



TITLE REPORT

12th December, 2024

Our Ref: SLF/MRINFRA/HUL/1/2024

To,

M/s.M R INFRAA,
Bangalore.

Kind attn: Mr.SUPREETH VIMALA SURESH,

Dear Sir,

The photo copies of the following documents have been furnished to me for scrutiny with regard to all that residential converted lands bearing Sy.No.41/4, measuring 1-00 acre with 01 guntas of kharab land, and Sy.No.43/1, measuring 2 acres 29 guntas with 0-03 guntas Kharab land, both lands situated at Hullahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, which is more fully described in the schedule hereto and to opine on the marketability of title to the schedule property.

I. DOCUMENTS FURNISHED:-

Sl.No.	Date	Description of document
1.		Village Map of Hullahalli.
2.		Tippani, Hissa Survey Tippani extract, Hissa survey Pakka extract (Left hand and Right hand side) for Sy.No.41/4, issued by office of the Assistant Director of Land Records, Anekal Taluk



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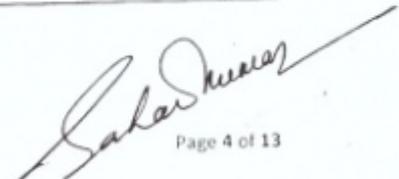
3.		Tippani, Hissa Survey Tippani extract (Left hand and Right hand side), Hissa survey Pakka extract for Sy.No.43/1, issued by office of the Assistant Director of Land Records, Anekal Taluk
4.		Karnataka Revision Settlement Akarbandh extract for Sy.No.41/4 & 43/1.
5.		Certified copy of the Record of Rights for Sy.No.41/4, 43/1 issued by the Tahsildar, Anekal Taluk
6.	__ .12.1962	Certified copy of Order in Case No.189/60-61, issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore
7.		Certified copy of the Register No.VIII, issued by the Office of the Special Deputy Commissioner for Abolition of Inams, Bangalore.
8.		Certified copy of the Record of Rights, Tenancy and Crop (RTC)/Pahani from 1969-70 to 1989-1990 for the land bearing Sy.No.41/4.
9.		Certified copy of the Record of Rights, Tenancy and Crop (RTC)/Pahani from 1969-70 to 1989-1990 for the land bearing Sy.No.43/1.
10.	01.02.1988	Sale Deed executed by Mr.Patel Chinnappa Reddy and his sons Mr.H.C.Venkataswamy Reddy, Mr.H.C.Muniyappa in favour of Mrs.Lakshmiddevamma, wife of Mr.B.Srinivas, registered as Document No.1986, of Book I, Volume 1484, at pages 60-63, registered on 08.02.1988, in the office of the Sub-Registrar, Anekal



11.		Certified copy of the Mutation Register extract bearing M.R.No.10/1987-88 issued by the Tahsildar, Anekal Taluk, for lands bearing Sy.No.41/4 & 43/1.
12.		Certified copy of the Record of Rights, Tenancy and Crop (RTC)/Pahani from 1991-92 to 1995-96 for the land bearing Sy.No.41/4.
13.		Certified copy of the Record of Rights, Tenancy and Crop (RTC)/Pahani from 1991-92 to 1995-96 for the land bearing Sy.No.43/1.
14.	11.10.1991	Sale Deed executed by Mrs.Lakshmiddevamma in favour of Mrs.Sandhya Nagaraj, wife of Mr.M.V.Nagaraj, registered as Document No.1513, of Book I, Volume 1626, at pages 14-21, in the office of the Sub-Registrar, Anekal.
15.		Certified copy of the Mutation Register extract bearing M.R.No.14/1991-92 issued by the Tahsildar, Anekal Taluk, for lands bearing Sy.No.41/4 & 43/1.
16.		Certified copy of the Record of Rights, Tenancy and Crop (RTC)/Pahani from 1991-92 to 2001-2002 for the land bearing Sy.No.41/4.
17.		Certified copy of the Record of Rights, Tenancy and Crop (RTC)/Pahani from 1991-92 to 2001-2002 for the land bearing Sy.No.43/1.
18.		Computerised Record of Rights, Tenancy and Crop (RTC)/Pahani from 2000-01 to 2022-2023 for the land bearing Sy.No.41/4

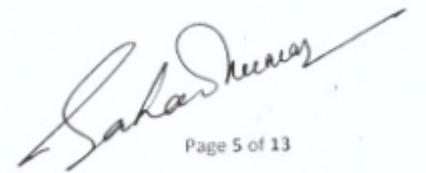


19.		Computerised Record of Rights, Tenancy and Crop (RTC)/Pahani from 2000-01 to 2022-2023 for the land bearing Sy.No.43/1
20.	28.03.1996	Certified copy of the Order in LRF (83)(A)53/95-96, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
21.		Certified copy of the Mutation register extract bearing M.R.No.60/97-98 for land in Sy.No.41/4 & 43/1.
22.	22.06.2000	Certified copy of the Order in LRF (83) (AG) 37/99-2000, passed by Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
23.		Certified copy of the Mutation Register extract bearing M.R.No.4/2000-01, for land in Sy.No.41/4 & 43/1.
24.	27.09.2023	Sale Deed executed by Mrs.Sandhya Nagaraj in favour of M/s.M R INFRAA, registered as Document No.7770, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Banashankari.
25.	09.05.2024	Computerised Mutation Register Extract bearing M.R.No.H15/2023-24, for the land bearing Sy.No.41/4 and 43/1
26.		Computerised RTC/Pahani for 2023-24 for the land bearing Sy.No.41/4, 43/1, standing in the name of M/s.M R Infraa.
27.	14.09.2023	Specific Power of Attorney executed by Mr.Avinash Raj, son of Late M.V.Nagaraj, in favour of his mother Mrs.Sandhya Nagaraj
28.	04.10.2023	Confirmation Deed executed by Mr.Avinash Raj, represented by his SPA Holder Mrs.Sandhya Nagaraj,





		in favour of M/s.M R Infraa, registered as Document No.8234, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Banashankari.
29.	31.05.2024	Demand Notice issued by Bangalore Development Authority.
30.	04.06.2024	Remittance Challan issued by Bangalore Development Authority and Proceedings and Order of the Government of Karnataka for the change of land usage/change of zone.
31.	27.06.2024	Commencement Certificate bearing No.BDA/TPM/CLU-101/23-24/662/2024-25, for the change of land usage from its agricultural zone to residential zone, issued by the Bangalore Development Authority.
32.		Conversion/Alienation 11E Sketch for Sy.No.41/4 & 43/1
33.	16.07.2024	Conversion Fee & Phodi Fee remittance Challan for Sy.No.41/4 & 43/1
34.	19.07.2024	Conversion Order in an Official Memorandum bearing online Application No.686245 , for Sy.No.41/4 and online Application No.686244 , for Sy.No.43/1, issued by Deputy Commissioner, Bangalore District.
35.	06.09.2023	Nil Tenancy Certificate bearing No.RD0038025287707, issued by Tahsildar, Anekal Taluk for Sy.No.41/4
36.	06.09.2023	Nil Tenancy Certificate bearing No.RD0038025287706, issued by Tahsildar, Anekal Taluk for Sy.No.43/1



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37.	19.09.2023	Nil PTCL Claims endorsement issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore, for lands in Sy.No.41/4, 43/1.
38.	05.08.2023	Endorsement for non-availability of Index of Land for Sy.No.41/4, 43/1, issued by Tahsildar, Anekal Taluk.
39.	12.09.2023	Endorsement issued by Karnataka Industrial Areas Development Board confirming non-acquisition of lands in Sy.No.41/4, 43/1.
40.	22.10.2023	Hadbasth Sketch for Sy.No.41/4, 43/1.
41.		Tax paid receipt for the year 2017-18 for the lands in Sy.No.41/4, 43/1.
42.	20.06.2024	Encumbrance certificate in Form-15 for the period of 64 years from 01.04.1940 to 31.03.2004, bearing S.A.No.3091,3092/24-25, issued by Sub-Registrar, Anekal, for Sy.No.41/4, 43/1.
43.	16.10.1991	Encumbrance certificate in form-15 for the period of 14 years from 01.04.1978 to 14.10.1991, bearing S.A.No.1311/91-92 issued by Sub-Registrar, Anekal, for Sy.No.41/4, 43/1
44.		2 Encumbrance certificate in form-15 for the period of years from 01.04.2004 to 10.12.2024, bearing Certificate Nos.JGN-EC-A-520675-2024-25, JGN-EC-A-255124-2024-25 issued by Sub-Registrar, Jigani
45.	27.08.2020	Certificate of Registration of M/s.MR INFRAA, issued by Registrar of Firms, Basavanagudi
46.	21.08.2020	Partnership Deed of M/s.MR INFRAA
47.	22.12.1966	Certified copy of the Mortgage Deed executed by Mr.Chinnappareddy in favour of Block Development



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		Office, Anekal Taluk, registered as Document No.3125, of Book I, Volume 1044, at pages 247, in the office of the Sub-Registrar, Anekal
48.	04.12.2024	Loan Discharge confirmation Letter issued by office of the Taluk Panchayath, Anekal
49.		

II. SCHEDULE

All that piece and parcel of residential converted land bearing **Sy.No.41/4**, measuring **1-00** Acre, Kharab land of 0-01 guntas and land bearing **Sy.No.43/1**, measuring **2 acres 29 guntas**, Kharab land of 0-03 guntas, situated at Hullahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and both lands forming the contiguous block, compositely bounded on:

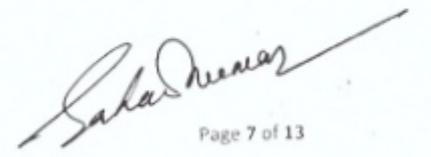
East by: Government Road;
West by: Thoobinakere;
North by: Mylasandra Village Boundary;
South by: Land belongs to M.Malla Reddy.

III. PRESENT OWNER:

M/s.M R INFRAA, A registered Partnership Firm, Having its registered office at Sy.No.26/2, Vasanthapura Main Road, Adjacent to Niveditha School, Vasanthapura, Bangalore-560061.

IV. TRACING OF TITLE:-

1. As seen from the documents furnished, the lands bearing Sy.No.41/4 and 43/1, are situated at Hullahalli Village, Jigani Hobli, Anekal Taluk,





Bangalore Urban District, forming contiguous block. *(For the sake of brevity, the afore said land will be referred to as Schedule land throughout this opinion).*

The location, shape and size of the schedule land can be evidenced from the Village Map, Tippani, Hissa Survey Tippani extract, Hissa survey Pakka extract (Left hand and Right hand side), Akarbandh, referred to above. **Document Nos.1, 2, 3, 4 & 40.**

2. The schedule lands in Sy.No.41/4, measuring 1-00 acre, Kharab land of 0-01 Gunta and Sy.No.43/1, measuring 2 acre 29 guntas, Kharab land of 0-03 Guntas, situated at Hullahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, were originally, Inam lands and the said lands were under the occupation of one Mr.Chinnappa Reddy @ Patel Chinnappa Reddy. Subsequent to the enactment of the Mysore (Personal & Miscellaneous) Inams Abolition Act, the said lands were vested with the Government. As per the provisions of the said Act, the afore said Mr.Chinnappa Reddy had file an application in case No.189/1960-61, before the Special Deputy Commissioner for Abolition of Inams, Bangalore, for the conferment of occupancy rights in respect of the schedule lands, in his name and the same was conferred by the said Special Deputy Commissioner, in the said case vide the order dated __.12.1962 (the date is missed out in the available certified copy and upon enquiring the present landlord confirmed that the document is scanned in such manner) and his name was entered in the Register VIII maintained by the Revenue department. The revenue records were mutated in his name. The RTC/Pahani stood in his name. The said fact can be evidenced from the **Document No.5, 6, 7, 8, 9 & 38.**

3. The said Mr.Chinnappa Reddy @ Patel Chinnappa Reddy and his sons Mr.H.C.Venkataswamy Reddy, Mr.H.C.Muniyappa, had sold the Schedule lands re-granted to them, in favour of Mrs.Lakshmiddevamma, wife of Mr.B.Srinivas,

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vide a registered Sale Deed dated 01.02.1988, registered as Document No.1986, of Book I, Volume 1484, at pages 60-63, registered on 08.02.1988, in the office of the Sub-Registrar, Anekal, for a valuable sale consideration. Subsequent to the purchase of the afore said Schedule Lands, the said Mrs.Lakshmiddevamma, had applied for the change of katha and got the same mutated in her name vide mutation entry bearing M.R.No.10/1987-88. The RTC/Pahani were entered into her name in respect of the Schedule lands. The same can be evidenced from **Document No.10, 11, 12 & 13.**

4. The said Mrs.Lakshmiddevamma sold the Schedule Lands in favour of Mrs.Sandhya Nagaraj, wife of Mr.M.V.Nagaraj, vide a Sale Deed dated 11.10.1991, registered as Document No.1513, of Book I, Volume 1626, at pages 14-21, registered on 11.12.1991, in the office of the Sub-Registrar, Anekal, for a valuable sale consideration. Post purchase of the Schedule Lands, Mrs.Sandhya Nagaraj applied for the change of katha and got the same mutated in her name, vide mutation entry bearing M.R.No.14/91-92. The RTC/Pahani were also entered in her name and it could be evidenced from **Document Nos.14 to 19.**

5. The Assistant Commissioner, Bangalore South Sub-Division, Bangalore, initiated the proceedings in LRF (83)(A)53/95-96, against the said Mrs.Sandhya Nagaraj, for the purchase of the Schedule Lands in contravention of the Section 79 (a) & (b) of the Karnataka Land Reforms Act and the Schedule lands were confiscated to the Government as per the order dated 28.03.1996, in the said case. The mutation entry was made in M.R.No.60/97-98. Aggrieved by the said Order, Mrs.Sandhya Nagaraj preferred an Appeal before the Karnataka Appellate Tribunal in Appeal No.707/98, and the said KAT ordered for the fresh enquiry into the matter and reverted the matter back to the Assistant Commissioner, Bangalore South Sub-Division and matter was numbered as



LRF (83) (AJ): 53/95-96, 37/99-2000, and post enquiry, the Assistant Commissioner, Bangalore South Sub-Division has dropped the proceedings vide its order dated 22.06.2000. The revenue records were mutated in her name vide mutation entry in M.R.No.4/2000-01. The same can be evidenced from **Document No.20, 21, 22 & 23**. The said Mrs.Sandhya Nagaraj was in unhindered, uninterrupted, peaceful possession and enjoyment of the Schedule lands as it could be evidenced from the **Document No.41**.

6. The said Mrs.Sandhya Nagaraj sold the Schedule lands in favour of the Present Owner M/s.M R Infraa, which is a registered Partnership Firm, vide a registered Sale Deed dated 27.09.2023, registered as Document No.7770, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Banashankari, for a valuable sale consideration. Subsequent to the purchase of the schedule lands, the Present owner M/s.M R Infraa has applied for the change of katha and got the same mutated in its name vide mutation entry bearing M.R.No.H15/2023-24 and the RTC/Pahani stands in the name of the present owner. The same could be evidenced from **Document Nos.24, 25, 26, 45, 46**.

7. Mr.Avinash Raj, i.e., the son of Mrs.Sandhya Nagaraj, executed a Specific Power of Attorney dated 14.09.2023 in favour of his mother to execute a Confirmation Deed to avoid any future complications, litigations and to convey better title in the name of the present owner and in pursuance of the same, Mr.Avinash Raj, through her SPA Holder has executed a registered Confirmation Deed dated 04.10.2023, registered as Document No.8234, of Book I, stored in Central Data Cell, in the office of the Sub-Registrar, Banashankari. The same can be evidenced from **Document No.27 & 28**.

8. The Schedule Lands were presently in the agricultural zone as per the Comprehensive Development Plan [CDP] and the present landlords have applied

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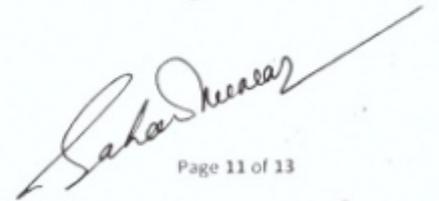


for the change of land usage or Zonal change, from agricultural usage to non-agricultural usage, and considering the road connectivity and the adjacent developments, the Bangalore Development Authority has opined the change of land usage and has ordered the change of zone from its agricultural zone to non-agricultural **residential zone** vide its Commencement Certificate dated 27.06.2024. Present landlord has applied for the conversion of the schedule lands from its agricultural purposes to non-agricultural purposes and the same was accorded permission post payment of the stipulated conversion and phodi charges vide conversion order in an Official Memoranda bearing online application bearing No. **686245, 686244** dated 19.07.2024, issued by Deputy Commissioner, Bangalore District, Bangalore. The same could be evidenced from **Document Nos.29 to 34.**

9. The lands bearing Sy.No.41/4 & 43/1 is not subject matter of any tenancy claims as there are no proceedings pending or initiated by any person/s. The land is not the subject matter of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of transfer of certain lands) Act, 1978 and the land is a patta land and does not require any permission from the Government of Karnataka to alienate the same. The same could be evidenced from **Document Nos.35, 36 and 37.** The Schedule lands are not notified by KIADB for acquisition and the same is free from any acquisition proceedings as per the **Document No.39.**

V. POSSESSION:

10. The present owner M/s.M R INFRAA, is in lawful, unhindered, unimpeachable, peaceful possession and enjoyment of the converted lands in Sy.No.41/4, measuring 1-00 acre, kharab land of 0-01 guntas of kharab land and Sy.No.43/1, measuring 2 acres 29 guntas, with kharab land of 0-03 guntas,



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and they have the right, title and interest over the entire extent of schedule property.

VI. ENCUMBRANCES:

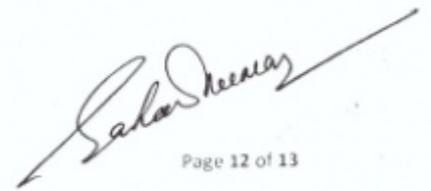
11. The Four search reports produced for the period of 84 years from 01.04.1940 to 10.12.2024, reflects the afore said chronological Sale transactions.

12. The predecessor-in-title, Mr.Chinnappa Reddy has availed the loan against the Schedule Lands from Block Development Officer(BDO), Anekal vide Mortgage Deed dated 22.12.1966, registered as No.3125, of Book I, Volume 1044, at pages 247, in the office of the Sub-Registrar, Anekal and the same was repaid by the present owner to keep the Schedule lands free from all kinds of encumbrances. **Document No.47 & 48.**

12. To sum up the search reports produced, the schedule property is free from all encumbrances, liens, charges, mortgages, court attachments, minor claims, acquisition, requisitions, etc.

VII. OPINION:

I have verified the photocopy of the afore said documents with the original documents and certified copies of the documents narrated in the Part I and in view of the documents produced and information furnished above I am of the opinion that the right, title and interest in respect of the converted land bearing Sy.No.41/4, measuring 1-00 acre with 01 guntas of kharab land, and Sy.No.43/1, measuring 2 acres 29 guntas with 0-03 guntas Kharab land, both lands situated at Hullahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, which is morefully set out in the schedule above vests with

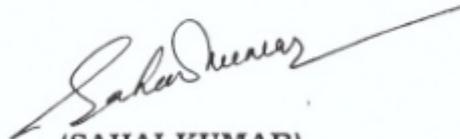




M/s.M R INFRAA, a registered Partnership firm, and they have got a valid, vendible, marketable title to the schedule lands.

Thanking you,

Yours faithfully,


(SAHAI KUMAR)
Advocate



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