
TITLE REPORT
SURVEY NO. 3/3 (OLD SURVEY NO. 3/1A1)

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 **TATVALEGAL**
Bangalore
Advocates
[Restricted and Confidential]



TITLE REPORT

A. DESCRIPTION OF PROPERTY:

The objective of this due diligence exercise is to investigate title to the property described in Part D of this Title Report ("the **Report**") based on review of the documents furnished to us, description whereof is given in Part E of this Report.

B. SCOPE OF LIMITATION:

The scope of our review and of this Report is subject to the following limitations:

- (i) While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information / representations provided / made to us, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as true copies and without any addition, deletion or fabrication, (d) conformity of the copies or extracts submitted to us with the originals thereof, (e) correctness of all information provided to us in respect of the litigations in respect of the Property including the fact that no appeals or revisions have been filed in respect of the relevant suits / litigations and (f) compliance with all legal requirements by the parties concerned with the Property.
- (ii) We have only examined issues pertaining to the ownership of the Property and have not examined issues pertaining to (a) approvals from various statutory/regulatory authorities for construction, development and/or occupation of the Property; (b) business, regulatory and financial issues of the present or previous owners of the Property; and (c) other matters that do not directly affect the ownership of the Property.
- (iii) For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
- (iv) We have assumed that there are no outstanding / dues payable by the present / previous owners of the Property to any government / statutory authority (including any tax / cess dues) or local body and that the Property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.

- (v) Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Property, as analyzed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this Report.

C. CONFIDENTIALITY:

The contents of this Report are confidential. Neither this Report nor any of its contents may be disclosed to any person other than to the professional advisers, officers, and employees of **APG Environment Homes Private Limited**, who are directly involved in the proposed transaction relating to Property. We accept no responsibility to any person other than to **APG Environment Homes Private Limited** in relation to the contents of this Report.

D. DESCRIPTION OF PROPERTY:

All that piece and parcel of the undeveloped vacant land bearing New Survey No. 3/3 (old Survey No. 3/1A1) measuring 1 Acre 33 Guntas situated at Whitefield Village, Krishnarajapura Hobli, Bangalore East Taluk and Bangalore District and bounded on its:

East by : Land bearing Survey No. 3/1A1;
West by : Road, land bearing Survey No. 3/1B and Survey No. 3/2;
North by : Land bearing Survey No. 3/4;
South by : Land bearing Survey No. 5.

(Boundaries as per the ADLR sketch)
hereinafter referred to as "**Property**".

E. DOCUMENTS EXAMINED:

We have been provided with and have examined the photocopies of the documents listed in **Annexure- A** of this Report for the purpose of carrying out title due diligence on the Property.

F. FINDING BASED ON THE DOCUMENTS EXAMINED:

I. TITLE:

1. On perusal of the documents furnished to us, we note that a land parcel bearing Survey No. 29 having an extent of 10 Acres 13 Guntas situated at Whitefield Village, Krishnarajapura Hobli, Bangalore East Taluk was renumbered as Survey No. 3.

2. It appears that Survey No. 3 was subsequently sub-divided as Survey No. 3/1 measuring 9 Acres 33 Guntas and Survey No. 3/2 measuring 20 Guntas. Thereafter, Survey No. 3/1 measuring 9 Acres 33 Guntas appears to have been further sub-divided as Survey No. 3/1A measuring 9 Acres 22 Guntas (including 9 Guntas Kharab) and Survey No. 3/1B measuring 11 Guntas.
3. We note from the recitals of the Sale Deed dated 13.03.1957 (*explained below in Point No. 8*) that Survey No. 3/1 (old Survey No. 29) was originally held by the then Government of Mysore. Thereafter, it appears that Mrs. Sussain Foregard acquired the said Survey No. 3/1 (old Survey No. 29) from the Government of Mysore. *We have been informed that the deeds/documents evidencing mode and manner under which Mrs. Sussain Foregard acquired rights, title, and interest over Survey No. 3/1 (old Survey No. 29) from Government of Mysore are not available and further we have been informed that since the document does not reflect any registration details, the same cannot be applied and provided.*
4. Further, from the recitals of the Sale Deed dated 13.03.1957 (*explained below in Point No. 8*) it appears that the said Mrs. Sussain Foregard conveyed Survey No. 3/1 (old Survey No. 29) to Mr. Robin Clarence Rifles who in turn sold it to one, Mr. Patrick McDonough. After the demise of Mr. Patrick McDonough, his wife, Mrs. Agnes Katherine McDonough conveyed the aforesaid land in favour of Mr. W.R.G. King under a receipt dated 31.08.1923 for a consideration of Rs. 6000/-. *We have been informed that the following documents are not available and further informed that since the document does not reflect any registration details, the same cannot be applied and provided:*
 - a. *Sale Deed executed by Mrs. Sussain Foregard in favour of Mr. Robin Clarence Rifles;*
 - b. *Sale Deed executed by Mr. Robin Clarence Rifles in favour of Mr. Patrick McDonough;*
and
 - c. *Receipt dated 31.08.1923 under which Mr. W.R.G. King acquired Survey No. 3/1 (old Survey No. 29).*
5. It is evidenced from the Index of Land that Mr. Wylam Rolph Greateorex King @ Mr. W.R.G. King acquired Survey No. 3/1 measuring 9 Acres 33 Guntas vide aforesaid receipt dated 31.08.1923 and was in possession and enjoyment of land since 1928 (**Document No. 1**).
6. We have been provided with the Sale Deed dated 02.07.1937 executed by Mr. Wylam Rolph Greateorex King @ Mr. W.R.G. King represented by his attorney holder and his father Mr. Wylam H King (under Power of Attorney dated 29.06.1937) in favour of Mr. J.M. Bremann whereunder an extent of 9 Acres 33 Guntas in Survey No. 3/1 (formed out of old Survey No. 29 measuring 9 Acres 34 Guntas) was conveyed in favour of Mr. J.M. Bremann (**Document No. 2**). *We have been informed that the Power of Attorney executed by Mr. W.R.G. King appointing and authorizing his father Mr. Wylam H King is not available.*

7. Mr. Joseph Martin Bremann @ J.M. Bremann by virtue of Indenture of Sale dated 22.07.1947 conveyed land bearing Survey No. 3/1 (old Survey No. 29) measuring 9 Acre 34 Guntas in favour of Mr. John. J. Ferris (son of Mr. Francis Xavier Ferris) (Document No. 3). Entry No. RR 134 made in the Record of Rights records the execution of the said Indenture of Sale dated 22.07.1947 (Document No. 4). *We have been informed that there are no documents/deeds available to ascertain as to how Mr. Joseph Martin Bremann @ J.M. Bremann acquired an additional extent of 01 Guntas Survey No. 3/1 (old Survey No. 29).*
8. Subsequently, Mr. John. J. Ferris conveyed an extent of 9 Acres 38 Guntas in Survey No. 3/1 (old Survey No. 29) in favour of Mr. Narhar Govind Ganapuley (son of Mr. Govind Krishna Ganapuley), under the Indenture of Sale dated 13.03.1957 (Document No. 5).

Observation:

It is observed that Mr. John. J. Ferris had acquired an extent of 9 Acres 34 Guntas in Survey No. 3/1 (old Survey No. 29) under the Sale Deed dated 22.07.1947 instead of 9 Acres 33 Guntas. Thereafter he conveyed an extent of 11 Guntas under the Sale Deed dated 08.11.1947 to Mr. Agnes Ball. Later, the said Mr. John. J. Ferris conveyed an extent of 9 Acres 38 Guntas in Survey No. 3/1 (old Survey No. 29) under the abovementioned Indenture of Sale dated 13.03.1957. It is pertinent to note that from sale deeds provided to us, that Mr. John. J. Ferris had right, title and interest only to an extent of 9 Acres 22 Guntas (after deducting 11 Guntas) however he has sold an additional extent of 16 Guntas in Survey No. 3/1 to Mr. Narhar Govind Ganapuley under the abovementioned Indenture of Sale dated 13.03.1957.

In this regard, we have been informed that there are no documents/deeds to ascertain as how to Mr. John. J. Ferris acquired an additional extent of 16 Guntas in Survey No. 3/1.

9. Record of Rights, Tenancy and Crop Inspection ("R.T.C's") issued in respect of the land bearing Survey No. 3/1A measuring 9 Acres 22 Guntas for the years 1972-73 to 1976-77 reflects Mr. John. J. Ferris as the holder thereof (Document No. 6). The said RTCs in the cultivator column records as burial ground. It is observed that the subsequent RTCs doesn't record as burial ground, however, records the names of the holders (at that point of time) as cultivators in the cultivator column.
10. We have been provided with the typed copy of a Notification dated 19.12.1973 bearing No. RD 164.73 issued on behalf of the Governor of Karnataka, by the Assistant Special Officer for LRA Ex-Officio whereunder we note that in exercise of powers conferred by Section 109 of the Mysore Land Reforms Act 1961, the said authority has reserved an extent of 2 Acres in Survey No. 3/1 (old Survey No. 29) for industrial development and directs that the said land shall be exempted from the provision of Section 80 and 81A of the Mysore Land Reforms Act (Document No. 7).

Observation:

It is pertinent to note that this notification does not impose any express condition or restriction on the sale of the 2 acres land which has been exempted from the provisions of Section 80 (Transfer to non-agriculturist barred) and Section 81A (Declaration before the registering authority) of the Karnataka Land Reforms Act (then Mysore Land Reforms Act).

11. It is observed that the said Survey No. 3/1A measuring 9 Acres 22 Guntas (including 9 Guntas Kharab) was further sub-divided into Survey No. 3/1A1 measuring 9 Acres 13 Guntas and the extent of 9 Guntas recognised as N.A Kharab land is assigned as Survey No. 3/1A2 in the year 1967.
12. RTCs issued in respect of land bearing Survey No. 3/1A1 measuring 9 Acres 13 Guntas for the years 1977-78 to 1986-87 reflects Mr. Narhar Govind Ganapuley as the holder to an extent of 2 Acres thereof (**Document No. 8**). *We have been informed that the RTCs for the year 1987-88 is not available.*
13. We have been provided with Sale Deed dated 22.03.1974 along with the plan annexed to said sale deed, whereunder we note that the said Mr. Narhar Govind Ganapuley, has pursuant to the exemption obtained under Section 109 of the Mysore Land Reforms Act 1961, conveyed an extent of 2 Acres in Survey No. 3/1 (old Survey No. 29) in favour of Brindavan Printers and Publishers Private Limited under the said Sale Deed dated 22.03.1974 (**Document No. 9**). The Entry No. M.R. 4 of 1974-75 was made in the Mutation Register recording the execution of aforesaid sale deed and change of khatha in the name of Brindavan Printers and Publishers Private Limited (**Document No. 10**).
14. Further, we note that, there was an arrangement between the parties under which Mr. Narhar Govind Ganapuley was allowed to be in the continued possession in the Bungalow and Servant quarters located in 2 Acres land as the tenant during the entire term of his natural life on a nominal rent of Re. 1/- per annum. *In this regard, we have been informed that bungalow and servant quarters has subsequently been demolished and vacant possession was delivered by Brindavan Printers and Publishers Private Limited to the subsequent transferee Mr. K.S. Giridhar in 1992 (as detailed infra).*

Observation:

It is observed that in the year 1967, Survey No. 3/1A measuring 9 Acres 22 Guntas (including 9 Guntas Kharab) was further sub-divided into Survey No. 3/1A1 measuring 9 Acres 13 Guntas and the extent of 9 Guntas is assigned as Survey No. 3/1A2. However, the said Mr. Narhar Govind Ganapuley continued to deal with an extent of 9 Acres 38 Guntas by transferring 7 Acres 38 Guntas to Sri Satya Sai Health and Educational Trust

in the year 1970 and an extent of 2 Acres to Brindavan Printers and Publishers Private Limited as Survey No. 3/1 under the abovementioned Sale Deed dated 22.03.1974.

It is pertinent to note from the certified copy of the Instrument of Trust dated 21.05.1970 (Document No. 10A) that Mr. Narhar Govind Ganapuley retained an area of about 2 Acres while transferring the remaining extent of land in Sy. No.3/1 to Sri Satya Sai Health and Educational Trust. The Schedule in the Instrument of Trust provides a description of the portion of the property reserved / retained by Mr. Narhar Govind Ganapuley with boundaries at the south west side and the same is referred to as the "Reserved Property".

We have been informed by the representative of the present landowners (viz., Mr. K.S. Giridhar) as follows:

That the total physical extent of land which was retained by Mr. Narhar Govind Ganapuley was about 1 Acre 33 Guntas in the Reserved Property and the physical extent of land which was delivered to Sri Satya Sai Health and Educational Trust was much less than 7 Acres 38 Guntas. Due to the error in the extents mentioned in the 1970 and the 1974 deeds and the actual extent that was in the physical possession of Sri Satya Sai Health and Educational Trust (and their subsequent transferees) and Mr. Narhar Govind Ganapuley (and his subsequent transferees) there was certain inconsistencies between the title documents and the revenue entries. These inconsistencies have finally been resolved in the year 2022 when pursuant to phodi exercise undertaken by the jurisdictional survey and revenue authorities Survey No. 3/1A1 (measuring about 9 Acres 13 Guntas as evidenced by M.R. T2/2022-23) has been sub-divided and the land in the possession and enjoyment of Mr. K.S. Giridhar (who had acquired the land retained by Mr. Narhar Govind Ganapuley from him in the year 1992) was assigned a new survey number as 3/3 measuring about 1 Acre 33 Guntas (as evidenced by M.R. T8/2022-23).

15. We have been provided with Order dated 07.07.1984 passed by Tahsildar, Bangalore South Taluk in the proceeding bearing No. RRT (III) 105 of 1984-85 whereunder we note that a proceeding was initiated under Section 79 'C(i)' of Karnataka Land Reforms Act, 1961, against Brindavan Printers and Publishers Private Limited on the ground that they did not file declaration under Section 79 'B' of Karnataka Land Reforms Act, 1961 within 90 days from date of amendment i.e., 01.03.1974. Further we note that as an extent of 2 Acres in Survey No. 3/1 was already exempted under the Notification dated 19.12.1973 bearing No. RD 164.73 issued by the Government of Karnataka, the said proceeding initiated under Section 79 'C'(i) of Karnataka Land Reforms Act, 1961 was dropped under the said Order dated 07.07.1984 (Document No. 11).
16. Thereafter, said Brindavan Printers and Publishers Private Limited conveyed an extent of 1 Acre 33 Guntas (mutation extent of 2 Acres) in Survey No. 3/1A under the Sale Deed dated 25.03.1992 in favor of Mr. K.S. Giridhar (son of Mr. K.L. Swamy) (Document No. 12).

17. We note from the recitals of the aforesaid sale deed that M/s Universal Trading Corporation on behalf of Mr. K.S. Giridhar had entered into sale agreement with Brindavan Printers and Publishers Private Limited, and out of the total sale consideration of 1,92,000/-, a sum of Rs. 1,25,000/- was paid in favour of M/s Universal Trading Corporation on 22.03.1983 and the balance sum of Rs. 67,000/- was paid in favour of Mr. K.S. Giridhar on 17.03.1992.

Observation:

We have been informed that the following documents are not available (i) Resolution dated 29.11.1991 passed by Brindavan Printers and Publishers Private Limited, (ii) Incorporation Certificate of Brindavan Printers and Publishers Private Limited, (iii) Agreement of Sale entered by and between Brindavan Printers and Publishers Private Limited and Universal Trading Corporation and (iv) Document to ascertain if Universal Trading Corporation is a proprietorship or a partnership firm.

18. We note from the below mentioned RTCs that Survey No. 3/1A1 measuring 9 Acres 13 Guntas was sub-divided as Survey No. 3/1A1a measuring 1 Acre 33 Guntas and Survey No. 3/1A1b measuring 7 Acres 20 Guntas.
19. RTCs issued in respect of land bearing Survey No. 3/1A1a measuring 1 Acre 33 Guntas for the years 1992-93 to 1996-97 reflects the name of Mr. Narhar Govind Ganapuley and Brindavan Printers and Publishers Private Limited as the holders of the said land (Document No. 13).
20. We have been provided with Order dated 02.08.2000 passed by Special Tahsildar, Bangalore South Taluk, Krishnarajapura in proceeding bearing No. RRT(1)CR 776:1999-2000. Under the said order, we note that a proceeding was initiated against Mr. K.L. Giridhar on the ground that he had acquired the land bearing Survey No. 3/1A1a measuring 1 Acres 33 Guntas under the Sale Deed dated 22.03.1974 registered as Document No. 1048 of 1992-93 by violating Sections 79(A) and (B) and 48(A) of the Karnataka Land Reforms Act, 1961. However, upon verification of the documents submitted by him, it was found that Mr. K.L. Giridhar was an agriculturist, and he has not violated the provisions of aforesaid act. The Special Tahsildar by the said Order dated 02.08.2000 directed the authorities to record the name of holder in Column No. 9 as per the Entry No. M.R. 42 of 1993-94 and also to change khatha with respect to Survey No. 3/1A1a measuring 1 Acre 33 Guntas in the name of Mr. K.L. Giridhar based on the Sale Deed executed in his favour (Document No. 14). We note that Mr. K.L. Giridhar acquired Survey No. 3/1A1a measuring 1 Acre 33 Guntas under Sale Deed dated 25.03.1992, registered as Document No. 1098 of 1992-93 whereas the aforesaid order erroneously records the same as Sale Deed dated 22.03.1974, registered as Document No. 1048 of 1992-93.

21. Entry No. M.R. 1 of 1999-2000 was made in the Mutation Register changing khatha in the name of Mr. K.L. Giridhar as per the aforesaid order (Document No. 15). It is observed that the name of Mr. K.S. Giridhar is incorrectly recorded as Mr. K.L. Giridhar in the abovementioned Order dated 02.08.2000, entry made in the mutation register and the RTCs. However, we note that the same has been rectified and the name of Mr.K.S.Giridhar is recorded as the holder in the RTCs issued for the years 2022-23 (*mentioned below in Document No. 18*).
22. We note from the RTCs issued in respect of land bearing Survey No. 3/1A1a measuring 1 Acre 33 Guntas for the years 1997-98 to 2001-02 and for the years from 2002-03 to 2021-22 that the name of Mr. Narhar Govind Ganapuley and Brindavan Printers and Publishers Private Limited has been rounded off and the name of Mr. K.L. Giridhar is reflected as the holder of the said land (Document No. 16). *Further, we note a reference to Entry No. M.R. 1 of 2000-01 made in the Mutation Register in RTCs issued for aforesaid years. We have not seen the said mutation register. In this regard, we have been informed that said entry is incorrect and the actual entry is MR 1 of 1999-2000.*
23. RTCs issued in respect of land bearing Survey No. 3/1A1a measuring 1 Acres 33 Guntas for the years 2002-03 to 2021-22 reflects Mr. K.L. Giridhar as the holder of the said land.
24. It appears Survey No. 3/1A1a measuring 1 Acre 33 Guntas and Survey No. 3/1A1b measuring 7 Acres 20 Guntas has been clubbed together and renumbered as Survey No. 3/1A1 measuring 9 Acres 13 Guntas.
25. Subsequently, Survey No. 3/1A1 measuring 9 Acres 13 Guntas was subdivided into Survey Nos. 3/1A1, 3/3 and 3/4. The extent of 5 Acres 10 Guntas has been assigned with Survey No. 3/1A1, the extent of 1 Acre 33 Guntas has been assigned with Survey No. 3/3 and the balance extent of 2 Acres 10 Guntas has been assigned with Survey No. 3/4 as evidenced from the Entry No. M.R. T8 of 2022-23 made in the Mutation Register (Document No. 17).
26. RTCs issued in respect of land bearing Survey No. 3/3 measuring 1 Acres 33 Guntas for the years 2022-23 reflects Mr. K.S. Giridhar as the holder of the said land (Document No. 18). *Further, the said RTC records Entry No. MR T13 of 2022-23 made in the Mutation Register. We have not seen the said mutation register.*
27. *It is pertinent to note from the above that in terms of the Sale Deed dated 25.03.1992 and on basis of the possession and enjoyment of Mr. K.S. Giridhar the land parcel measuring an extent of 1 Acre 33 Guntas in Survey No. 3/1A1 possessed and enjoyed by K.S. Giridhar was assigned with a new survey number i.e., Survey No. 3/3 by recording the name of Mr. K.S. Giridhar as the holder.*

II. REVENUE RECORDS AND ENDORSEMENTS:

28. We note the reference of Entry Nos. RR 5, RR 249, RR 57, RR 453, and RR 457 made in the Record of Rights in the Index of Land. We have not been provided with the said RR entries. However, we have been provided with a Non-Availability Endorsement bearing No. RK/CR: 99 of 2022-23 dated 19.11.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk to the effect that Record of Rights (Volume No. 1) is not available. Hence, the Entry Nos. RR 5, RR 249, RR 57, RR 453, and RR 457 made in the Record of Rights cannot be provided (Document No. 19).
29. We note the reference of Entry No. RR 266 made in the Record of Rights in the Index of Land. We have not been provided with the said RR entry. However, we have been provided with Non-Availability Endorsement bearing No. RK/CR: 2747 of 2022-23 dated 13.09.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk to the effect that Entry No. RR 266 made in the Record of Rights is not available. Hence the same cannot be provided (Document No. 20).
30. We have not been provided with RTCs issued in respect of land bearing Survey No. 3/1A for the years 1967 to 1972 and 1988 to 1992. However, we have been provided with Non-Availability Endorsement bearing No. RK/CR: 2749 of 2022-23 dated 13.09.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk to the effect that RTCs issued in respect of land bearing Survey No. 3/1A for the years 1967 to 1972 and 1988 to 1992 is in dilapidated condition. Hence the same cannot be provided (Document No. 21).
31. We note a reference to Entry No. M.R. 42 of 1993-94 made in the Mutation Register in the Order dated 02.08.2000 passed in Proceeding bearing No. RRT(1)CR 776:1999-2000. We have not been provided with Entry No. M.R. 42 of 1993-94 made in the Mutation Register. However, we have been provided with Non-Availability Endorsement bearing No. RK/CR: 2748 of 2022-23 dated 13.09.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk to the effect that entries made in the mutation register for the year 1993-94 is available only till the Entry No. M.R. 26 of 1993-94 made in the Mutation Register. Therefore, Entry No. M.R. 42 of 1993-94 made in the Mutation Register cannot be provided (Document No. 22).
32. We note a reference to Orders bearing No. ADLR:MPR 12 of 1977-78, Tmprn 11 of 1977-78, and TQ No. 146 of 1981-82 in Column No. 10 of RTCs issued for the years 1997-98 to 2001-02. We have not been provided with the said orders. In this regard, we have been provided with following endorsements:
- a. Endorsement bearing No. RK/CR: 15/2022-23 dated 27.10.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk stating that Order bearing No. ADLR:MPR 12 of 1977-78 is not available and hence the same cannot be provided.

- b. Endorsement bearing No. RK/CR: 16/2022-23 dated 27.10.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk stating that Order bearing No. TMPRN 11 of 1977-78 is not available and hence the same cannot be provided.
- c. Endorsement bearing No. RK/CR: 14/2022-23 dated 27.10.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk stating that Order bearing No. TQ No. 146 of 1981-82 is not available and hence the same cannot be provided (Document Nos. 23 to 25).
33. We have been provided with the map of Whitefield Village which indicates the location of land bearing Survey No. 3 (Document No. 26).
34. Hissa Survey Tippany dated 17.07.1967, Pakka Book and Atlas issued with respect to Survey No. 3/1A reflects total extent in the said land as 9 Acres 22 Guntas (including 9 Guntas Kharab) and sub-division of the said land bearing Survey No. 3/1A into Survey Nos. 3/1A1 and 3/1A2. We further note, Survey No. 3/1A1 is held as per Index of Land, Survey No. 3/1A2 is held by Mr. Narhar Govind Ganapuley (Document Nos. 27 to 29).
35. The Revision Settlement Akarbandh issued in respect of Survey No. 3/1A1 confirms the total extent in the said land to be 9 Acre 13 Guntas with no Kharab (Document No. 30).
36. Hissa Tippani dated 29.10.2022 issued in respect of the land bearing Survey No. 3/1A1 records the sub-division of said land into Survey Nos. 3/1A1, 3/3 and 3/4 (Document No. 31).
37. RR Balabagada Nakalu and Atlas issued in respect of the land bearing Survey No. 3/1A1 measuring 9 Acres 13 Guntas reflects Mr. K Bhaskar, Mr. K. Subbaraju and Ms. Suvarna, Mr. H.B.Anup Kumar, Mr. H.S.Prakash Babu, Mr. G. Chandrashekar, Mr. P. Ravindra Reddy, Mr. H.S.Prakash Babu, Mr. G. Chandrashekar as the holders of the Survey No. 3/1A1, Mr. K.L. Giridhar as the holder of the Survey No. 3/3 and Sri Satya Sai Baba Health Educational Trust (instead of Sri Satya Sai Health and Educational Trust) as the holder of the Survey No. 3/4 (Document Nos. 32 & 33).
38. Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 3/3 confirms the total extent of land in the said survey number to be 1 Acre 33 Guntas (Document No. 34).
39. Nil Tenancy Certificate bearing No. RD0039270079356 dated 26.05.2022 issued by the Tahsildar to the effect that no applications have been filed under Section 48A and 77A of the Karnataka Land Reforms Act, 1961 in Form 7, 7 A in respect of the Survey No. 3/1A1a measuring 1 Acre 33 Guntas (Document No. 35).

40. We have been provided with the Endorsement bearing No. PTCL(BE)CR:81/2022-23 dated 20.05.2022 issued by the Assistant Commissioner, Bengaluru North Subdivision, Bengaluru that no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Survey No. 3/1A1a measuring 1 Acre 33 Guntas as on date and that if it is found that provisions of the aforementioned act are violated in the future, proceedings will be initiated (Document No. 36).

III. ACQUISITIONS:

41. Letter bearing No. KHB/V.Bhu.Swa.V/Maha/02/2022-23 dated 23.09.2022 issued by the office of Karnataka Housing Board, Land Acquisition Department, Bangalore to the effect that Survey No. 3/1A1a measuring 1 Acre 33 Guntas has not been acquired or notified for acquisition for any of its project (Document No. 37).
42. We have been provided with the Endorsement bearing Nos. Bangalore/V. Bhu.Swa. A-2/2789/2022-23 dated 15.11.2022 issued by the Special Land Acquisition officer, Karnataka Industrial Areas Development Board to the effect that Survey No. 3/1A1a measuring 1 Acre 33 Guntas have not been acquired or notified for acquisition for any of its project as on date (Document No. 38).
43. *We have been informed that the property do not form part of any forests and has no lake or lakebed. Hence, no endorsement has been obtained.*

IV. LAND CONVERSION & LAND USAGE:

44. Official Memorandum bearing No. 438444 dated 07.02.2023 was issued by the District Commissioner, Bengaluru Urban District whereunder land bearing Survey No. 3/3 measuring 1 Acre 33 has been converted from agricultural to non-agricultural apartment-residential purposes (Document No. 39).
45. As the western and southern boundaries to the Property was incorrectly mentioned in the aforesaid official memorandum dated 07.02.2023 as 'West by: Road and Survey No. 1/1B, Survey No. 1/2' and 'South by: Survey No. 3/5', the said errors have been rectified by the Rectification Order bearing No. 438444 dated 03.04.2023 issued by District Commissioner, Bengaluru Urban District, whereunder the boundaries which was erroneously recorded have been rectified and recorded as 'West by: Road and Survey No. 3/1B, Survey No. 3/2' and 'South by: Survey No. 5' (Document No. 39A).



V. KHATA AND PROPERTY TAX:

46. *We have not been provided with the Khata Certificate and Khata Extract issued by jurisdictional authority in respect of the Property.*
47. *We have not been provided with receipts evidencing the payment of tax in respect of the Property for the preceding three years.*

VI. LITIGATION:

48. We have been informed that there are no litigations filed, pending or disposed off in respect of the Property.

VII. ENCUMBRANCE / CHARGE:

49. Encumbrance Certificate issued with respect to Survey No. 3/1 for the period 01.04.1930 to 14.02.1957 reflects Sale Deeds dated 02.07.1937 and 22.07.1947 (Document No. 40).
50. Encumbrance Certificate issued with respect to Survey No. 3/1A for the period 15.02.1952 to 31.03.1965 reflects Sale Deed dated 13.03.1957 (Document No. 41).
51. Encumbrance Certificate issued with respect to Survey No. 3/1 for the period 01.04.1965 to 31.05.1989 reflects Trust Deed dated 01.06.1970, Sale Deed dated 22.03.1974, Supplementary Deeds dated 04.04.1978 and 03.04.1978 (Document No. 42).
52. Encumbrance Certificate issued with respect to Survey No. 3/1 for the period 01.04.1966 to 31.05.1989 reflects Sale Deed dated 22.03.1974 (Document No. 43).
53. Encumbrance Certificate issued with respect to Survey No. 3/1A for the period 01.06.1989 to 31.03.2004 reflects Sale Deed dated 25.03.1992 (Document No. 44).
54. Nil Encumbrance Certificate issued with respect to Survey No. 3/1A measuring 1 Acre 33 Guntas for the period 01.04.2004 to 06.03.2023 (Document No. 45).
55. Nil Encumbrance Certificate issued with respect to Survey No. 3/3 measuring 1 Acre 33 Guntas for the period 01.04.2022 to 06.03.2023 (Document No. 46).

Observation: *We have not seen the Encumbrance Certificate in respect of New Survey No. 3/3 (old Survey No. 3/1A1 measuring 1 Acre 33 Guntas) for the period from 06.03.2023.*

56. We have been informed that there are no charges/mortgages, created in respect of the Property.

VIII. INSPECTION OF ORIGINAL DOCUMENTS & PUBLIC NOTICE:

57. We have inspected the original documents in respect of the Property.
58. We have not issued any Public Notice in respect of the Property, during our title scrutiny.

G. CONCLUSION

Subject to our comments and observations made hereinabove, we are of the opinion that:

- i. Mr. K.S. Giridhar (son of Mr. K.L. Swamy) is the owner in possession of Survey No. 3/3 (old Survey No. 3/1A1) measuring 1 Acre 33 Guntas by virtue of the Sale Deed dated 25.03.1992.
- ii. Survey No. 3/3 has been converted from agricultural to non-agricultural apartment-residential purposes vide Official Memorandum bearing No. 438444 dated 07.02.2023 and Rectification Order bearing No. 438444 dated 03.04.2023.
- iii. As per the Revised Master Plan 2015 the Property is situated in Residential (Main) Zone.



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ANNEXURE - A
DOCUMENTS EXAMINED

In connection with the above we have been provided with and have examined the photocopies of the following documents:

Sl No.	Particulars
1.	Index of Land issued with respect to Survey No. 3/1.
2.	Sale Deed dated 02.07.1937, registered as Document No. 35 of 1937-38 of Book I, Volume 384, Pages 142-144 in the office of Sub-Registrar, Bangalore Taluk;
3.	Indenture of Sale dated 22.07.1947, registered as Document No. 491 of 1947-48 of Book I, Volume 914, Pages 142-145 in the office of Sub-Registrar, Bangalore Taluk;
4.	Entry No. RR 134 made in the Record of Rights;
5.	Indenture of Sale dated 13.03.1957, registered as Document No. 269 of 1956-57 of Book I, Volume 7, Pages 1-6 in the office of Sub-Registrar, Bangalore South Taluk;
6.	Record of Rights, Tenancy and Crop Inspection ("R.T.C.s") issued in respect of the land bearing Survey No. 3/1A measuring 9 Acres 22 Guntas for the years 1972-73 to 1976-77;
7.	Notification dated 19.12.1973 bearing No. RD 164 LRM 73 issued by Governor of Karnataka, Assistant Special Officer for LRA Ex-Officio;
8.	RTCs issued in respect of land bearing Survey No. 3/1A1 measuring 9 Acres 13 Guntas for the years 1977-78 to 1986-87;
9.	Sale Deed dated 22.03.1974, registered as Document No. 5376 of 1973-74 of Book I, Volume 1037, Pages 183 to 192 in the office of Sub-Registrar, Bangalore South Taluk along with the Plan;
10.	Entry No. M.R. 4 of 1974-75 made in the Mutation Register;
10A.	Instrument of Trust dated 21.05.1970, registered as Document No. 1127 of 1970-71 of Book I on 01.06.1970, in the office of Sub-Registrar, Bangalore South Taluk;

11.	Order dated 07.07.1984 proceeding bearing No. RRT (III) 105 of 1984-85;
12.	Sale Deed dated 25.03.1992, registered as Document No. 1098/1992-93 of Book I, Volume 53 Pages 116-121 in the office of Sub-Registrar, Bangalore South Taluk;
13.	RTCs issued in respect of land bearing Survey No. 3/1A1a measuring 1 Acre 33 Guntas for the years 1992-93 to 1996-97;
14.	Order dated 02.08.2000 passed in Proceeding bearing No. RRT(1)CR 776:1999-2000 by Tahsildar, Bangalore South Taluk, Krishnarajapura;
15.	Entry No. M.R. 1 of 1999-2000 made in the Mutation Register;
16.	RTCs issued in respect of land bearing Survey No. 3/1A1a measuring 1 Acre 33 Guntas for the years 1997-98 to 2001-02, 2002-03 to 2021-22;
17.	Entry No. M.R. T8 of 2022-23 made in the Mutation Register;
18.	RTCs issued in respect of land bearing Survey No. 3/3 measuring 1 Acres 33 Guntas for the years 2022-23;
19.	Non-Availability Endorsement bearing No. RK/CR: 99 of 2022-23 dated 19.11.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;
20.	Non-Availability Endorsement bearing No. RK/CR: 2747 of 2022-23 dated 13.09.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;
21.	Non-Availability Endorsement bearing No. RK/CR: 2749 of 2022-23 dated 13.09.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;
22.	Non-Availability Endorsement bearing No. RK/CR: 2748 of 2022-23 dated 13.09.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;
23.	Endorsement bearing No. RK/CR: 15/2022-23 dated 27.10.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;
24.	Endorsement bearing No. RK/CR: 16/2022-23 dated 27.10.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;
25.	Endorsement bearing No. RK/CR: 14/2022-23 dated 27.10.2022 issued by Tahsildar Grade-2, Krishnarajapura, Bangalore East Taluk;

26.	Map of Whitefield Village;
27.	Hissa Survey Tippany dated 17.07.1967 issued with respect to Survey No. 3/1A;
28.	Hissa Survey Pakka Book issued with respect to Survey No. 3/1A;
29.	Hissa Survey Atlas issued with respect to Survey No. 3/1A;
30.	Revision Settlement Akarbandh issued with respect to Survey No. 3/1A1;
31.	Hissa Tippani dated 29.10.2022 issued with respect to Survey No. 3/1A1;
32.	RR Balabagada Nakalu and Atlas issued with respect to Survey No. 3/1A1;
33.	Atlas issued with respect to Survey No. 3/1A1;
34.	Revision Settlement Akarbandh issued with respect to Survey No. 3/3;
35.	Nil Tenancy Certificate bearing No. RD0039270079356 dated 26.05.2022;
36.	Endorsement bearing No. PTCL(BE)CR:81/2022-23 dated 20.05.2022 issued by the Assistant Commissioner, Bengaluru North Subdivision, Bengaluru;
37.	Letter bearing No. KHB/V.Bhu.Swa.V/Maha/02/2022-23 dated 23.09.2022 issued by the office of Karnataka Housing Board, Land Acquisition Department, Bangalore;
38.	Endorsement bearing No. Bangalore/V. Bhu.Swa. A-2/2789/2022-23 dated 15.11.2022 issued by the Special Land Acquisition officer, Karnataka Industrial Areas Development Board;
39.	Official Memorandum bearing No. 438444 dated 07.02.2023 was issued by the District Commissioner, Bengaluru Urban District;
39A.	Rectification Order bearing No. 438444 dated 03.04.2023 issued by District Commissioner, Bengaluru Urban District;
40.	Encumbrance Certificate issued with respect to Survey No. 3/1 measuring 9 Acre 34 Guntas for the period 01.04.1930 to 14.12.1957;
41.	Encumbrance Certificate issued with respect to Survey No. 3/1A measuring 9 Acre 38 Guntas for the period 15.02.1952 to 31.03.1965;

42.	Encumbrance Certificate issued with respect to Survey No. 3/1 for the period 01.04.1965 to 31.05.1989;
43.	Encumbrance Certificate issued with respect to Survey No. 3/1 for the period 01.04.1966 to 31.05.1989;
44.	Encumbrance Certificate issued with respect to Survey No. 3/1A for the period 01.06.1989 to 31.03.2004;
45.	Nil Encumbrance Certificate issued with respect to Survey No. 3/1A for the period 01.04.2004 to 06.03.2023;
46.	Nil Encumbrance Certificate issued with respect to Survey No. 3/1A for the period 01.04.2022 to 06.03.2023.

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