

**TITEL INVEIGATION REPORT FOR LANDS IN BELOW MENTIONED  
VARIOUS SURVEY NUMBERS OF BYAPPANAHALLI VILLAGE AND  
REDDGOLLAVARAHALLI VILLAGE, CHIKKABALLAPURA TALUK &  
DISTRICT**

Sl.No.	Sy No.	ACRES	GUNTAS	Kharab	VILLAGE
1	52/4		38		Byappanahalli
2	52/5		32		Byappanahalli
3	52/3	1	27		Byappanahalli
4	49/1		18	2	Byappanahalli
5	49/3		39		Byappanahalli
6	49/5		9		Byappanahalli
7	49/6		1		Byappanahalli
8	50/1		10		Byappanahalli
9	51/1		9	1	Byappanahalli
10	54/3		35		Byappanahalli
11	47/1	1	16		Byappanahalli
12	47/2	2	15		Byappanahalli
13	3/4 (3/1)		4		Reddy Gollavarahalli
13	5/5 (5/3)		24		Reddy Gollavarahalli
14	3/9(3/3)	0	33		Reddy Gollavarahalli
15	5/3		24		Reddy Gollavarahalli
16	3/6 (3/2)	1	8.5		Reddy Gollavarahalli
17	4/2	1	16		Reddy Gollavarahalli
18	6/3	0	39		Reddy Gollavarahalli
19	7/1	2	5		Reddy Gollavarahalli
20	6/1	0	5		Reddy Gollavarahalli
21	6/13 (6/1)	0	5		Reddy Gollavarahalli
22	8/4 (8/3)		22		Reddy Gollavarahalli
23	8/5 (8/3)	1	15.5		Reddy Gollavarahalli
24	8/3	0	26.5	2	Reddy Gollavarahalli
25	8/6 (8/2)		15		Reddy Gollavarahalli
26	5/4	1	8		Reddy Gollavarahalli
27	6/4	0	7.25		Reddy Gollavarahalli
28	8/1	0	10.5		Reddy Gollavarahalli
29	6/10	0	7		Reddy Gollavarahalli
30	6/11	0	7		Reddy Gollavarahalli
31	7/6 & 6/7	1	7.5		Reddy Gollavarahalli
32	7/3, 7/4 & 6/9	1	23.5		Reddy Gollavarahalli
33	7/2, 7/5 & 6/8	1	23.5		Reddy Gollavarahalli
34	7/8 & 6/5	0	12		Reddy Gollavarahalli
35	7/7 & 6/6	0	35.25		Reddy Gollavarahalli
36	6/2	0	6		Reddy Gollavarahalli
37	8/7	0	10.5		Reddy Gollavarahalli
38	6/12 (6/1)	0	5		Reddy Gollavarahalli
39	5/2	1	37		Reddy Gollavarahalli
40	3/7 (3/3)	0	11		Reddy Gollavarahalli
41	3/8 (3/3)	0	11		Reddy Gollavarahalli
42	4/1	1	10		Reddy Gollavarahalli

→ Title investigation report enclosed





2.	Settlement Deed dated 09.03.1961 entered into between Sri Channarayana Reddy settling his properties in favour of his 1 <sup>st</sup> wife Smt. Doddasubamma and her children, and 2 <sup>nd</sup> wife Smt. Chikkasubamma and her children, registered as document No. 2592/1960-61 of Book-1, volume No. 850, at pages No. 227 to 238, registered in the Office of the Sub- Registrar, Chikkaballapura. Under the said settlement Sy. No. 5/4 measuring 1 Acre 08 Guntas of Reddy Gollavarahalli Village has been settled in favour of Smt. Chikkasubamma and her children Sri G. C Shankaranarayana Reddy and Sri G C. Ashwathanarayana Reddy and Sri G. C. Krishna Reddy among others properties.	Xerox
3.	Mutation Register bearing No. 2/1982-83 mutating Khatha in the name of Smt. Parvathamma W/o Sri Aswanthnarayana Reddy in respect of 1 Acre 08 Guntas in Sy No. 5/4 of Reddy Gollavarahalli Village.	Xerox
4.	Sale deed dated 31.08.2005 executed by Smt. S. Parvathamma in favour of Sri S. Ganga Reddy, registered as document No.CKB-1-1018-2005-06, Book – I, Stored in C.D. No. CKBD-9, registered in the Office of the Sub- registrar, Chikkaballapura selling Sy. No. 5/4 measuring 1 acres 08 guntas for valuable consideration.	Xerox
5.	Mutation Register bearing No. 3/2005-06 mutating the Khatha in the name of Sri S. Ganga Reddy from the name of Smt. Parvathamma in respect of 1 Acre 08 Guntas in Sy No. 5/4 of Reddy Gollavarahalli Village.	Xerox
6.	Special Power of Attorney dated 05/02/2010 executed by B.S. Shivarama appointing Smt. Shobha as his special power of attorney holder for purchase of property in Sy No. 5/4 (copy to be provided)	Xerox
7.	Family Tree of Sri. S. Ganga Reddy issued by the Village Accountant, Kalavara Circle, Chikkaballapura Taluk,	Xerox
8.	Sale deed dated 09.03.2010 executed by (1) Sri. S. Ganga Reddy, (2) Master G. Vivasa Reddy and (3) Master G. Keerthi Reddy Sl. No. 2 & 3 are minors rep by father and natural guardian Sri S. Ganga Reddy in favour of B.S. Shivarama rep. by his SPA holder Smt. Shobha registered as document No. CKB-1-3896-2009-10 of Book-1, stored in C.D. No. CKBD-46, registered in the Office of the Sub- registrar, Chikkaballapura, selling Sy.No.5/4 measuring 1 acres 08 guntas for valuable consideration.	Xerox
9.	Mutation Register bearing No. 10/2009-10 mutating Khatha in the name of Sri B. S. Shivaram from the name of Sri S. Ganga Reddy in respect of 1 Acre 08 Guntas in Sy No. 5/4 of Reddy Gollavarahalli Village.	Xerox
10.	Sale deed dated 09.03.2010 executed by Sri B.S. Shivaram and Sri R. Gopal Reddy Rep by his SPA Holder Sri Stalin Joseph in favour of Srinivas, registered as document No. CKB-1-04183-2010-11 of Book-1, stored in CD No. CKBD58, registered in the Office of the Sub Registrar Chikkaballapura, selling Sy. No. 5/4 measuring 1 acres 08 guntas among other lands for valuable consideration.	Xerox
11.	Official Memorandum bearing No.ALN SR(chi) SKL/487/2013-14 issued by Special Deputy Commissioner, Chikkaballapura District, for converting the land in Sy No.5/4, measuring 1 Acres 08 guntas and others Sy. Nos. from Agricultural to non-agricultural residential	Xerox





12.	Cancellation Deed dated 19.08.2014 entered into between Sri. Srinivas and Sri. B.S. Shivaram and Sri. R. Gopal Reddy in respect of Sy. No. 5/4 and others Sy Nos. registered as document No. 2767/2014-15 of Book-1, stored in .C.D No. CKBD 111, registered in the Office of the Chikkaballapura Sub- registrar, Chikkaballapura.(Copy to be provided)	Xerox
13.	Hissa Tippani in respect of Sy. No.5/4, issued by the Tahsildar, Chikkaballapura Taluk	Xerox
14.	Akarband pertaining to Sy. No.5/4 issued by the Tahsildar, Chikkaballapura Taluk	Xerox
15.	Pakka Book and Hissa Survey extract in respect of Sy No. 5/4	Xerox
16.	Patta Receipt in respect of Sy No. 5/4	Xerox
17.	Tax paid receipt bearing No. 1166721 dated 01/03/2009 issued by competent Authority for having collected property tax.	Xerox
18.	Endorsement bearing No. LRF.CR.485/08-09 dated 16/02/2009 issued by Tahsildar, Chikkaballapura Taluk stating that there are no tenancy claims with respect to Sy No. 5/4 of Reddy Gollavarahalli Village.	Xerox
19.	Encumbrance Certificate bearing for the period from 01.04.1979 to 27.02.2009, issued by the Senior Sub-Registrar, Chikkaballapura, District in respect of Sy No. 5/4 measuring 1 acres 08 guntas	Xerox
20.	Encumbrance Certificate bearing for the period from 01.04.2004 to 06.06.2017 in respect of Sy No. 5/4 measuring 1 acres 08 guntas issued by the Senior Sub-Registrar, Chikkaballapura, District.(copy to be provided)	Xerox
21.	Encumbrance Certificate bearing for the period from 01.04.2004 to 06.06.2017 in respect of Sy No. 5/4 measuring 1 acres 08 guntas issued by the Senior Sub-Registrar, Chikkaballapura, District. (copy to be provided)	Xerox
22.	Encumbrance Certificate bearing for the period from 06.06.2017 to 27.02.2018 in respect of Sy No. 5/4 measuring 1 acres 08 guntas issued by the Senior Sub-Registrar, Chikkaballapura, District. (copy to be provided)	Xerox

**Additional Documents to be provided**

- 1) Partition Deed between Smt. Chikkasubamma and others
- 2) Cancellation of sale by Sri Srinivas in favour of Sri B. S. Shivarama and Sri R, Gopal Reddy
- 3) Endorsement issued Assistant Commissioner that there are no cases under Sec 79 (A) & (B) and under PTCL Act
- 4) Partnership Deed of M/s Concorde Sylvan View
- 5) MOA and AOA of M/s Concorde Housing Corporation Private Limited.
- 6) Acknowledgement of registration of Firm of M/s Concorde Sylvan View.
- 7) Mutation extract in the name of Sri B. S. Shivaram.
- 8) Latest Tax paid Receipt.



*Signature*



- 8) Latest Tax paid Receipt.  
 9) Document to show that Sri Shivaram has contributed the property in SY No. 5/4 to the partnership firm M/s Concorde Sylvan View.  
 10) EC from 27/02/2009 to up to date showing all the transactions with respect to said Sy No.  
 11) Family Tree of Sri G. C. Ashwathanarayana Reddy.  
 12) SPA given by Sri Shivaram to Smt. Shobha in respect of Sy No. 5/4.  
 13) Khatha standing in the name of M/s Concorde Sylvan View.

5.	Whether certified copy of the title documents are obtained from the relevant Sub-Registrar office and compared with the documents made available by the proposed mortgagor	Yes
6.	a. whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system	Yes
	b. If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard	Yes
	b. Whether it is possible to have registration of documents in respect of the property in question, at more than one office Sub-Registrar/District Registrar/ Registrar-General. If so, please name all such offices.	Chikkaballapura
	c. Whether searches has been made at all the offices named at (b) above	Yes
	d. whether the searches in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question	No
	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current holder. And whether Minor's interest or other clog on title is involved, search should be made for the further period, depending on the need for clearance such clog on the Title.	Mentioned below

On perusal of the above documents, it is observed from **Document No. 1** that during 1965-66 property in Sy No. 5/4 measuring 1 Acre 08 Guntas of Reddy Gollavarahalli Village was standing in the name of Sri Jodidar Lakshmipathaiyah. From 1968-69 it is been cultivated by Sri Shankaranarayana Reddy as per column No. 12. Under MR No. 2/83-84 Khatha is mutated to the name of Smt. S. Parvathamma by virtue of partition and she continued to hold the land up to 2004-2005. Under MR No. 3/2005-2006 Khatha is mutated in the name of Sri S. Ganga Reddy and he continued to hold the lands up to the year 2010-2011. From 2011-2012 Khatha is mutated to the name of Sri Srinivas who continued to hold the property up to 2013-14. Under MR No. H13/2014-15 Khatha is mutated to the name of Sri B. S. Shivaram who continues to hold the property as on date.

The lands bearing Survey No.5/4, measuring 1 acres 8 guntas situated at Reddy Gollavarahalli Village was originally owned by Sri Chennaraya Reddy. Under settlement deed at **Document No. 2** Sri Chennaraya Reddy settled the properties in Sy No. 5/4 in favour

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**Advocate**



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of his 2<sup>nd</sup> wife Smt. Chikkasubamma and her sons namely (1) Sri. Ashwathnarayana Reddy (2) Sri. Shankar Reddy and (3) Sri Krishna Reddy.

Subsequently, as per M.R.No.2/1982-83, it revealed the said Smt. Chikkasubamma and others have oral partitioned their family properties on 15.11.1980. In said partition, the land in Sy. No. 5/4 measuring to 1 Acres 08 guntas has allotted to the Parvathamma wife of Sri. G.C. Ashwathanarayana Reddy as per **Document No. 3**.

Smt. S. Parvathamma wife of Sri. G.C. Ashwathanarayana Reddy has sold the land in Sy. No. 5/4 measuring to 1 Acres 08 guntas in favour of S. Ganga Reddy through the registered Sale Deed at **Document No. 4**. Then Khatha was transferred to the name of Sri. S. Ganga Reddy as evident from M.R. No. 3/2005-06, in **Document No. 5**.

Sri B. S. Shivaram has appointed Smt. B. S. Shobha as his SPA Holder for the purpose of purchasing property in Sy No. 5/4 of Reddy Gollavarahalli Village as seen at **Document No. 6**.

Sri Ganga Reddy is married to Sm. Anusuyamma and they have two minor children namely Master G. Vivasa Reddy and Master G. Keerthi Reddy as seen in the family tree available at **Document No. 7**. Later on, the said Sri. S. Ganga Reddy and his family members have conveyed the Schedule Property in favour of Sri. B.S. Shivaram (rep by his SPA holder B.S. Shobha) vide sale deed at **Document No. 8**. Sri Shivaram got the Khatha of Schedule Property transferred to his name as could be seen from M.R. No. 10/2009-10 at **Document No. 9**.

Thereafter, the said Sri. R. Gopal Reddy and Sri. B.S. Shivaram have sold their own properties including Schedule Property in favour of Sri Srinivas under a sale deed at **Document No. 10**. Sri Srinivas got the Khatha mutated to his name vide MR No. 26/2010-11, and the copy of same is not provided to me.

Sri Srinivas thereafter got the lands measuring 1 Acre 08 Guntas in SY No. 5/4 of Reddy Gollavarahalli converted from agricultural to non-agricultural residential purposes from the Deputy Commissioner, Chikkaballapura District as per **Document No. 11**.

It is represented that the above said Sale deed dated 25.01.2011 was cancelled by Sri Srinivas executing cancellation Deed dated 19.08.2014, in favour of Sri B. S. Shivaram and Sri R. Gopal Reddy registered as document No. 2767/2014-15 of Book-1, stored in .C.D No. CKBD 111, registered in the Office of the Sub- registrar, Chikkaballapura as per **Document No. 12**(copy of the same is not provided). Since then Sri. B.S. Shivaram is started the possession and enjoying the Schedule property as an absolute owner.

**Document No. 13** is the Hissa Tippani showing that Sy No. 5 is phoded as 5/1, 2, 3 & 4 and Sy No. 5/4 is standing in the name of Sri Jodidar Lakshmipathaiah. Akarband at **Document No. 14** confirms the extent of land in Sy No. 5/4 and also that the same is assessed to tax. Pakka Book at **Document No. 15** shows that Sy No. 5 has been phoded as Sy No. 5/1, 2, 3 & 4 and Sy No. 5/4 is standing in the name of Sri Jodidar Lakshmipathaiah.

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**Document No. 16** is the receipt Patta showing that the property in Sy No. 5/4 stands in the name of Sri S. Ganga Reddy as of 2008-09 and he has paid property tax for 2008-2009 as evident in **Document No. 17**.

The Tahsildar Chikkaballapura Taluk has endorsed in **Document No. 18** that the property is free from any tenancy claims.

It is represented that Sri B. S. Shivaram along with Sri R. Gopal Reddy and M/s Concorde Housing Corporation Private Limited have constituted and reconstituted a partnership firm in the name and style of M/s Concorde Sylvan View which is also registered with the registrar of firms.

It is further represented that Sri B. S. Shivaram has contributed the property in Sy No. 5/4 measuring 1 Acre 08 Guntas of Reddy Gollavarahalli Village towards capital of the firm M/s Concorde Sylvan View. Thus M/s Concorde Sylvan View has become the owner of the property under reference.

#### Encumbrance Certificates

The Encumbrance Certificate at **Document No. 19** has been produced for the period 01.04.1979 to 27.02.2009 with respect to the Survey No. 5/4 which is execution of the Sale Deed dated 30.08.2005 by Parvathamma in favour of S. Ganga Reddy. The said EC does not show creation of any charges or encumbrances on the property. However EC from 27/02/2009 to up to date has to be produced, showing all the relevant entries and nil encumbrances.

9.	Nature of Title of the intended Mortgagor over the property (whether full Ownership rights, leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Government Grantee / Allotter etc.)	Absolute Ownership- Partnership Property.
10.	If Lease hold, whether, a. Lease deed is duly stamped and registered b. Lessee is permitted to mortgage the leasehold right. c. Duration of the lease/ Unexpired period lease. d. If a Sub-Lease, check the lease deed in favour of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also. e. Whether the leasehold rights permits for the creation of any superstructure. f. Right to get renewal of the leasehold rights and nature thereof.	Not applicable (NA).
11.	If Government Grant/ Allotment/ Lease-Cum-Sale Agreement, whether; a. Grant / Agreement etc., provides for alienable rights to the mortgagor with or without conditions. b. The mortgagor is competent to create charge on such property c. Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NA
12.	If Occupancy right, whether;	NA

*By*  

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**Advocate**



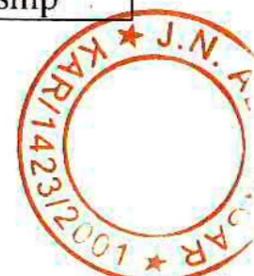
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12.	If Occupancy right, whether; a. Such right is heritable and transferable. b. Mortgage can be created	NA
13.	Nature of Minor's Interest, if any and if so, whether creation of mortgage could be possible. The modalities/ Procedures to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No Minor interest involved
14.	If the property has been transferred by way of Gift/ Settlement Deed, Whether; a. The Gift/ Settlement Deed is duly stamped and registered. b. The Gift/ Settlement Deed has been attested by two witnesses. c. The Gift/ Settlement Deed transfer the property to be donee. d. Whether the Donee has accepted the Gift by signing the Gift/ Settlement deed or by a separated writing or by implication or by actions. e. Whether there is any restriction on the Donor in executing the Gift/ Settlement Deed in question. f. Whether the Donee is in the possession of the gifted property. g. Whether any life interest is reserve for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage. h. Any other aspect affecting the validity of the title passes through the Gift/ Settlement Deed.	No Gift or Settlement Deed involved
15.	a. In Case of Partition/ Family Settlement deeds. Whether the Original Deed available for deposits, if not the modality/ procedure to be followed to create a valid and enforceable mortgage. b. Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c. Whether the partition made is valid law and the mortgagor has acquired a mortgagable title thereon. d. In respect of partition by a Decree of Court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e. Whether any of the documents in question are executed in counterparts or in more than one set, if so additional precautions to be taken for avoiding multiple mortgages.	No Partition/ Family Settlement deeds are involved
16.	Whether the title documents included any testamentary documents/ Wills a. In case of wills, whether the will is registered will or unregistered. b. Whether will in the matter needs a mandatory probate and is so whether the same is probated by a competent court. c. Whether the property is mutated on the basis of will. d. Whether the original will is available. e. Whether the Original Death Certificated of the testator is available. f. What are the circumstances and/ or documents to establish the will in question is the last and final will of the testator.	No will involved



	religious/ other institutions having any restriction in creation of charges on such properties. c. Precautions/ Permissions, if any in respect of the above cases for creation of mortgage	
18.	a. Whether the property is a HUF/ Joint family property, mortgage is created for joint family benefit/ legal necessity, whether the Major Coparceners have no objection/ Join in execution, minors share if any, right of female members etc. b. Please also comment on any other aspect which may adversely affect the validity if security in such cases.	Not a HUF/ Joint Family property
19.	a. Whether the property belongs to any trust or is subject to the rights of any trust. b. Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property. c. If so additional precautions/ permissions to be obtained for creation of valid mortgage. d. Requirements, if any for creation mortgage as per the central/ state laws applicable to the trust in the matter.	Not a Trust Property
20.	a. If the property is Agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation/ enforcement of mortgage. b. In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage. c. In the case of conversions of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Agricultural land is converted vide Conversion Order No. ALN.SR (Chi) Sakala. 487/2013-14 dated 04/03/2014.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz., Agricultural laws, weaker sections, minorities, land laws, SEZ regulations, Costal Zone Regulations. Environmental Clearance etc.,)	No
22.	a. Whether the property is subject to any pending or proposed land acquisition proceedings. b. Whether any search/ enquiry is made with the Land Acquisition Office and the outcome of such search/ enquiry.	No
23.	a. Whether the property is involved in or subject matter of any litigation which is pending or concluded. b. If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement. c. Whether the title documents have any court seal/ marking which points out any litigations/ attachment/ security to court in respect if the property in question, in such case please comment on such seal/ marking	No Litigation Pending as per the documents provided by the Applicant
24.	a. In case of partnership firm, whether property belongs to the firm and the deed is properly registered. b. Property belonging to partners, whether thrown on hotchpot,	Property belongs to Partnership

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24.	<p>a. In case of partnership firm, whether property belongs to the firm and the deed is properly registered.</p> <p>b. Property belonging to partners, whether thrown on hotchpot, whether formalities for the same have been completed as per applicable laws.</p> <p>c. Whether the persons(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.</p>	<p>Property belongs to Partnership Firm, M/s. Concorde Sylvan View. The property belongs to a partner Sri B. S. Shivaram and he has contributed the same to the capital of the firm by following the applicable formalities</p>
25.	<p>Whether the property belongs to a Limited Company check the borrowing powers, Board resolutions, authorization to create mortgage/ execution of documents, Registration of any prior charges with the company Registrar, Articles of Association/ Provision for common seal etc.</p>	<p>Not Applicable.</p>
26.	<p>In case of Societies, Association the required authority/ power to borrower and whether the mortgage can be create requisite resolutions, bye-law.</p>	<p>No</p>
27.	<p>a. Any POA is involved on the chain of title.</p> <p>b. Whether the POA involved is one coupled with interest, i.e., Development Agreement – Cum, Power of Attorney. If so please clarify whether the same is a registered document and hence it has created an interest in favour of the builders/ developer and as such is irrevocable as per law.</p> <p>c. In case the title documents is executed by the POA holder please is (1) One executed by the Builders viz., Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign flat Allotment Letters, NOCs Agreement of Sale, Sale Deeds etc., in favour of buyers if flat/ Unit (Builder's POA) or (2) Other type of POA (Common POA).</p> <p>d. In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.</p> <p>e. In case of Common POA (i.e., POA other than Builder's POA), please clarify the following clauses in respect of PAO.</p> <p>1. Whether the Original POA is verified and the title investigation is done on the basis of Original POA.</p> <p>2. Whether the POA is registered one.</p> <p>3. Whether the POA is a Special of General One.</p>	<p>NO</p> <p>NO</p> <p>NO</p> <p>Not applicable</p> <p>NA.</p>

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		Encumbrance.
32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy.	Tax up to 2008-2009 in respect of the schedule property is paid
33.	a. Urban land ceiling clearance, whether required and if so, details thereon. b. Whether No Objection Certificate under the Income Tax act required/ obtained	No
34.	Details of RTC Extracts/ Mutation Extracts/ Khatha Extracts pertaining to the property in question	Khatha in the name of M.s Concorde Sylvan View to be obtained
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records.	- NA- - to be obtained
36.	a. Whether the property offered as security is clearly demarcated. b. Whether the demarcation/ partition of the property is legally valid. c. Whether the property has clear access as per documents.	Yes
37.	Whether the property can be identified from the following documents and discrepancy/ doubtful circumstances if any revealed on such scrutiny. a. Document in relation to Electricity connection. b. Document in relation to Water connection. c. Document in relation to Sales Tax Registration if any applicable. d. Other utility bills if any.	NA
38.	In respect of the boundaries of the property whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary, if so please elaborate/ comment on the same.	No
39.	If the valuation report and/ or approved/ sanctioned plans are made available, please comment on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and/ or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently on making the same available to the advocate)	To be obtained
40.	Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents payments of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security	NA
42.	In case of absence of the original title deeds, details of legal and	Certified Copy

*[Handwritten Signature]*

	and additional precautions, if any to be taken in such cases.	
44.	Additional aspects relevant for investigation of title as per local laws.	No
45.	Additional Suggestions if any to safeguard the interest of Bank/ ensuring the perfection of security.	--
46.	The Specific persons who are required to create mortgage/ to deposits documents creating mortgage.	M/s Concorde Sylvan View

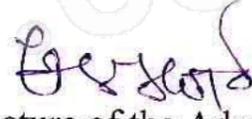
**OPINION**

On perusal of the documents listed above, and made available on record and subject to production of the documents sought for in Paragraph "Additional Documents", I am of the opinion that M/s Concorde Sylvan View is the absolute owners in de jure possession and enjoyment of the property under reference having good and valid marketable title.

M/s Concorde Sylvan View has taken up the project for developing the land and formation of residential sites.

M/s Concorde Sylvan View can alienate the sites to be formed to the prospective purchaser. After obtaining necessary layout plan approvals from the competent Authority.

Date : 07/04/2018  
Place : Bangalore

  
Signature of the Advocate  
(J.N. Alasingar)





**SEARCHREPORT**

I further certify that Settlement Deed dated 09.03.1961 entered into between Sri Channaraya Reddy settling his properties in favour of his 1<sup>st</sup> wife Smt. Doddasubamma and her children, and 2<sup>nd</sup> wife Smt. Chikkasubamma and her children, is registered as document No. 2592/1960-61 of Book-1, volume No. 850, at pages No. 227 to 238, registered in the Office of the Sub- Registrar, Chikkaballapura.

Sale deed dated 31.08.2005 executed by Smt. S. Parvathamma in favour of Sri S. Ganga Reddy, is registered as document No.CKB-1-1018-2005-06, Book – I, Stored in C.D. No. CKBD-9, registered in the Office of the Sub- registrar, Chikkaballapura.

Sale deed dated 09.03.2010 executed by (1) Sri. S. Ganga Reddy, (2) Master G. Vivasa Reddy and (3) Master G. Keerthi Reddy Sl. No. 2 & 3 are minors rep by father and natural guardian Sri S. Ganga Reddy in favour of B.S. Shivarama rep. by his SPA holder Smt. Shobha is registered as document No. CKB-1-3896-2009-10 of Book-1, stored in C.D. No. CKBD-46, registered in the Office of the Sub- registrar, Chikkaballapura.

Cancellation Deed dated 19.08.2014 entered into between Sri. Srinivas and Sri. B.S. Shivaram and Sri. R. Gopal Reddy in respect of Sy. No. 5/4 and others Sy Nos. is registered as document No. 2767/2014-15 of Book-1, stored in .C.D No. CKBD 111, registered in the Office of the Chikkaballapura Sub- registrar, Chikkaballapura.

These documents are genuine as the particulars shown in the deeds tally with entries recorded in the said office.

Date: 07/04/2018

Place: Bangalore

  
Signature of the Advocate  
(J.N. Alasingar)



