

**H.D.BASAPPA, B.A.L., LL.B.,
ADVOCATE**



"G.R.COMPLEX', # 31, 1st Floor,
Service Road, Domlur Layout,
Opp.BBMP Office, Domlur,
Bangalore-560 071
Mobile : 9986349626
E-Mail : basappahd2018@gmail.com

=====

TITLE INVESTIGATION REPORT

To,

**M/s.ELEGANT ATMOS
represented by its Partners viz.,
Mr.V.Prabhu,
Mr.M.Subramani,
Mr.S.N.Manjunath,
Mr.S.Rajesh
Mr.S.Jayanth
Bangalore**

Respected Sir

Sub: - Opinion in respect of the immovable converted property bearing Bruhat Bangalore Mahanagara Palike Khatha No.10/1,52/2,52/3, (carved out of Sy.Nos.52/2 and 52/3), (duly converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN/SR/6/2008-09 dated 17.12.2008 issued by the Deputy Commissioner, Bangalore) situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, measuring 78,336.92 sq.ft.

The Original of the following documents pertaining to the subject property which is more fully described in the schedule below have been furnished to me for scrutiny of title.

1.DOCUMENTS SCRUTINIZED:

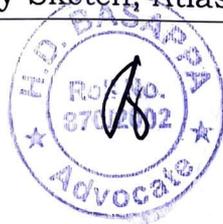
Sl. No.	Date of Document	Name of Document	Original/ Certified Photostat
1	20.08.1979	Sale Deed executed by Sonnappa in favour of V.Sundara Rajachetty and V.Udaya Kumar, registered as document No.1279/1979-80 in Book I, volume 3131, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original



2	20.08.1979	Sale Deed executed by Sonnappa in favour of Kasturi Reddy, registered as document No.4566/1979-80 in Book I, volume 3380, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
3	10.12.1979	Sale Deed executed by Sonnappa in favour of Yadalam Chidambaram, registered as document No.4565/1979-80 in Book I, volume 3167, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
4	18.12.1980	Sale Deed executed by V.Udayakumar in favour of Kasturi Reddy, registered as document No.12164/1980-81 in Book I, volume 3383, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
5	24.04.1981	Sale Deed executed by V.Sundara Rajachetty in favour of Kasturi Reddy, registered as document No.398/1981-82 in Book I, volume 3478, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
6	05.05.1980	Sale Deed executed by Yadalam Chidambaram in favour of V.C.Reddappa Reddy, registered as document No.1351/1980-81 in Book I, volume 3236, in the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.	Original
7	22.03.1990	Sale Deed executed by B.S.Munivenkatappa, Shakuntamma and Parvathamma in favour of V.C.Reddappa Reddy, registered as document No.61/1990-91 in Book I, volume 50, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original
8	18.03.1991	Sale Deed executed by Kasturi Reddy in favour of D.Ramanjaneyalu, D.S.Sridhar, K.Sridhar and Venkatachalapathi, registered as document No.27/1991-92 in Book I, volume 113, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original
9	08.04.1996	Sale Deed executed by V.C.Reddappa Reddy in favour of Abdul Rasheed, registered as document No.2813/1996-97 in Book I, volume 940, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original



10		Extract of the Mutation Register bearing No.5/1999-2000 issued by the Village Accountant, Doddabettahalli Village, Bangalore North Taluk, Bangalore.	Original
11	09.04.1996	Sale Deed executed by V.C.Reddappa Reddy in favour of Abdul Rasheed, registered as document No.2814/1996-97 in Book I, volume 940, in the Office of the Sub-Registrar, Yelahanka, Bangalore.	Original
12		Extract of the Mutation Register bearing No.4/1999-2000 issued by the Village Accountant, Doddabettahalli Village, Bangalore North Taluk, Bangalore.	Original
13		Death Certificate in the name of Venkatachalapathi	Photostat
14		Family Tree in the name of late Venkatachalapathi	Photostat
15	30.03.1996	Sale Deed executed by 1) D.Ramanjaneyalu, 2) D.S.Sridhar, 3) K.Sridhar and 4) P.Subhadramma wife of late Venkatachalapathi and her children viz., P.Venkatesh Babu, P.Balaji Babu and P.Nagesh Babu in favour of Abdul Rasheed, registered as document No.2815/1996-97, in Book I, Volume 945 at pages 36 to 46, in the office of the Sub-Registrar, Yelahanka, Bangalore.	Original
16		Final Judgement and Decree in O.S.No.486/2002 passed by the Principal Civil Judge (Sr-Div), Bangalore Rural District	Certified
17		RTC's for the year 1988-89 to 2002-03 issued by the Tahsidlar, Bangalore North Taluk, Bangalore.	Certified
18		RTC's for the year 2002-03 to 2023-24 issued by the Village Accountant, Bangalore North Taluk, Bangalore	Online Copy
19		RTC's for the year 2002-03 to 2023-24 issued by the Village Accountant, Bangalore North Taluk, Bangalore	Online Copy
20		Index of Land and Records of Right issued by the Taluk Shirastedar, Bangalore North Taluk, Bangalore.	Certified
21		Survey Sketch, Atlas, Tippani Nakkalu, Phodi	Certified



		Extract and Settlement of Akharbhandh issued by the Taluk Shirastedar, Bangalore North Taluk, Bangalore.	
22		Extract of the Mutation Register bearing No.11/2009-10 issued by the Revenue Inspector, Yelahanka Taluk.	Certified
23	15.02.2008	Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.	Original
24	20.06.2008	Endorsement issued by the Tahsidlar, Bangalore North Taluk, Bangalore.	Original
25	17.09.2016	Endorsement issued by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore.	Original
26	17.12.2008	Conversion Certificate bearing No.ALN/SR/6/2008-09 issued by the Deputy Commissioner, Bangalore District.	Original
27	21.05.2010	Special Notice issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Rasheed	Original
28	07.06.2010	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Rasheed	Original
29	07.06.2010	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Rasheed	Original
30	04.03.2014	Death Certificate in the name of Abdul Rasheed issued by the Government of Karnataka.	Photostat
31		Family tree in the name of late Abdul Rasheed	Photostat
32	20.01.2017	Intimation Letter issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
33	20.01.2017	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
34	20.01.2017	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore	Original



		Mahanagara Palike, Bangalore in the name of Abdul Azeem	
35	18.01.2019	Special Notice issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
36	19.01.2019	Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
37	19.01.2019	Assessment Extract issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore in the name of Abdul Azeem	Original
38	01.07.2024	Joint Development Agreement executed by Abdul Azeem in favour of M/s.Elegant Atmos, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, registered as document No.BYP-1-04425/2024-25 in Book I, in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.	Original
39	01.07.2024	General Power of Attorney executed by Abdul Azeem in favour of M/s.Elegant Atmos, represented by its partners viz., V.prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, registered as document No.BYP-4-00258/2024-25 in Book I, in the Office of the Sub-Registrar, Byatarayanapura, Bangalore.	Original
40	31.07.2024	Tax Paid Receipt for the year 2024-25	Original
41		Encumbrance Certificate for the period 01.04.1979 to 20.02.2025	Original and online Copy
42	15.06.2024	Partnership Deed executed by and between V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth in the name and style of M/s.Elegant Atmos	Photostat
43	19.06.2024	Form "A" (Certificate of Register of Firm) issued by the District Register of Basavanagudi, Bangalore.	Photostat



II. SCHEDULE PROPERTY

SCHEDULE PROPERTY

All that piece and parcel of the converted property bearing Bruhat Bangalore Mahanagara Palike Khatha No.10/1,52/2,52/3, (carved out of Sy.Nos.52/1 and 52/2), (duly converted from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN/SR/6/2008-09 dated 17.12.2008 issued by the Deputy Commissioner, Bangalore) situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, measuring 78,336.92 sq.ft and bounded on the ;-

East :by: Road (Doddabettahalli to Yelahanka)
West :by: Property bearing Sy.No.50
North :by: Remaining Portion of the Property bearing Sy.No.52/2
South :by: Aravind Apartments

III. FLOW OF TITLES TRACING OUT THE TITLE:

The immovable property bearing Sy.No.52 measuring 9 acres 35 guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore was originally belongs to B.M.Sonnappa and the said B.M.Sonnappa has sold the property bearing Sy.No.52, measuring 3 acres of Doddabettahalli Village in favour of V.Sundara Rajachetty and V.Udaya Kumar, under a registered Sale Deed dated 20.08.1979.

The said B.M.Sonnappa has sold the property bearing Sy.No.52 measuring 1 acre of Doddabettahalli Village, in favour of Kasturi Reddy, under a registered Sale Deed dated 20.08.1979.

The said V.Udayakumar has sold the property bearing Sy.No.52 measuring 1 acre 20 gutnas out of 3 acres of Doddabettahalli Village in favour of Kasturi Reddy, under a registered Sale Deed dated 18.12.1980. The said V.Sundara Rajachetty has sold the remaining portion of the property bearing Sy.No.52 measuring 1 acre 20 gutnas of Doddabettahalli Village in favour of Kasturi Reddy, under a registered Sale Deed dated 24.04.1981.



Thus, the said Kasturi Reddy became the sole and absolute owner of the property bearing Sy.No.52 measuring 4 acres of Doddabettahalli Village.

The said B.M.Sonnappa has sold the property bearing Sy.No.52 measuring 20 gutnas of Doddabettahalli Village, in favour of Yadalam Chidambaram, under a registered Sale Deed dated 10.12.1979. The said Yadalam Chidambaram has sold the property bearing Sy.No.52 measuring 20 gutnas of Doddabettahalli Village in favour of V.C.Reddappa Reddy, under a registered Sale Deed dated 05.05.1980.

After the death of B.M.Sonnappa his children viz., B.S.Munivenkarappa, Shakuntamma and Parvathamma are the legal heirs of late B.M.Sonnappa's property.

The said B.S.Munivenkarappa, Shakuntamma and Parvathamma have sold the property bearing Sy.No.52 measuring 2 acres 15 guntas of Doddabettahalli Village, in favour of V.C.Reddappa Reddy, under a registered Sale Deed dated 22.03.1990.

The said Kasturi Reddy has sold the property bearing Sy.No.52 measuring 4 acres of Doddabettahalli Village, in favour of D.Ramanjaneyalu, D.S.Sridhar, K.Sridhar and Venkatachalapathi, under a registered Sale Deed dated 18.03.1991.

The said V.C.Reddappa Reddy has sold the property bearing Sy.No.52 measuring 20 guntas of Doddabettahalli Village in favour of Abdul Rasheed, under a registered Sale Deed dated 08.04.1996. From the Extract of Mutation Register bearing No.5/1999-2000 issued by the Tahsildar, Bangalore North Taluk Taluk, it is seen that the said property in Sy No.52 measuring 20 guntas of Doddabettahalli Village has been mutated in the name of Abdul Rasheed as Khathedar of the said property.

The said V.C.Reddappa Reddy has sold the property bearing Sy.No.52 measuring 2 acres 15 guntas of Doddabettahalli Village in favour of Abdul Rasheed, under a registered Sale Deed dated 09.04.1996. From the Extract of Mutation Register bearing No.4/1999-2000 issued by the Tahsildar,



Bangalore North Taluk Taluk, it is seen that the said property in Sy No.52 measuring 2 acres 15 guntas of Doddabettahalli Village has been mutated in the name of Abdul Rasheed as Khathedar of the said property.

After the death of Venkatachalapathi his wife P.Subhadramma and his children viz., P.Venkatesh Babu, P.Balaji Babu and P.Nagesh Babu are the legal heirs of late Venkatachalapathi's property.

The said 1) D.Ramanjaneyalu, 2) D.S.Sridhar, 3) K.Sridhar and 4) P.Subhadramma wife of late Venkatachalapathi and her children viz., P.Venkatesh Babu, P.Balaji Babu and P.Nagesh Babu have sold the property bearing Sy.No.52 measuring 4 acres of Doddabettahalli Village, in favour of Absul Rasheed, under a registered Sale Deed dated 30.03.1996.

Thus, the said Abdul Rasheed became the sole and absolute owner of the property bearing Sy.No.52 measuring 6 acres 15 guntas of Doddabettahalli Village.

The R.T.Cs for the year 1988-89 to 2016-17 in respect of the property bearing Sy.No.52 of Doddabettahalli Village issued by the Tahsildar/Village Accountant, Bangalore North Taluk, Bangalore, disclose the ownership and possession of that property with different owners. The Tahsildar/Village Accountant, Anekal Taluk has issued an Index of Land and Records of Right, Survey Sketch, Tippani Nakanu, Phodi Extract Settlement of Aakarbandh, Pakka Book and Village in respect of the above said property which disclose the measurement of the property and allotted the new Survey Numbers 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village,

From the Extract of Mutation Register bearing No.11/2009-10 issued by the Revenue Inspector, Bangalore North Taluk Taluk, it is seen that the said property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village has been mutated in the name of Abdul Rasheed as Khathedar of the said property.



One Shanthini Palaniswamy has filed a Permanent Injunction Suit bearing O.S.No.486/2002 against to Abdul Rasheed before the Civil Judge Senior Division at Bangalore in respect of the property bearing Sy.No.52/3 of Doddabettahalli Village, accordingly, the said suit is settled out of Court and filed a Compromise petition both parties to Hon'ble Court, the Hon'ble Court has passed a Final Judgement and Decree, As per the Final Judgement Decree, the said Abdul Rasheed became the sole and absolute owner of the property bearing Sy.No.52/3 of Doddabettahalli Village.

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsements dated 15.02.2008 and 17.09.2016, which discloses that there are no proceedings pending under Section 79 (A) (B) of Karnataka Land Reforms Act, 1961 and PTCL Act in respect of the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village. The Endorsement issued on 20.06.2008 by the Tahsildar, Bangalore North Taluk, Bangalore Rural District reveals that no Tenancy Applications have been received under Karnataka Land Reforms Act in respect of the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas of Doddabettahalli Village.

The Special Deputy Commissioner, Bangalore District has issued a Conversion Certificate bearing No.ALN/SR/6/2008-09 dated 17.12.2008 wherein the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas, total measuring 5 acres 27 guntas of Doddabettahalli Village has been converted from agricultural to non-agricultural residential purposes.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued a Special Notice dated 21.05.2010, Certificate and Assessment Extract, both dated 07.06.2010, the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas, total measuring 5



acres 27 guntas of Doddabettahalli Village khatha has been transferred in the name of Abdul Rasheed and allotted the new Municipal Khatha No.10/52/1/52/2/52/3.

The said Abdul Rasheed died on 04.03.2016 and same death certificate issued by the Government of Karnataka. After the death of Abdul Rasheed his only son Abdul Azeem is the legal heirs of late Abdul Rasheed Property.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued a Special Notice, Certificate and Assessment Extract all dated 20.07.2017 the property Survey Number 52/1 measuring 2 acres 10 guntas, Survey Number 52/2 measuring 3 acres 7 gutnas and Survey Number 52/3 measuring 10 guntas, total measuring 5 acres 27 guntas of Doddabettahalli Village khatha has been transferred in the name of Abdul Azeem.

Subsequently, the said Abdul Azeem has applied for bifurcation of khatha No.10/52/1/52/2/52/3 and same the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has pass an order bearing No.DA(YA.N)V-3/KTR/182/2018-19 dated 18.01.2019, bifurcated the BBMP Khatha into two division and assigned two municipal number i.e., Khatha No.10/1/52/1/52/2, carved out of Sy.Nos.52/1 and 52/2 of Doddabettahalli Village, measuring 1,51,565.18 sq.ft and BBMP khatha No.10/52/2/52/3 carved out of Sy.No.52/2 and 52/3 of Doddabettahalli Village, measuring 78,336.92 sq.ft.

Thus, the said Abdul Azeem became the sole and absolute owner of the property bearing Khatha No.10/1/52/2/52/3, carved out of Sy.Nos.52/2 and 52/3, measuring 78,336.92 sq.ft of Doddabettahalli Village. Which is mentioned the schedule property herein.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore has issued a Certificate and Assessment Extract both dated 19.01.2019, the schedule property khatha has been transferred in the name of Abdul Azeem and allotted new municipal khatha No.10/1/52/2/52/3



and they have paid the tax for the year 2024-25 in respect of the schedule property to Bruhat Bangalore Mahanagara Palike, Bangalore

On 01.07.2024, the said Abdul Azeem has executed a Joint Development Agreement in respect of the schedule property with M/s.Elegant Atmos, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, who has agreed to develop the schedule property, by constructing Residential Apartment thereon. It has been agreed in the Joint Development Agreement, to allot 39% of the super built up area to the Owners and the remaining 61% of the super built up area to the Developers. The owner shall transfer 61% of the undivided share in the schedule property in favour of the Developers, M/s.Elegant Atmos, in lieu of transfer of 39% of super-built up area in their favour. On the same day the said Abdul Azeem has executed a General Power of Attorney in respect of he schedule property of thereby appointing M/s.Elegant Atmos, represented by its partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth, and as their Attorney. In the said G.P.A, the Attorney has been empowered to develop the schedule property, by constructing residential Apartment Buildings thereon as per the sanctioned plan and to sell the Developer's portion of the flats identified in Schedule therein together with proportionate undivided share in the schedule property, on such terms as the Attorney deemed fit in favour of the prospective purchasers.

The Encumbrance Certificates covering the period from 01.04.1979 to 20.02.2025, in respect of the schedule property, disclose the transactions referred above at relevant periods. Except this transaction, it does not disclose any encumbrance on the property

On 15.06.2024, the said V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth have entered into a Deed of Partnership in the name and Style "M/s.Elegant Atmos" for the purpose of carrying on the business of development of the property, apartments, industrial estates or farmhouses and/or to undertake construction and similar activities in the interest of said Partnership Firm which is registered under Indian Partnership Act, 1935, registered at the Office of District Registrar (Firms and Societies),



Basavanagudi, Bangalore, and the partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth are partners of said firm being engaged in the affairs of the business of the said firm and they have authorized to jointly sign and execute Agreement of Sale, Construction agreement, Sale Deed etc. on behalf of the said firm

IV OPINION

On perusal of the documents referred above and observations made I am of the opinion that, Abdul Azeem is the sole and absolute owner of the schedule property, subject to right given to registered Joint Development Agreement and General Power of Attorney holder, M/s.Elegant Atmos, represented by its Partners viz., V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth and they having the clear, valid and marketable title to the same and we are verified the Original documents of the schedule property.

25th June, 2025



H.D. BASAPPA
Advocate
"G.R. Complex", No. 31,
Service Road, Domlur Layout,
Bangalore - 560071