, measuring 15 ½ Guntas out of 1 Acre 15 Guntas, situated at Hosakote Village, Kasaba hobli, Hosakote Taluk, Bengaluru Rural District.
20. The General Power of Attorney dated 23.11.2018 was executed by (1) Sri. M. Muniyappa S/o Late. Sri. Munishami Gowda (2) Smt. Chandramma W/o Sri.Muniyappa (3) Sri. Krishnappa @ Krishnamurthy S/o Sri.Muniyappa (3a) Mrs. Radha W/o Sri Krishnamurthy (3b) Master Manoj s/o Krishnamurthy (3c) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3b and 3c being minors represented by their mother 3a Mrs. Radha as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa executed registered document no. HSK-4-00711-2018-19 in favour of M/s. J.P. Housing Corporation represented by its Managing Partner: Sri. H.V. Jayaprasad S/o Sri. Venkataramappa for the portion of agricultural land bearing New Sy.No.288/5, measuring 15 ½ Guntas out of 1 Acre 15 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

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21. Mr. Muniyappa S/o Munishami Gowda got the land in Sy.No.288/5 to an extent of 25 Guntas converted from agricultural to non-agricultural residential purpose vide Official Memorandum dated 19.03.2020 bearing No.153188 issued by the Deputy Commissioner, Bangalore Rural District. The conversion is entered in the RTCs for Sy.No.288/5 vide MR No.T49/2020-21.
22. In subsequent survey proceedings, the land measuring 1 Acre 15 Guntas belonging to Sri. Muniyappa came to be phoded in the following manner:
 - a. An extent of converted land measuring 25 Guntas of converted land in Sy.No.288/5 was retained as Sy.No.288/5.
 - b. An extent of 22 Guntas in Sy.No.288/5 was renumbered as Sy.No.288/8.
 - c. An extent of 8 Guntas in Sy.No.288/5 was renumbered as Sy.No.288/9.
23. Sri. Muniyappa S/o Munishami Gowda demised intestate and his family members- namely his wife and children i.e., (1) Smt. Chandramma W/o Sri. Muniyappa (2) Sri. Krishnappa @ Krishnamurthy S/o Sri. Muniyappa (3) Mrs. Radha K. W/o Sri Krishnamurthy (3a) Master Manoj s/o Krishnamurthy (3b) Master Likith Kumar s/o Sri. Krishnamurthy (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa (5) Smt. Sahana.T W/o Sri. M.Nagaraj (5a) Baby. Punarvika .N D/o. Sri. M. Nagaraj succeeded to his estate, including the land in Sy.No.288/5 measuring 25 Guntas.
24. A Joint Development Agreement dated 28.03.2022 was executed by (1) Smt. Chandramma W/o Sri. Muniyappa (2) Sri. Krishnappa @ Krishnamurthy S/o

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Sri.Muniyappa (3) Mrs. Radha.K W/o Sri Krishnamurthy (3a) Master Manoj s/o Krishnamurthy (3b) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3a and 3b being minors represented by their Father SI No. (2) Sri. Krishnappa as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa (5) Smt. Sahana.T W/o Sri. M.Nagaraj (5a) Baby. Punarvika .N D/o. Sri. M. Nagaraj being minor represented by their Father SI No. (4) Sri. M. Nagaraj executed registered document no. HSK-1-16667-2021-22 in favour of M/s. J.P. Housing Corporation represented by its Managing Partner: Sri. H.V. Jayaprasad S/o Sri. Venkataramappa for the portion of agricultural land bearing new survey no. 288/5, measuring 9 ½ Guntas out of 25 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

25. The General Power of Attorney dated 28.03.2022 was executed by (1) Smt. Chandramma W/o Sri. Muniyappa (2) Sri. Krishnappa @ Krishnamurthy S/o Sri. Muniyappa (3) Mrs. Radha.K W/o Sri Krishnamurthy (3a) Master Manoj s/o Krishnamurthy (3b) Master Likith Kumar s/o Sri. Krishnamurthy owners at SI No. 3a and 3b being minors represented by their Father SI No. (2) Sri. Krishnappa as natural guardian (4) Sri. M. Nagaraj S/o Sri. M. Muniyappa (5) Smt. Sahana.T W/o Sri. M.Nagaraj (5a) Baby. Punarvika .N D/o. Sri. M. Nagaraj being minor represented by their Father SI No. (4) Sri. M. Nagaraj executed registered document no. HSK-4-00877-2021-22 in favour of M/s. J.P. Housing Corporation represented by its Managing Partner: Sri. H.V. Jayaprasad s/o Sri. Venkataramappa for the portion of agricultural land bearing New Sy.No.288/5, measuring 9 ½ Guntas out of 25 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

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26. The RTCs for the year 2021 - 2022 the survey no. 288/5 and the total extent 1 acres 15 Guntas in column no. 1, 2, & 3 and the RTC names reflects as (a) Sri. M. Muniyappa the total extent of 1 Acre 15 Guntas, split in 2 parts (i) measuring 30 Guntas as revenue land (ii) measuring 25 Guntas as converted from agricultural to non agricultural land for residential purpose vide Official Memorandum dated 19.03.2020 bearing No.153188, issued by the Office of Deputy Commissioner, Bangalore Rural District.
27. Thus, M/s. J.P. Housing Corporation procured development rights to the land in New Sy.No.288/5 measuring 25 Guntas under the Joint Development Agreements as mentioned above and have secured Power of Attorney for the purposes of development of the said land and other incidental purposes.

Sy.No.288/10 [Old Sy.No.288/1] measuring 18 ½ Guntas:

28. Sri. Muniyappa S/o Munishami Gowda's land measuring 1 Acre 15 Guntas in was renumbered as Sy.No.288/5 and Sri. Narayanappa's extent of land in Sy.No.288/1 measuring 1 Acre 19 Guntas retained the same survey number in the phodi proceedings.
29. (1) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (2) Smt. Gitamma W/o Sri. Munishami Gowda (3) Sri. Janardana S/o Sri. H. M. Narayanappa (3a) Master. Dishwanth H. J S/o Sri. Janardana (3b) Kumari. Sirisha H.J, D/o Sri. Janardana Sri. Krishnamurthy owners at SI No. 3a and 3b being minors represented and signed by their father and Natural guardian Sri. Janardana (4)

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Smt. Savitha H.N. D/o Sri. H. M. Narayanappa (5) Sri. Shrinivas S/o Sri. H. M. Narayanappa executed a Joint Development Agreement dated 25.01.2021 registered as document no.HSK-1-09689-2020-21 in favour of M/s. J.P. Housing Corporation represented by its Managing Partner: Sri. H.V. Jayaprasad s/o Sri. Venkataramappa for the portion of agricultural land bearing New Sy.No.288/1, measuring 29 Guntas out of 1 Acre 19 Guntas, situated at Hosakote Village, Kasaba hobli, Hosakote Taluk, Bengaluru Rural District.

30. Also, (1) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (2) Smt. Gitamma W/o Sri. Munishami Gowda (3) Sri. Janardana S/o Sri. H. M. Narayanappa (3a) Master. Dishwanth H. J S/o Sri. Janardana (3b) Kumari. Sirisha H.J, D/o Sri. Janardana Sri. Krishnamurthy owners at SI No. 3a and 3b being minors represented and signed by their father and Natural guardian Sri. Janardana (4) Smt. Savitha H.N. D/o Sri. H. M. Narayanappa (5) Sri. Shrinivas S/o Sri. H. M. Narayanappa executed a General Power of Attorney dated 25.01.2021 registered as document no.HSK-4-01051-2020-21 in favour of M/s. J.P. Housing Corporation represented by its Managing Partner: Sri. H.V. Jayaprasad S/o Sri. Venkataramappa for the portion of agricultural land bearing New Sy.No.288/1, (old Sy.No.288) measuring 29 Guntas out of 1 Acre 19 Guntas, situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

31. Mr. Narayanappa S/o Munishami Gowda has got the land in Sy.No.288/1 measuring 18 ½ Guntas converted from agricultural to non-agricultural

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residential purposes vide Official Memorandum dated 17.12.2021 bearing No.277755 issued by the Deputy Commissioner, Bangalore Rural District.

32. In subsequent survey proceedings, the land measuring 1 Acre 19 Guntas belonging to Sri. Narayanappa came to be phoded in the following manner:

- a. An extent of 26 Guntas of converted land in Sy.No.288/1 was retained as Sy.No.288/1.
- b. An extent of 18 ½ Guntas of converted land in Sy.No.288/1 was renumbered as Sy.No.288/10.
- c. An extent of 3 Guntas in Sy.No.288/1 was renumbered as Sy.No.288/11.
- d. An extent of 2 Guntas in Sy.No.288/1 was renumbered as Sy.No.288/12.
- e. An extent of 7 ½ Guntas in Sy.No.288/1 was renumbered as Sy.No.288/13.
- f. An extent of 2 Guntas in Sy.No.288/1 was renumbered as Sy.No.288/14.

33. The extent of land given under the Joint Development Agreement dated 25.01.2021 in favour of M/s. J.P. Housing Corporation measuring 29 Guntas form the New Sy.No.288/10, New Sy.No.288/11 and New Sy.No.288/13.

Sy.No.288/11 [Old Sy.No.288/1] measuring 3 Guntas:

34. (1) Smt. Nagamma W/o Late Krishnappa (2) Sri. Manjunath .K S/o Late Krishnappa (3) Sri. Chandramma W/o Late. M. Muniyappa (4) Sri. M. Krishnamurthy S/o M. Muniyappa (5) Sri. M. Nagaraju S/o Late. M. Muniyappa (6) Sri. Venkatamma S/o Late. H.M. Ramegowda (7) Sri. Subramanya W/o Late

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H.M. Ramegowda (8) Sri. Shivakumar Hosakote Ramegowda @ Shivakumar S/o Late H.M. Ramegowda (9) Smt. Sarvamangala .M D/o Late Munishami Gowda executed a Release Deed dated 17.02.2023 registered document no.HSK-4-00777-2022-23 in favour of (1) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (2) Sri. Janardana S/o Sri. H. M. Narayanappa (3) Sri. Shrinivas S/o Narayanappa, for the portion of 3 Guntas of agricultural land in Sy.No.288 allotted to Sri. Narayanappa which was earmarked for access purposes for all the above mentioned parties. The executants have released their rights/claims rights over the access portion, 2 wells and pump sets in Sy.No.288 in favour of Mr. Narayanappa situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

35. Sri. Narayanappa S/o Munishami Gowda has got this extent of 3 Guntas in Sy.No.288/1 converted from agricultural to non-agricultural residential purposes vide Official Memorandum dated 17.12.2021 bearing No.277758 issued by the Deputy Commissioner, Bangalore Rural District.

36. In the subsequent survey proceedings, the land in Sy.No.288/1 belonging to Sri. Narayanappa came to be phoded and therein an extent of 3 Guntas in Sy.No.288/1 was renumbered as Sy.No.288/11.

37. The Road Agreement dated 17.02.2023 was executed by (1) Sri. H. M. Narayanappa S/o Late. Sri. Munishami Gowda (2) Sri. Janardana S/o Sri. H. M. Narayanappa (3) Sri. Shrinivas S/o Narayanappa (4) Smt. Nagamma W/o Late Krishnappa (5) Sri. Manjunath .K S/o Late Krishnappa (6) Sri. Chandramma

Ameya

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W/o Late. M. Muniyappa (7) Sri. M. Krishnamurthy S/o M. Muniyappa (8) Sri. M. Nagaraju S/o Late. M. Muniyappa (9) Sri. Venkatamma S/o Late. H.M. Ramegowda (10) Sri. Subramanya W/o Late H.M. Ramegowda (11) Sri. Shivakumar Hosakote Ramegowda @ Shivakumar S/o Late H.M. Ramegowda (12) Smt. Sarvamangala .M D/o Late Munishami Gowda executed registered document no. HSK-1-17040-2022-23 for the portion of agricultural land bearing New Sy.No.288 as per Podi Hissa Number all the above mentioned parties are agreed to leave 30 feet for road in survey number 288 situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District.

38. M/s. J.P. Housing Corporation, on behalf of the owners of the lands given for joint development, has applied for single site plan with the Hosakote Planning Authority for the lands in New Sy.No.288/5 measuring 25 Guntas, New Sy.No.288/10 measuring 18 ½ Guntas and New Sy.No.288/11 measuring 3 Guntas, totally measuring 1 Acre 6 ½ Guntas. The Hosakote Planning Authority has issued demand notice for payment of fees dated 06.07.2020 and demand dated 27.07.2020 for execution of Relinquishment Deed in favour of the authority.

39. Upon payment of the fees so demanded and execution of the Relinquishment Deed dated 12.12.2023 registered as Document No.14226/2023-24, the Hosakote Planning Authority has issued the single site plan bearing No. No.HPA/LAO/02/2020-21 dated 02.01.2024 for the project.

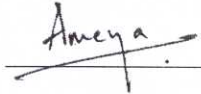
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40. The Hosakote City Municipal Council has issued the katha for the said land/property bearing No.15659/288/5/288/10/288/11, PID No.41-542-381 for the total sital area of 4175.16 Sq. Mtrs. In the names of Smt. Chandramma W/o Late Muniyappa M., Smt. Geetamma W/o Late H.M. Narayanappa and the taxes have been paid up-to-date to the concerned authority.
41. The Karnataka State Pollution Control Board has issued its Consent for Establishment [CFE] dated 24.01.2024 vide Order No.CTE-126080 for the new activity under the Water [Prevention & Control of Pollution] Act, 1974 and Air [Prevention & Control of Pollution] Act, 1981 at the project location.
42. The BESCOM department has issued No Objection Certificate dated 30.01.2024 bearing No.EEE/HKTD/AEE(O)/AE-1/2023-24/10391 for the proposed residential apartments project.
43. The Hosakote City Municipal Council has issued the No Objection Certificate dated 02.02.2024 bearing No.14/2023-24.
44. The Encumbrance Certificates furnished for the land in Sy.No.288, 288/1, 288/5, 288/10 & 288/11 situated at Hosakote Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District, which are subject matter of this report, show only the aforementioned transactions.



Ameya Fadnis
Advocate

AMEYA FADNIS

ADVOCATE

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DISCLAIMERS:

- (i) This Legal Scrutiny Report is based on the photocopies of the documents provided by the Client and listed in this Report and the Instructions by the Client- M/s. J.P. Housing Corporation.
- (ii) This Legal Scrutiny Report does not constitute Representations or Warranties for the Client or any for any other person as regards any opinion expressed or conclusion arrived at.
- (iii) This Legal Scrutiny Report does not include any litigation search in the court registry or independent inspection of any public, revenue or municipal documents.
- (iv) This Legal Scrutiny Report shall not constitute any liability howsoever towards the Client or any third parties.

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