

Date: 21-03-2014

Mr. Davai
VND Associates,
Advocates,
Mumbai.

Sirs,

Sub: Scrutiny and title report with regard to converted land bearing Survey No. 2, situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 2 measuring 2 acres 11 gunta, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore and bounded on the:-

East by : Tank.
West by : Land bearing Survey No. 3
North by : Land bearing Survey No. 12 and Quarry.
South by : Land bearing Survey No. 24

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title, and interest of the owners to the subject properties.

Doc. No.	Date of issue / execution	Description of document
1.	01/06/1982	Order passed Case No. L.R.F./INA/366/79-80, by the Land Tribunal, Bangalore South Taluk.
2.	23/11/2001	Order passed in Writ Petition No. 25384/1992(KLR), by the Hon'ble High Court of Karnataka, Bangalore.



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3.	23/02/2005	Order passed in No. INA:CR. 16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.
4.	02/03/2005	Mutation Register extract in No. 14/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
5.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsildar-cum-Secretary, Bangalore South Taluk, Bangalore.
6.	30/06/2008	Family Tree of Channamallappa, attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
7.	10/09/2004	Sale Agreement executed by Channamallappa, son of Chittappa and others, in favour of Narayana Reddy and Jayalakshmi, registered vide document No. 15511/2004-05 of Book I, stored in C D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
8.	10/09/2004	General Power of Attorney executed by Channamallappa, son of Chittappa and others, in favour of N. Suresh, son of N. Narayana Reddy, registered vide document No. 483/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
9.	10/03/2005	Sale Deed executed by Channamallappa, son of Chittappa and others, in favour of Narayana Reddy and Jayalakshmi, registered vide document No. 31357/2004-05 of Book I, stored in C D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.
10.	18/04/2005	Mutation Register extract in No. 17/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
11.	--	RTCs for the period 1993-94 to 1998-99; 2000-01 to 2008-09 and 2012-13 issued by the Village Accountant, Bangalore South Taluk, Bangalore.
12.	27/01/2010	Akarband, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
13.	03/04/2008	Karda, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
14.	06/11/2007	Tippany, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.



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Doc. No.	Date of issue / execution	Description of document
15.	08/10/2009	Hudbust, issued by the Tahsildar, Bangalore South Taluk.
16.		Village Map of the Chandrasekharapura Village.
17.	26/10/2007	Endorsement in No. L.R.F/N.T.C/CR/510/2007-08, issued by the Special Tahsildar, Bangalore South, Bangalore.
18.	01/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
19.	25/11/2008	Endorsement in No. P.T.C.L/CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
20.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
21.	19/12/2007	Endorsement in No. KHB/LAO/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
22.	12/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
23.	06/11/2008	Endorsement in No. R.K./C.R./1129/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
24.	29/10/2005	Official Memorandum in No. B.Dis:ALN:SR(S):147/2005-06, issued by the Deputy Commissioner, Bangalore District, Bangalore.
25.	19/10/2005	Challan No. 48, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
26.	03/01/2007	Mutation Register extract in No. 13/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
27.	31/10/2008	Official Memorandum in No. ALN:SR(S):83/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
28.		Conversion Sketch, issued by the Tahsildar, Bangalore South Taluk.
29.	06/11/2009	Khatha Certificate in No. MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.



Doc. No.	Date of issue / execution	Description of document
30.	06/11/2009	Assessment Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
31.	30/11/2009	Tax paid receipt in No. 960165 for the period 2009-10, issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike, Bangalore Sub-Division, Bangalore.
32.	03/10/2013	Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike - Revenue Department, Bangalore.
33.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
34.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
35.	15/12/2007	Encumbrance Certificate in S. A. No. 25324/07-08, for the period 01/04/1968 to 31/03/1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
36.	16/11/2007	Encumbrance Certificate in S. A. No. 21638/07-08, for the period 01/04/1968 to 31/03/1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
37.	05/05/2005	Encumbrance Certificate in S. A. No. 3367/05-06, for the period 01/04/1991 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
38.	04/05/2005	Encumbrance Certificate in S. A. No. 5259/05-06, for the period 01/04/2004 to 03/05/2005, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
39.	14/11/2007	Encumbrance Certificate in S. A. No. 4457/07-08, for the period 04/05/2005 to 07/11/2007, issued by the Sub-Registrar, Begur, Bangalore District.
40.	27/02/2009	Encumbrance Certificate in S. A. No. 6450/08-09, for the period 08/11/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.



Doc. No.	Date of issue / execution	Description of document
41.	24/10/2009	Encumbrance Certificate in S. A. No. 4135/09-10, for the period 26/02/2009 to 19/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
42.	12/11/2009	Encumbrance Certificate in S. A. No. 4613/09-10, for the period 20/10/2009 to 09/11/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
43.	20/12/2013	Encumbrance Certificate in S. A. No. 13240/13-14, for the period 10/11/2009 to 16/12/2013, issued by the Sub-Registrar, Begur, Bangalore District.

TITLE OF N. NARAYANA REDDY, SON OF NANJAPPA REDDY AND JAYALAKSHIMI, WIFE OF NARAYANA REDDY

My opinion has been sought with respect to residentially converted land bearing Survey No. 2 measuring 2 acres 11 guntas, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Channamallappa,



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son of Chittappa as tenant to an extent of 2 acres 11 guntas of the Subject Property as per his possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1.**

Note: To produce Order in LRF/INA/360/79-80 passed by the Land Tribunal, Bangalore South Taluk (as mentioned in Order in Case No. INA:CR. 16/2001-02).

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA.CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 23-02-2005 ordered to register Sri. Channamallappa, son of Chittappa as tenant to an extent of 2 acre 11 guntas of the Subject property. The tenant was directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 23-02-2005 could be evidenced from **Document No. 3.** Subsequently, the Khatha of the Subject Property was transferred in the name of Sri. Channamallappa in serial No. 14/2004-05 of the Mutation register. The copy of the said Mutation Register extracts could be evidenced from the **Document No. 4.**

Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit.



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Subsequently, Sri. Channamallappa has paid the premium and Hundred times the land revenue to the Government on the payment of the same Tahsildar has issued Certificate registering him as occupant of the Subject Property. The copy of the same could be evidenced from **Document No. 5.**

The party has produced the Family Trees of Sri. Channamallappa, on perusal of the same it is observed that, Sri. Channamallappa is married to Smt. Honnamma and out of their wedlock two sons, and three daughters namely, Sri. Ganesha, Smt. Shylaja Smt. Pushpa Sri. Gajendra and Smt. Sumangala. Sri. Ganjendra was married to Smt. Leelavathi and they have two children namely, Nitin Kumar and Chandana. The said Sri. Ganesha is married to Smt. Lakshmi and they have two children namely, Veena and Vinod. The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No. 6.**

On 10-09-2004 Sri. Channamallappa along with his children Smt. Jayalakshmi, Smt. Shylaja Smt. Pushpa, Sri. Ganesha, Sri. Gajendra and Smt. Sumangala entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares in the Subject Property, measuring 2 acres 11 guntas. The said Sale Agreement registered vide document No. 15511/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 7.** In pursuance of the said agreement Sri. Channamallappa along with his children Smt. Jayalakshmi, Smt. Shylaja Smt. Pushpa, Sri. Ganesha, Sri. Gajendra and Smt. Sumangala, executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares in the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 483/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 8.**

By virtue of the Absolute Sale Deed dated 10-03-2005, Sri. Channamallappa along with his children Smt. Jayalakshmi, Smt. Shylaja Smt. Pushpa, Sri. Ganesha, Sri. Gajendra and Smt. Sumangala (represented their General Power of Attorney holder Sri. N. Suresh) sold the



Subject Property measuring 2 acres 11 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31357/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 9**. Subsequently, the katha/mutation of the said Subject property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 17/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 10**.

The R.T.Cs for the period 1993-94 to 2013-014 produced with respect to Survey No. 2 reflect the total extent of land as 2 acres 11 guntas and no kharab land. For the period 1993-94 to 2003-04 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and the name of Channamallappa is entered as the cultivator. For the period 2004-05 and 2013-14 the names of Narayan Reddy and Jayalakshmi are entered as the owners and cultivators. The copies of the said R.T.Cs Survey No. 2 could be evidenced from **Document No. 11**.

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 2 is 2 acres 11 guntas, no Kharab and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey Nos. 2 could be evidenced from **Document No. 12**.

On perusal of the Karda, it is observed that as per the survey conducted on 11-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 2. The copy of said Karda could be evidenced from **Document No. 13**.

The Tippyany Hudbust and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippyany and Village Map could be evidenced from **Document No. 14 to 16**.

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act,



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1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 17.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 01-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 18.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 25-11-2008 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to the Subject Property. The copy of the said Endorsement dated 25-11-2008 could be evidenced from **Document No. 19.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 20.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 19-12-2007 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 19-12-2007 could be evidenced from **Document No. 21.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 12-03-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 12-03-2009 could be evidenced from **Document No. 22.**

The Thasildar, Bangalore south Taluk, vide Endorsements dated 06-11-2008, has certified that R.T.Cs for the period 1968-69 to 1992- with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 23.**



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Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of portion of the Subject Property measuring 2 acres along with other properties, from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 29-10-2005 in No. B.Dis:ALN:SR(S):147/2005-06, converted the portion of the Subject Property measuring 2 acres and other properties from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 29-10-2005 and Challan for having paid conversion fine could be evidenced from **Document Nos. 24 and 25**. The conversion of portion of the Subject Property has been recorded in the revenue records vide Mutation Register in serial No. 13/2006-07 and the same could be evidenced from **Document No. 26**.

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the remaining portion of the Subject Property measuring 11 guntas from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 31-10-2008 in No. ALN:SR(S):83/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 31-10-2008 and Challan for having paid conversion fine and Conversion Sketch could be evidenced from **Document No. 27 and 28**.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 29 and 30**.

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 31 and 32**.

N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private



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Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 33**. Subsequently, by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 34**.

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

Note: Sketch prepared for conversion of the Subject Property measuring 2 acres (as per Official Memorandum in Nos. B.Dis:ALN:SR(S):147/2005-06.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-01-1968 to 16-12-2013, it is observed that there is one entry. The first entry is for the execution of the Agreement of Sale dated 10-09-2004 executed by Sri. Channamallappa and others, in favour Sri. Narayana Reddy and Smt. Jayalakshmi. Apart from the above said entry, there are no other entries for having encumbered the Subject Property in Survey No. 2. The copies of the said Encumbrance Certificates could be evidenced from **Document No. 35 to 43**.

OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri. S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy are the owners of the residential land bearing Survey No. 2 measuring 2 acres 11 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.



2. Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
3. Latest Endorsements from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for development purposes.
4. Receipt for having paid the betterment charges.
5. Latest Khatha Certificate, Tax Assessment Register extract / Khatha extract.
6. Fresh Encumbrance Certificate from the period 01-04-1970 to date with respect to Survey No. 2 reflecting all the transactions.
7. To produce original documents for verification.



Jayanth M. Pattanshetti
JAYANTH M PATTANSHETTI
Advocate

Date: 21-03-2014

Mr. Davai
VND Associates,
Advocates,
Mumbai.

Sirs,

Sub: Scrutiny and title report with regard to converted land bearing Survey No. 3, situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 3 measuring 3 acres (and 1 gunta of 'B' Kharab land), situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore and bounded on the:-

East by : Land bearing Survey No. 2;
West by : Land bearing Survey No. 4;
North by : Land bearing Survey No. 6;
South by : Land bearing Survey No. 24.

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title, and interest of the owners to the subject properties.

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3.	23/02/2005	Order passed in No. INA:CR. 16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.
4.	02/03/2005	Mutation Register extract in No. 15/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.



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6.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
7.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
8.	19/06/2008	Family Tree of Sri. Muniyappa, attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
9.	10/09/2004	Sale Agreement executed between Muniyappa, son of Sajappa & others and N. Narayana Reddy and Jayalakshmi, registered vide document No. 15503/2004-05 of Book I, Stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
10.	10/09/2004	General Power of Attorney executed by Muniyappa, son of Sajappa and others, in favour of N. Suresh, son of N. Narayana Reddy, registered vide document No. 484/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
11.	10/03/2005	Sale Deed executed by Muniyappa, son of Sajappa and others in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 31362/2004-05 of Book I, stored in C. D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.
12.	10/03/2005	Mutation Register extract in No. 20/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
13.	19/06/2008	Family Tree of Muniswamappa, issued by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
14.	10/09/2004	Sale Agreement executed between Chandrappa, son of Muniswamappa & others and N. Narayana Reddy and Jayalakshmi, registered vide document No. 15505/2004-05 of Book I, Stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
15.	10/09/2004	General Power of Attorney executed by Chandrappa, son of Muniswamappa and others in favour of N. Ramesh, son of N. Narayana Reddy, registered vide document No. 482/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
16.	10/03/2005	Sale Deed executed by Chandrappa, son of Muniswamappa and others in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 31354/2004-05 of Book I, stored in C. D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.



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20.	03/04/2008	Karda, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
21.	06/11/2007	Tippary, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
22.	08/10/2009	Hudbust, issued by the Taluk Surveyor / the Tahsildar, Bangalore South Taluk.
23.		Village Map of the Chandrasekharapura Village.
24.	26/10/2007	Endorsement in No. L.R.F/N.T.C/CR/510/2007-08, issued by the Special Tahsildar, Bangalore South, Bangalore.
25.	01/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
26.	25/11/2008	Endorsement in No. P.T.C.L/CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
27.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
28.	19/12/2007	Endorsement in No. KHB/LAO/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
29.	12/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
30.	06/11/2008	Endorsement in No. R.K/C.R./1129/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
31.	29/10/2005	Official Memorandum in No. B.Dis:ALN:SR(S):147/2005-06, issued by the Deputy Commissioner, Bangalore District, Bangalore.
32.	19/10/2005	Challan No. 48, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
33.	03/01/2007	Mutation Register extract in No. 13/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.



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Doc. No.	Date of issue / execution	Description of document
34.	31/10/2008	Official Memorandum in No. ALN:SR(S):83/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
35.	06/11/2009	Khatha Certificate in No. MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
36.	06/11/2009	Assessment Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
37.	30/11/2009	Tax paid receipt in No. 960165 for the period 2009-10, issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike, Bangalore Sub-Division, Bangalore.
38.	03/10/2013	Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike – Revenue Department, Bangalore.
39.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
40.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife Smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
41.	15/12/2007	Encumbrance Certificate in S. A. No. 25324/07-08, for the period 01/04/1968 to 31/03/1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
42.	05/05/2005	Encumbrance Certificate in S. A. No. 3374/05-06, for the period 01/04/1991 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
43.	04/05/2005	Encumbrance Certificate in S. A. No. 3931/05-06, for the period 04/04/2002 to 03/05/2005, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
44.	14/11/2007	Encumbrance Certificate in S. A. No. 4456/07-08, for the period 04/05/2005 to 07/11/2007, issued by the Sub-Registrar, Begur, Bangalore District.
45.	27/02/2009	Encumbrance Certificate in S. A. No. 6453/08-09, for the period 08/12/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
46.	12/11/2009	Encumbrance Certificate in S. A. No. 4621/09-10, for the period 01/04/2004 to 09/11/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.



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Doc. No.	Date of issue / execution	Description of document
47.	20/12/2013	Encumbrance Certificate in S. A. No. 13242/13-14, for the period 10/11/2009 to 20/12/2013, issued by the Sub-Registrar, Begur, Bangalore District.

TITLE OF N. NARAYANA REDDY, SON OF NANJAPPA REDDY AND JAYALAKSHIMI, WIFE OF NARAYANA REDDY

My opinion has been sought with respect to residentially converted land bearing Survey No. 3 measuring 3 acres, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Chandrappa, son of Muniswamappa and Sri. Muniyappa, son of Sajjappa as tenants to an extent of 1 acre 20 guntas each in Survey No. 3 as per their possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1**.

Note: Order in LRF/INA/360/79-80 passed by the Land Tribunal, Bangalore South Taluk (as mentioned in Order in Case No. INA:CR. 16/2001-02).

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition



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and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA.CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 23-02-2005 ordered to register Sri. Chandrappa, son of Muniswamappa and Sri. Muniyappa, son of Sajjappa as occupants to an extent of 1 acre 20 guntas each in Survey No. 3. The occupants were directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 23-02-2005 could be evidenced from **Document No. 3.** Subsequently, the Khatha of the Subject Property was transferred in the names of Sri. Chandrappa and Sri. Muniyappa in serial No. 15/2004-05 and 16/2004-05 of the Mutation register. The copies of the said Mutation Register extracts could be evidenced from the **Document No. 4 and 5.**

Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit.

Subsequently, Sri. Muniyappa has paid the premium and Hundred times the land revenue to the Government on the payment of the same Tahsildar has issued a Certificate and occupant of the Subject Property. The copy of the same could be evidenced from **Document No. 6.**

Subsequently, Sri. Chandrappa has paid the premium and Hundred times the land revenue to the Government on the payment of the same Tahsildar has issued a Certificate and occupant of the Subject Property. The copy of the same could be evidenced from **Document No. 7.**

Flow of title with respect to portion of the Subject Property owned by Muniyappa, son of Sajjanappa:

The party has produced the Family Trees of Sri. Muniyappa, on perusal of the same it is observed that, Sri. Muniyappa is married to Smt. Puttamma and out of their wedlock they have three sons and two daughter namely, Sri. Ramaiah, Sri. Narayana, Sri. Marjunatha, Smt. Ammaiah and Smt. Amaravathi. The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No. 8.**



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On 10-09-2004 Sri. Muniyappa along with his children Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amaravathi entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares in the Subject Property, measuring 1 acre 20 guntas. The said Sale Agreement registered vide document No. 15503/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 9**. In pursuance of the said agreement Sri. Muniyappa, Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amaravathi, executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares in the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 484/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 10**.

By virtue of the Absolute Sale Deed dated 10-03-2005, Sri. Muniyappa and his children Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amaravathi (represented their General Power of Attorney holder Sri. N. Suresh) sold the portion of the Subject Property measuring 1 acre 20 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31362/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 11**. Subsequently, the katha/mutation of the said portion of the Subject property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 20/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 12**.

Flow of title with respect to portion of the Subject Property owned by Sri. Chandrappa, son of Muniswamappa:-

The party has produced the Family Tree of Sri. Muniswamappa (deceased), on perusal of the same it is observed that, Sri. Muniswamappa have three sons namely, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa. Sri. Chandrappa is married to Smt. Jayamma out of their wedlock they have one son and three daughters namely Sri. Sathish, Smt. Vanajakshi, Smt. Leelavathi and Anitha. Sri. Nagappa married to Smt. Indramma out of their wedlock they have three daughters and three sons namely, Smt. Parimala, Smt. Shakunthala, Smt. Sudha, Sri. Raja, Sri. Prabhakara and Sri. Raghavendra. Sri. Krishnappa is married to Umavathi out of their wedlock they have two daughters and one son namely, Smt. Sandyavathi, Vindya and Sri. M. Thejas. The copy of the said Family Tree, attested by the Village Accountant, could be evidenced from **Document No. 13**.



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On 10-09-2004 Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares in the Subject Property, measuring 1 acre 20 guntas. The said Sale Agreement registered vide document No. 15505/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 14**. In pursuance of the said agreement Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares in the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 482/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 15**.

By virtue of the Sale Deed dated 10-03-2005, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children (represented their General Power of Attorney holder Sri. N. Ramesh) sold the portion of the Subject Property measuring 1 acre 20 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31354/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 16**. Subsequently, the katha/mutation of the said portion of the Subject Property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 18/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 17**.

The R.T.Cs for the period 1978-79 to 2013-14 produced with respect to Survey No. 3 reflect the total extent of land as 3 acres 1 guntas including 1 guntas kharab land. For the period 1978-79 to 2003-04 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and the name of Chandrappa is entered as the cultivator. For the period 2004-05 and 2008-09 the names of Narayan Reddy and Jayalakshmi entered as the owners. For the period 2004-05 the name of Chandrappa and Muniyappa are entered as cultivators and for the period of 2005-06 to 2013-14 the names of Sri. Narayan Reddy and Smt. Jayalakshmi are entered as the owners and cultivators. The copies of the said R.T.Cs Survey No. 3 could be evidenced from **Document No. 18**.

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 3 is 3 acres 1 gunta including 1 gunta Kharab and the same is in conformity with the extents mentioned in the R.T.Cs.



The copy of the said Akarband with respect to Survey No. 3 could be evidenced from **Document No. 19.**

On perusal of the Karda, it is observed that as per the survey conducted on 14-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 3. The copy of said Karda could be evidenced from **Document No. 20.**

The Tippyany, Hudbust and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippyany, Hudbust and Village Map could be evidenced from **Document No. 21, 22 and 23.**

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 24.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 01-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 25.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 25-11-2008 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to the Subject Property. The copy of the said Endorsement dated 25-11-2008 could be evidenced from **Document No. 26.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 27.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 19-12-2007 has certified that the Subject Property and other properties have not been notified for any



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developmental purposes. The copy of the said Endorsement dated 19-12-2007 could be evidenced from **Document No. 28.**

The Special Land Acquisition Officer, Kamataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 12-03-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 12-03-2009 could be evidenced from **Document No. 29.**

The Tahsildar, Bangalore South Taluk vide Endorsements dated 06-11-2008 has certified that R.T.Cs for the period 1968-69 to 1978 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 30.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of portion of the Subject Property measuring 2 acres 30 guntas along with other properties, from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 29-10-2005 in No. B.Dis:ALN:SR(S):147/2005-06, converted the portion of the Subject Property measuring 2 acres 30 guntas and other properties from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 29-10-2005 and Challan for having paid conversion fine could be evidenced from **Document Nos. 31 and 32.** The conversion of portion of the Subject Property has been recorded in the revenue records vide Mutation Register in serial No. 13/2006-07 and the same could be evidenced from **Document No. 33.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the remaining portion of the Subject Property measuring 10 guntas from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 31-10-2008 in No. ALN:SR(S):83/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 31-10-2008 could be evidenced from **Document No. 34.**

Note: Sketch prepared for conversion of the Subject Property measuring 3 acres (as per Official Memorandum in Nos. B.Dis:ALN:SR(S):147/2005-06 and ALN:SR(S):83/2007-08).

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names



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of Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 35 and 36.**

Note: Special Notice issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore. And Latest Khatha Certificate, Tax Assessment Register extract / Khatha extract.

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 37 and 38.**

Note: To produce Receipt for having paid the betterment charges.

N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 39.** Subsequently, by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 40.**

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-01-1968 to 21-10-2009 to 20-12-2013, it is observed that there is one entry. The first entry is for the execution of Sale Deed dated 10-03-2005 executed by Sri. Chandrappa and others, in favour Sri. Narayana Reddy and Smt. Jayalakshmi. Apart from the above said entry, there are no other entries for having encumbered the Subject Property in Survey No. 3. The copies of the said Encumbrance Certificates could be evidenced from **Document No. 41 to 47.**



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OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri, S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy are the owners of the residential land bearing Survey No. 3 measuring 3 acres, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. Registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.
2. Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
3. Latest Endorsements from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for development purposes.
4. Fresh Encumbrance Certificate from the period 01-04-1970 to date with respect to Survey No. 3 reflecting all the transactions.



Jayanth M. Pattanshetti
JAYANTH M. PATTANSHETTI
Advocate

Jayanth M. Pattanshetti

ADVOCATE

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Date: 21-03-2014

Mr. Daval
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Advocates,
Mumbai

Sirs,

Sub: Scrutiny and title report with regard to converted land bearing Survey No. 5, situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 5 measuring 1 acre 16 guntas (and 1 gunta of 'B' Kharab land), situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore and bounded on the:-

East by : Land bearing Survey No. 4;
West by : Kammanahalli Border;
North by : Land bearing Survey No. 7;
South by : Kammanahalli Border.

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title, and interest of the owners to the subject properties.

Doc. No.	Date of issue / execution	Description of document
1.	01/06/1982	Order passed Case No. L.R.F:INA/366/79-80, by the Land Tribunal, Bangalore South Taluk.
2.	23/11/2001	Order passed in Writ Petition No. 25384/1992(KLR), by the Hon'ble High Court of Karnataka, Bangalore.



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Doc. No.	Date of issue / execution	Description of document
3.	23/02/2005	Order passed in No. INA:CR. 16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.
4.	02/03/2005	Mutation Register extract in No. 14/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
5.	02/03/2005	Mutation Register extract in No. 15/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
6.	02/03/2005	Mutation Register extract in No. 16/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
7.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
8.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
9.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
10.	30/06/2008	Family Tree of Channamallappa, attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
11.	10/09/2004	Sale Agreement executed by Channamallappa, son of Chittappa and others, in favour of Narayana Reddy and Jayalakshmi, registered vide document No. 15511/2004-05 of Book I, stored in C D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
12.	10/09/2004	General Power of Attorney executed by Channamallappa, son of Chittappa and others, in favour of N. Suresh, son of N. Narayana Reddy, registered vide document No. 483/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
13.	10/03/2005	Sale Deed executed by Channamallappa, son of Chittappa and others, in favour of Narayana Reddy and Jayalakshmi, registered vide document No. 31357/2004-05 of Book I, stored in C D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.



Doc. No.	Date of issue / execution	Description of document
14.	18/04/2005	Mutation Register extract in No. 17/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
15.	19/06/2008	Family Tree of Muniyappa, attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
16.	10/09/2004	Sale Agreement executed between Muniyappa, son of Sajappa & others and N. Narayana Reddy and Jayalakshmi, registered vide document No. 15503/2004-05 of Book I, Stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
17.	10/09/2004	General Power of Attorney executed by Muniyappa, son of Sajappa and others, in favour of N. Suresh, son of N. Narayana Reddy, registered vide document No. 484/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
18.	10/03/2005	Sale Deed executed by Muniyappa, son of Sajappa and others in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 31362/2004-05 of Book I, stored in C. D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.
19.	10/03/2005	Mutation Register extract in No. 20/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
20.	19/06/2008	Family Tree of Muniswamappa, issued by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
21.	10/09/2004	Sale Agreement executed between Chandrappa, son of Muniswamappa & others and N. Narayana Reddy and Jayalakshmi, registered vide document No. 15505/2004-05 of Book I, Stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
22.	10/09/2004	General Power of Attorney executed by Chandrappa, son of Muniswamappa and others in favour of N. Ramesh, son of N. Narayana Reddy, registered vide document No. 482/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
23.	10/03/2005	Sale Deed executed by Chandrappa, son of Muniswamappa and others in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 31354/2004-05 of Book I, stored in C. D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.



Doc. No.	Date of issue / execution	Description of document
24.	03/05/2005	Mutation Register extract in No. 18/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
25.	--	RTCs for the period 1978-79 to 2008-09 and 2012-013 issued by the Village Accountant, Bangalore South Taluk, Bangalore.
26.	27/01/2010	Akarband, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
27.	03/04/2008	Karda, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
28.	06/11/2007	Tippary, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
29.	08/10/2009	Hudbust, issued by the Taluk Surveyor / the Tahsildar, Bangalore South Taluk.
30.		Village Map of the Chandrasekharapura Village.
31.	26/10/2007	Endorsement in No. L.R.F/N.T.C/CR/510/2007-08, issued by the Special Tahsildar, Bangalore South, Bangalore.
32.	01/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
33.	25/11/2008	Endorsement in No. P.T.C.L./CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
34.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
35.	19/12/2007	Endorsement in No. KHB/LAO/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
36.	12/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
37.	06/11/2008	Endorsement in No. R.K./C.R./1129/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
38.	31/10/2008	Official Memorandum in No. ALN:SR(S):83/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.



Doc. No.	Date of issue / execution	Description of document
39.	19/10/2005	Challan No. 34 and 35, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
40.	--	Conversion Sketch, issued by the Tahsildar, Bangalore South Taluk.
41.	06/11/2009	Khatha Certificate in No. MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
42.	06/11/2009	Assessment Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
43.	30/11/2009	Tax paid receipt in No. 960165 for the period 2009-10, issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike, Bangalore Sub-Division, Bangalore.
44.	03/10/2013	Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike - Revenue Department, Bangalore.
45.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
46.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
47.	15/12/2007	Encumbrance Certificate in S. A. No. 25387/07-08, for the period 01/01/1968 to 31/03/1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District, with respect to Survey No. 5.
48.	05/05/2005	Encumbrance Certificate in S. A. No. 3366/05-06, for the period 01/04/1991 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore, with respect to Survey No. 5.
49.	04/05/2005	Encumbrance Certificate in S. A. No. 3922/05-06, for the period 01/04/2004 to 03/05/2005, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore, with respect to Survey No. 5.
50.	11/12/2007	Encumbrance Certificate in S. A. No. 5280/07-08, for the period 04/05/2005 to 07/12/2007, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 5.



Doc. No.	Date of issue / execution	Description of document
51.	27/02/2009	Encumbrance Certificate in S. A. No. 6454/08-09, for the period 08/12/2007 to 25/02/2009, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 5.
52.	12/11/2009	Encumbrance Certificate in S. A. No. 4617/09-10, for the period 25/02/2009 to 09/11/2007, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 5.
53.	21/12/2013	Encumbrance Certificate in S. A. No. 13243/13-14, for the period 10/11/2009 to 20/12/2013, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 5.

**TITLE OF N. NARAYANA REDDY, SON OF NANJAPPA REDDY AND JAYALAKSHIMI,
WIFE OF NARAYANA REDDY**

My opinion has been sought with respect to residentially converted land bearing Survey No. 5 measuring 1 acre 16 guntas, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property")

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Channamallappa,



son of Chittappa as tenant to an extent of 30 guntas, Sri. Chandrappa, son of Muniswamappa as tenant to an extent of 10 guntas and Sri. Muniyappa, son of Sajjappa as tenant to an extent of 16 guntas in Survey No. 5 as per their possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1.**

Note: To produce Order in LRF/INA/360/79-80 passed by the Land Tribunal, Bangalore South Taluk (as mentioned in Order in Case No. INA:CR. 16/2001-02).

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA:CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 23-02-2005 ordered to register Sri. Channamallappa, son of Chittappa as tenant to an extent of 30 guntas, Sri. Chandrappa, son of Muniswamappa as tenant to an extent of 10 guntas and Sri. Muniyappa, son of Sajjappa as tenant to an extent of 16 guntas in Survey No. 5. The occupants were directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 23-02-2005 could be evidenced from **Document No. 3.** Subsequently, the Khatha of the Subject Property was transferred in the names of Sri. Channamallappa, Sri. Chandrappa and Sri. Muniyappa in serial No. 14/2004-05, 15/2004-05 and 16/2004-05 of the Mutation register. The copies of the said Mutation Register extracts could be evidenced from the **Document No. 4, 5 and 6.**



Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit and

Subsequently, Sri. Channamallappa, Muniyappa and Chandrappa have paid the premium and Hundred times the land revenue to the Government on the payment of the same Tahsildar has issued Certificates registering them as occupants of the Subject Property. The copies of the same could be evidenced from **Document No. 7 to 9.**

Flow of title with respect to portion of the Subject Property owned by Sri. Channamallappa, son of Chittappa:

The party has produced the Family Trees of Sri. Channamallappa, on perusal of the same it is observed that, Sri. Channamallappa is married to Smt. Honnamma and out of their wedlock two sons, and three daughters namely, Sri. Ganesha, Smt. Shylaja Smt. Pushpa Sri. Gajendra and Smt. Sumangala. Sri. Ganendra was married to Smt. Leelavathi and they have two children namely, Nitin Kumar and Chandana. The said Sri. Ganesha is married to Smt. Lakshmi and they have two children namely, Veena and Vinod. The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No. 10.**

On 10-09-2004 Sri. Channamallappa along with his children Smt. Jayalakshmi, Smt. Shylaja Smt. Pushpa, Sri. Ganesha, Sri. Gajendra and Smt. Sumangala entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares the portion of the Subject Property, measuring 30 guntas. The said Sale Agreement registered vide document No. 15511/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 11.** In pursuance of the said agreement Sri. Channamallappa along with his children Smt. Jayalakshmi, Smt. Shylaja Smt. Pushpa, Sri. Ganesha, Sri. Gajendra and Smt. Sumangala, executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid share the portion of the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 483/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 12.**



By virtue of the Absolute Sale Deed dated 10-03-2005, Sri. Channamallappa along with his children Smt. Jayalakshmi, Smt. Shylaja Smt. Pushpa, Sri. Ganeshha, Sri. Gajendra and Smt. Sumangala (represented their General Power of Attorney holder Sri. N. Suresh) sold the portion of the Subject Property measuring 30 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31357/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 13**. Subsequently, the katha/mutation of the said Subject property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 17/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 14**.

Flow of title with respect to portion of the Subject Property owned by Muniyappa, son of Saijanappa:

The party has produced the Family Trees of Sri. Muniyappa, on perusal of the same it is observed that, Sri. Muniyappa is married to Smt. Puttamma and out of their wedlock they have three sons and two daughter namely, Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amaravathi. The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No. 15**.

On 10-09-2004 Sri. Muniyappa along with his children Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amaravathi entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares the portion of the Subject Property, measuring 16 guntas. The said Sale Agreement registered vide document No. 15503/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 16**. In pursuance of the said agreement Sri. Muniyappa, Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amaravathi, executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares the portion of the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 484/2004-05 of Book IV, in



the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 17.**

By virtue of the Absolute Sale Deed dated 10-03-2005, Sri. Muniyappa and his children Sri. Ramalah, Sri. Narayana, Sri. Manjunatha, Smt. Ammalah and Smt. Amaravathi (represented their General Power of Attorney holder Sri. N. Suresh) sold the portion of the Subject Property measuring 16 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31362/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 18.** Subsequently, the katha/mutation of the said portion of the Subject property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 20/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 19.**

Flow of title with respect to portion of the Subject Property owned by Sri. Chandrappa, son of Muniswamappa:-

The party has produced the Family Tree of Sri. Muniswamappa (deceased), on perusal of the same it is observed that, Sri. Muniswamappa have three sons namely, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa. Sri. Chandrappa is married to Smt. Jayamma out of their wedlock they have one son and three daughters namely Sri. Sathish, Smt. Vanajakshi, Smt. Leelavathi and Anitha. Sri. Nagappa married to Smt. Indramma out of their wedlock they have three daughters and three sons namely, Smt. Parimala, Smt. Shakunthala, Smt. Sudha, Sri. Raja, Sri. Prabhakara and Sri. Raghavendra. Sri. Krishnappa is married to Umavathi out of their wedlock they have two daughters and one son namely, Smt. Sandyavathi, Vindya and Sri. M. Thejas. The copy of the said Family Tree, attested by the Village Accountant, could be evidenced from **Document No. 20.**

On 10-09-2004 Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares the portion of the Subject Property, measuring 10 guntas. The said Sale Agreement registered vide document No. 15505/2004-05 of Book I, in



the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 21**. In pursuance of the said agreement Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares the portion of the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 482/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 22**.

By virtue of the Sale Deed dated 10-03-2005, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children (represented their General Power of Attorney holder Sri. N. Ramesh) sold the portion of the Subject Property measuring 10 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31354/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 23**. Subsequently, the katha/mutation of the said portion of the Subject property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 18/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 24**.

The R.T.Cs for the period 1978-79 to 2013-14 produced with respect to Survey No. 5 reflect the total extent of land as 1 acres 17 guntas including 1 gunta kharab land. For the period 1978-79 to 2003-04 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and for the period 1978-79 to 2003-04 no name mentioned in cultivator column No. 12. For the period 2004-05 to 2013-14 the names of Narayan Reddy and Jayalakshmi are entered as the owners. For the period 2004-05 the name of Channamallappa, Chandrappa and Muniyappa are entered as cultivators and for the period of 2005-06 to 2013-14 the names of Sri. Narayan Reddy and Smt. Jayalakshmi are entered as the cultivators. The copies of the said R.T.Cs Survey No. 5 could be evidenced from **Document No. 25**.



On perusal of the Akarband, it is observed that the total extent of land in Survey No. 5 is 1 acre 17 gunta including 1 gunta Kharab and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey No. 5 could be evidenced from **Document No. 26.**

On perusal of the Karda, it is observed that as per the survey conducted and the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 5. The copy of said Karda could be evidenced from **Document No. 27.**

The Tippy, Hudbust and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippy, Hudbust and Village Map could be evidenced from **Document No. 28, 29 and 30.**

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Kamataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 31.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 01-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Kamataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 32.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 25-11-2008 has certified that there are no proceedings initiated under the Kamataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to the Subject Property. The copy of the said Endorsement dated 25-11-2008 could be evidenced from **Document No. 33.**



The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 34.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 19-12-2007 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 19-12-2007 could be evidenced from **Document No. 35.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 12-03-2009 has certified that the the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 12-03-2009 could be evidenced from **Document No. 36.**

The Tahsildar, Bangalore South Taluk vide Endorsements dated 06-11-2008 has certified that R.T.Cs for the period 1968-69 to 1978 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 37.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the Subject Property measuring 1 acre 16 guntas along with other properties, from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 31-10-2008 in No. ALN:SR(S):83/2007-08, converted the Subject Property measuring 1 acre 16 guntas and other properties from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 31-10-2008 and Challan for having paid conversion fine along with conversion Sketch could be evidenced from **Document Nos. 38, 39 and 40.**

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were



assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 41 and 42.**

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 43 and 44.**

Note: Receipt for having paid the betterment charges.

N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 45.** Subsequently, by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 46.**

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-01-1968 to 20-12-2013, it is observed that there is one entry. The first entry is for the execution of Sale Deed dated 10-03-2005 executed by Sri. Chandrappa and others, in favour Sri. Narayana Reddy and Smt. Jayalakshmi. Apart from the above said entry, there are no other entries for having encumbered the Subject Property in Survey No. 5. The copies of the said Encumbrance Certificates could be evidenced from **Document No. 47 to 53.**

OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri. S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy are the owners of the residential



Jayanth M. Pattanshetti

ADVOCATE

Continuation Sheet

land bearing Survey No. 5 measuring 1 acre 16 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. Registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.
2. Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
3. Latest Endorsements from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for development purposes.
4. Latest Khatha Certificate, Tax Assessment Register extract / Khatha extract.
5. Fresh Encumbrance Certificate from the period 01-04-1970 to date with respect to Survey No. 5 reflecting all the transactions.
6. To produce original documents for verification.



Jayanth M. Pattanshetti
JAYANTH M. PATTANSHETTI
Advocate

Date: 21-03-2014

Mr. Daval
VND Associates,
Advocates,
Mumbai.

Sirs,

Sub: Scrutiny and title report with regard to converted land bearing Survey No. 6, situated at Chandrashekarapura Village, Beguru Hobli, Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 6 measuring 1 acres 22 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore and the entire land is bounded on the:-

East by : Land bearing Survey No. 12;
West by : Land bearing Survey No. 4;
North by : Land bearing Survey No. 7 and 12;
South by : Land bearing Survey Nos. 2 and 3.

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title, and interest of the owners to the subject properties.

Doc. No.	Date of issue / execution	Description of document
1.	01/06/1982	Order passed Case No. L.R.F:INA/366/79-80, by the Land Tribunal, Bangalore South Taluk.
2.	23/11/2001	Order passed in Writ Petition No. 25384/1992(KLR), by the Hon'ble High Court of Karnataka, Bangalore.
3.	23/02/2005	Order passed in No. INA:CR. 16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.
4.	02/03/2005	Mutation Register extract in No. 14/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.



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CATE

Doc. No.	Date of issue / execution	Description of document
5.	02/03/2005	Mutation Register extract in No. 15/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
6.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
7.	02/03/2005	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: 360/79-80, filed in the Court of the Special Tahsilar-cum-Secretary, Bangalore South Taluk, Bangalore.
8.	19/06/2008	Family Tree of Muniswamappa, issued by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
9.	10/09/2004	Sale Agreement executed between Chandrappa, son of Muniswamappa & others and N. Narayana Reddy and Jayalakshmi, registered vide document No. 15505/2004-05 of Book I, Stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
10.	10/09/2004	General Power of Attorney executed by Chandrappa, son of Muniswamappa and others in favour of N. Ramesh, son of N. Narayana Reddy, registered vide document No. 482/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
11.	10/03/2005	Sale Deed executed by Chandrappa, son of Muniswamappa and others in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 31354/2004-05 of Book I, stored in C. D. No. 146, in the office of the Sub-Registrar, Bangalore South Taluk.
12.	03/05/2005	Mutation Register extract in No. 18/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
13.	30/06/2008	Family Tree of Channamallappa, attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
14.	24/01/2007	Partition Deed executed by Channa Mailappa, son of late Chittappa and his family members, registered vide document No. 26290/2006-07 of Book I, stored in C. D. No. 301, in the office of the Senior Sub-Registrar, Bangalore South Taluk.
15.	04/06/2007	Mutation Register extract in No. 17/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
16.	01/12/2008	Official Memorandum in No. ALN (A) (S) SR: 66/08-09 issued by the Special Deputy Commissioner, Bangalore District.
17.	08/11/2008	Chailans, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.



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Doc. No.	Date of issue / execution	Description of document
18.	06/06/2008	Conversion Sketch, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
19.	26/09/2009	Absolute Sale Deed executed by Ganesha, son of late Channamallappa and others, in favour of Valmark Developers Pvt. Ltd., represented by its Director Ratan Lath, registered vide document No. 1681/2009-10 of Book I, stored in C D. No. 26, in the office of the Senior Sub-Registrar, Begur, Bangalore District.
20.	25/09/2009	Notarized copy of Special Power of Attorney executed by Ratan Lath, representing as Director of M/s. Valmark Developers Private Limited in favour of Tejas H V, son of H. K. Venkataswamy.
21.	27/06/2008	Memorandum of Understanding for Joint Development executed between Ganesha, son of late Channamallappa and M/s. Valmark Developers Private Limited, represented by its Director, Ratan Lath.
22.	27/06/2008	Memorandum of Understanding for Joint Development executed between Gajendra, son of late Channamallappa and M/s. Valmark Developers Private Limited, represented by its Director, Ratan Lath.
23.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
24.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
25.	--	RTCs for the period 1978-79 to 2008-09 and 2012-013 issued by the Village Accountant, Bangalore South Taluk, Bangalore.
26.	27/01/2010	Akarband, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
27.	03/04/2008	Karda, issued by the Tahsildar, Bangalore South Taluk.
28.	06/11/2007	Tippary, issued by the Tahsildar, Bangalore South, Taluk.
29.	13/10/2009	Hudbust, issued by the Tahsildar, Bangalore South, Taluk.
30.		Village Map of the Chandrasekharapura Village.
31.	26/10/2007	Endorsement in No. L.R.F/N.T.C/CR/510/2007-08, issued by the Special Tahsildar, Bangalore South, Bangalore.
32.	01/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.



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Doc. No.	Date of issue / execution	Description of document
33.	19/01/2009	Endorsement in No. L.R.F/CR/168/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore. (79A 79B)
34.	19/01/2009	Endorsement in No. L.R.F/CR/168/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (PTCL)
35.	25/11/2008	Endorsement in No. P.T.C.L./CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
36.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
37.	19/12/2007	Endorsement in No. KHB/LAO/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
38.	12/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
39.	06/11/2008	Endorsement in No. R.K./C.R./1129/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
40.	31/10/2008	Official Memorandum in No. ALN:SR(S):83/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
41.	19/10/2005	Challan No. 34 and 35, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
42.	--	Conversion Sketch, issued by the Tahsildar, Bangalore South Taluk.
43.	06/11/2009	Khatha Certificate in No. MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
44.	06/11/2009	Assessment Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
45.	30/11/2009	Tax paid receipt in No. 960165 for the period 2009-10, issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike, Bangalore Sub-Division, Bangalore.
46.	03/10/2013	Property Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
47.	08-11-2006	Certificate of Incorporation in No. U70102KA2006PTC040887, issued by the Registrar of Companies, Karnataka.
48.	—	Memorandum of Association and Articles of Association of Valmark Developers Private Limited.



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Doc. No.	Date of issue / execution	Description of document
49.	31-03-2011	Balance Sheet as on 31/03/2011, issued by NSVM & Associates Chartered Accountants, Bangalore.
50.	31-03-2012	Balance Sheet as on 31/03/2012, issued by NSVM & Associates Chartered Accountants, Bangalore.
51.	31-03-2013	Balance Sheet as on 31/03/2013, issued by NSVM & Associates Chartered Accountants, Bangalore.
52.	16/11/2007	Encumbrance Certificate in S. A. No. 21639/07-08, for the period 01/01/1968 to 31/03/1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
53.	05/05/2006	Encumbrance Certificate in S. A. No. 3368/05-06, for the period 01/04/1991 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
54.	27/02/2009	Encumbrance Certificate in S. A. No. 6457/08-09, for the period 08/11/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
55.	20/12/2013	Encumbrance Certificate in S. A. No. 13246/13-14, for the period 10/11/2009 to 16/12/2013, issued by the Sub-Registrar, Begur, Bangalore District.
56.	17/12/2008	Encumbrance Certificate in S. A. No. 25026/08-09, for the period 01/01/1970 to 31/03/2004, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
57.	16/12/2008	Encumbrance Certificate in S. A. No. 5162/08-09, for the period 01/04/2004 to 15/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District.
58.	16/01/2009	Encumbrance Certificate in S. A. No. 5617/09-10, for the period 16/12/2008 to 15/01/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
59.	24/10/2009	Encumbrance Certificate in S. A. No. 4143/09-10, for the period 15/01/2009 to 19/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
60.	24/10/2009	Encumbrance Certificate in S. A. No. 4139/09-10, for the period 26/02/2009 to 20/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
61.	12/11/2009	Encumbrance Certificate in S. A. No. 4045/09-10, for the period 20/10/2009 to 09/11/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
62.	20/12/2013	Encumbrance Certificate in S. A. No. 13251/13-14, for the period 01/04/2009 to 19/12/2013, issued by the Senior Sub-Registrar, Begur, Bangalore District.



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TITLE OF N. NARAYANA REDDY, SON OF NANJAPPA REDDY AND JAYALAKSHIMI, WIFE OF NARAYANA REDDY AND M/S VALMARK DEVELOPERS PVT LTD

My opinion has been sought with respect to residentially converted land bearing Survey No. 6 measuring 1 acre 22 guntas, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Chandrappa, son of Muniswamappa as tenant to an extent of 1 acre 3 guntas and Sri. Channamallappa, son of Chittappa as tenant to an extent of 3 acres in Survey No. 6 as per their possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1**.

Note: To produce order in LRF/INA/360/79-80 passed by the Land Tribunal, Bangalore South Taluk (as mentioned in Order in Case No. INA.CR. 16/2001-02).

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2**.

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA.CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit



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On 10-09-2004 Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares the portion of the Subject Property, measuring 1 acre 3 guntas. The said Sale Agreement registered vide document No. 15505/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 9**. In pursuance of the said agreement Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares the portion of the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 482/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 10**.

By virtue of the Sale Deed dated 10-03-2005, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children (represented their General Power of Attorney holder Sri. N. Ramesh) sold the portion of the Subject Property measuring 1 acre 2 guntas in favour of Sri. Narayana Reddy and Smt. Jayalakshmi. The said Sale Deed is registered vide document No. 31354/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 11**. Subsequently, the katha/mutation of the said portion of the Subject property was transferred and registered in the name of Sri. Narayana Reddy and Smt. Jayalakshmi in serial No. 18/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 12**.

Flow of title with respect to portion of the Subject Property owned by Sri. Channamallappa, son of Chittappa:

The party has produced the Family Trees of Sri. Channamallappa, on perusal of the same it is observed that, Sri. Channamallappa is married to Smt. Honnamma and out of their wedlock two sons, and three daughters namely, Sri. Ganesha, Smt. Shylaja Smt. Pushpa Sri. Gajendra and Smt. Sumangala. Sri. Ganendra was married to Smt. Leelavathi and they have two children namely, Nitin Kumar and Chandana. The said Sri. Ganesha is married to Smt. Lakshmi and they have two children namely, Veena and Vinod. The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No. 13**.

Sri. Channamallappa (2) Ganesha (3) Shylaja (4) Pushpa, (5) Gajendra, (6) Sumangala all children of Channamallappa entered into Partition Deed dated 24-01-2007 the portion of the



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Composite Property measuring 3 acres and 3 guntas kharab land along with other joint family properties. Under the said Partition, 1 acre 3 guntas of the portion of Composite Property was allotted to the share of Sri. Ganesha, and measuring 2 acres of the portion of Composite Property was allotted to the share of Sri. Ganjendra, and other properties were allotted the other family members. The said Partition Deed registered vide document No. 26290/2006-07 of Book I in the office of the Senior Sub-Registrar, Bangalore South Taluk. The copy of the said Partition Deed could be evidenced from **Document No. 14**. Subsequently, the Khatha the Composite Property was transferred in the names of Sri. Ganesha and Sri. Ganjendra in serial No. 17/06-07 of the Mutation register. The copy of the said Mutation Register extracts could be evidenced from the **Document No. 15**.

Sri. Ganjendra and Sri. Ganesh made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the remaining portion of the Subject Property measuring 3 acres from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 01-12-2008 in No. ALN (A) (S) SR: 66/08-09, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 01-12-2008 and Chellan for having paid conversion fine and along with conversion Sketch could be evidenced from **Document No. 16, 17 and 18**.

By virtue of the Sale Deed dated 26-09-2009, Sri. Ganesha and Sri. Ganjendra along with their respective children sold the portion of the Subject Property measuring 20 guntas (out of 3 acres 3 guntas) in favour of Valmark Developers Private Limited. The said Sale Deed is registered vide document No. 1681/09-10 of Book I in the office of the Senior Sub-Registrar, Begur. The copy of the same could be evidenced from **Document No. 19**. Under the Sale Deed M/s. Valmark Developers Private Limited is represented by Tejas H V, son of H. K. Venkataswamy through the Special Power of Attorney dated 25-09-2009 and a copy of the same could be evidenced from **Document No. 20**.

The Ganesha son of Channamallappa had entered into the Deed of Memorandum of Understanding for Joint Development dated 27-06-2008 with Valmark Developers Private Limited for development of the portion of the Subject Property. The copy of the said Memorandum of understanding for joint development could be evidenced from **Document No. 21**.

The Ganjendra son of Channamallappa had entered into the Deed of Memorandum of Understanding for Joint Development dated 27-06-2008 with Valmark Developers Private Limited for development of the Subject Property. The copies of the said Memorandum of understanding for joint development could be evidenced from **Document No. 22**.



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N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 23**. Subsequently, by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 24**.

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

The R.T.Cs for the period 1978-79 to 2013-14 produced with respect to Survey No. 6 reflect the total extent of land as 4 acres 6 guntas including 3 guntas kharab land. For the period 1978-79 to 2003-04 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and the name of Channamallappa and Chandrappa are entered as the cultivator. For the period 2004-05 the names of Chanamallappa, Narayanreddy and Jayalakshmi entered as the owner in column No. 9 and cultivators in column No. 12. Thereafter, for the period 2007-08 to 2009-10 the names of Narayanreddy, Jayalakshmi, Gajendra, Ganesha are entered as the owner and cultivator in column No. 9 and 12 respectively. For the period 2010-11 to 2013-14 the names of Narayanreddy, Jayalakshmi, Chandrappa, Gajendra and Ganesha are entered as the owner, and cultivators. The copies of the said R.T.Cs Survey No. 6 could be evidenced from **Document No. 25**.

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 6 is 4 acres 6 gunta including 3 gunta Kharab and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey No. 6 could be evidenced from **Document No. 26**.

On perusal of the Karda, it is observed that as per the survey conducted on 14-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 6. The copy of said Karda could be evidenced from **Document No. 27**.

The Tippyany, Hudbust, and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippyany, Hudbust, and Village Map could be evidenced from **Document No. 28 to 30**.

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura



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Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 31.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 01-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the portion Subject Property to measuring 1 acre 2 guntas. The copy of the said Endorsement could be evidenced from **Document No. 32.**

The Assistant Commissioner, Bangalore South Sub Division, Bangalore vide Endorsement dated 19-01-2009, has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act with respect to the portion of the Composite measuring 3 acre and the copy of the said Endorsement could be evidenced from **Document No. 33.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 19-01-2009 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to measuring 3 acre the portion of the Composite Property. The copy of the said Endorsement dated 19-01-2009 could be evidenced from **Document No. 34.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 25-11-2008 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to measuring 1 acre 2 guntas in the portion Composite Property. The copy of the said Endorsement dated 25-11-2008 could be evidenced from **Document No. 35.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 36.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 19-12-2007 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 19-12-2007 could be evidenced from **Document No. 37.**



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The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 12-03-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 12-03-2009 could be evidenced from **Document No. 38.**

The Tahsildar, Bangalore South Taluk vide Endorsements dated 06-11-2008 has certified that R.T.Cs for the period 1968-69 to 1978 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 39.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of portion of the Subject Property measuring 1 acre 2 guntas along with other properties, from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 31-10-2008 in No. ALN:SR(S):83/2007-08,, converted the portion of the Subject Property measuring 1 acres 2 guntas and other properties from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 31-10-2008 and Challan for having paid conversion fine and along with Conversion Sketch could be evidenced from **Document Nos. 40 to 42.**

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the portion of the Subject Property wherein the Khatha has been registered in the names of M/s. Valmark Development Private Limited, Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 43 and 44.**

M/s. Valmark Developers Pvt. Ltd has paid taxes to the Government for the period 2013-2014 with respect to the Subject Property. The copy of the said Tax Paid Receipt/s could be evidenced from **Document No. 45 and 46.**

Note: Receipt for having paid the betterment charges.

M/s Valmark Developers Private Ltd is a Company incorporated under the Companies Act, 1956, with the Registrar of Companies, Karnataka. The object of the Company is to purchase, sell, lease, develop, exchange, mortgage, hire any movable or immovable property and generally to carry on other objects incidental or ancillary to the attainment of main objects. The copies of the Certificate of Incorporation, Memorandum of Association and Articles of Association could be evidenced from **Document Nos. 47 and 48.**



LOCATE

The Balance Sheets for the year ending 31/03/2011, 31/03/2012 and 31/03/2013 of M/s. Valmark Developers Private Limited, it is observed that an amount of Rs. 24,500,000/- is reflected as unsecured loans as on 31-03-2011, an amount of Rs. 2,255,736/- is reflected as secured loans as on 31-03-2012 and an amount of Rs. 6,85,945/- is reflected as secured loans as on 31/03/2013. The copy of the said Balance Sheets could be evidenced from Document Nos. 49 to 51.

Note: The party has represented that the Subject property is not mortgaged by the Company. However, it is advised to produce: (a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies; and (b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-04-1970 to 19-12-2013, it is observed that there are two entries. The first entry being the execution of the Partition Deed dated 24-01-2007 entered into between Channamallappa and others. The second entry is for the execution of the Sale Deed dated 26-09-2009 executed by Ganesha and another in favor of Valmark Developers Pvt. Ltd. Apart from the above said entries, there are no other entries for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from Document Nos. 52 to 62.

OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri. S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy are the owners of the residential land bearing Survey No. 6 measuring 1 acre 2 guntas and M/s. Valmark Development Private Limited is owner of the residential land bearing Survey No. 6 measuring 20 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. Registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.
2. Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
3. Latest Endorsements from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for development purposes.



LOCATE

4. To produce the following documents with respect to Valmark Developers Pvt Ltd:
 - a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
 - b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.
5. Survey Sketch from the Survey Department clearly indicating the location and extent of the Subject Property, along with boundaries demarking kharab land and road, if any.
6. Latest Khatha Certificate, Tax Assessment Register extract / Khatha extract.
7. Fresh Encumbrance Certificate from the period 01-04-1970 to date with respect to Survey No. 6 reflecting all the transactions.
8. To produce original documents for verification.



Jayanth M. Pattanshetti
JAYANTH M PATTANSHETTI
Advocate

Date: 21-03-2014

Mr. Daval,
VND Associates,
Advocates,
Mumbai.

Sir/s,

Sub: Scrutiny and Title Report with respect to Property bearing Survey No. 7
situated at Chandrashekar Village, Begur Hobli, Bangalore South Taluk,
Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of the Property bearing Survey No. 7, measuring 6 acres 8 guntas,
situated at Chandrashekar Village, Begur Hobli, Bangalore South Taluk, Bangalore District and is
bounded on the:

- East by : Land bearing Survey No. 12
West by : Village boundary
North by : Land bearing Survey No. 9
South by : Land bearing Survey Nos. 4, 5 and 6.

The photocopies of the below mentioned documents are produced for scrutiny and verification of
marketable right, title, and interest of the owners to the subject property.

Doc. No.	Date of issue/ execution	Description of document
1.	01/06/1982	Order passed in No. L.R.F./INA/366/79-80, in the Court of the Special Thasildar for Land Reforms, Bangalore South Taluk.
2.	23/11/2001	Orders in W. P. No. 25384/92, in the High Court of Karnataka at Bangalore.
3.	17/07/2006	Order passed in No. INA.CR.16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.
4.	26/07/2006	Certificate in No. INA:CR:16:2001-02, issued by the Special Tahsildar-cum- Secretary for Land Reforms, Bangalore South Taluk, Bangalore.
5.	03/08/2006	Mutation Register extract in No. 2/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.



ADVOCATE

Doc. No.	Date of issue/ execution	Description of document
6.	19/06/2008	Family Tree of Muniswamappa, attested by the Village Accountant, Bangalore South Taluk, Bangalore.
7.	10/09/2004	Sale Agreement executed by Chandrappa, son of Muniswamappa and others, in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 15505/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
8.	10/09/2004	General Power of Attorney executed by Chandrappa, son of Muniswamappa and others, in favour of N. Ramesh, son of N. Narayana Reddy, registered vide document No. 482/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
9.	02/03/2006	General Power of Attorney executed by Chandrappa, son of Muniswamappa and others, in favour of N. Ramesh, son of N. Narayana Reddy, registered vide document No. 1107/2005-06 of Book IV, stored in C. D. No. 224, in the office of the Sub-Registrar, Bangalore South Taluk.
10.	18/08/2006	Sale Deed executed by Chandrappa, son of late Muniswamappa and others, all represented by their GPA Holder N. Ramesh, in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 13193/2006-07 of Book I, stored in C. D. No. 265, in the office of the Sub-Registrar, Bangalore South Taluk.
11.	20/10/2006	Mutation Register extract in No. 9/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
12.	18/08/2006	Sale Deed executed by Chandrappa, son of late Muniswamappa and others, all represented by their GPA Holder N. Ramesh, in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 13201/2006-07 of Book I, stored in C. D. No. 265, in the office of the Sub-Registrar, Bangalore South Taluk.
13.	20/10/2006	Mutation Register extract in No. 08/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
14.	29/01/2011	Mutation Register extract in No. 09/2010-11, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
15.	17/10/2006	Family Tree of Krishnappa, duly attested by the Village Accountant, Bangalore South Taluk, Bangalore.
16.	18/08/2006	Absolute Sale Deed executed by R. Krishnappa, son of Rangaswamy and others, in favour of C. Venkatesh, son of late A. Chinnaswamy, registered vide document No. 16433/2006-07 of Book I, stored in C. D. No. 273, in the office of the Senior Sub-Registrar, Bangalore South Taluk.
17.	12/03/2008	Absolute Sale Deed executed by C. Venkatesh, son of late A. Chinnaswamy, in favour of Nagaraj, son of Narayanappa, registered vide document No. 2898/2007-08 of Book I, stored in C. D. No. 11, in the office of the Senior Sub-Registrar, Begur, Bangalore District.



ADVOCATE

Doc. No.	Date of issue/ execution	Description of document
18.	29/04/2008	Mutation Register extract in No. 11/2007-08, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
19.	20/09/2006	Absolute Sale Deed executed by R. Krishnappa, son of Rangaswamy and others, in favour of Nagaraja, son of Narayanappa, registered vide document No. 16428/2006-07 of Book I, stored in C. D. No. 273, in the office of the Sub-Registrar, Bangalore South Taluk.
20.	14/12/2006	Mutation Register extract in No. 10/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
21.	-	RTCs for the period 1978-79 to 2013-14 issued by the Tahsildar/ Village Accountant, Bangalore South Taluk, Bangalore, with respect to Survey No. 7.
22.	* 09/08/2004	Akarband, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
23.	07/07/1956	Karda, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
24.	07/07/1956	Tippary, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
25.	07/12/2009	Hudbust, issued by the Taluk Surveyor / Tahsildar, Bangalore South Taluk, Bangalore.
26.	-	Village map of Chandrashekarapura.
27.	26/10/2007	Endorsement in No. L.R.F/N.T.C/C.R./514/2007-08, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore.
28.	01/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
29.	03/01/2008	Letter in No. BDA/SLAQ/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
30.	19/12/2007	Endorsement in No. KHB/LAQ/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
31.	09/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
32.	06-11-2008	Endorsement in No. RK/CR/1129/08-09 issued by the Thasildar Bangalore South Taluk.
33.	31/10/2008	Official Memorandum in No. ALN-SR(S)-83/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.



ADVOCATE

Doc. No.	Date of issue/ execution	Description of document
34.	12/10/2007	Challan Nos. 34 and 35, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
35.	15/10/2008	Official Memorandum in No. ALN: SR (S):80/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
36.	-	Challan towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
37.	14/10/2008	Official Memorandum in No. ALN: SR (S):82/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
38.	-	Challan towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
39.	22/10/2008	Absolute Sale Deed executed by Nagaraja son of Sri. Narayanappa, in favor of Valmark Developers Pvt. Ltd, registered vide document No. 1833/2009-09 of Book I, stored in C. D. No. 17, in the office of the Sub-Registrar, Begur, Bangalore District.
40.	08-11-2006	Certificate of Incorporation in No. U70102KA2006PTC040887, issued by the Registrar of Companies, Karnataka.
41.	--	Memorandum of Association and Articles of Association of Valmark Developers Private Limited.
42.	31-03-2011	Balance Sheet as on 31/03/2011, issued by NSVM & Associates Chartered Accountants, Bangalore.
43.	31-03-2012	Balance Sheet as on 31/03/2012, issued by NSVM & Associates Chartered Accountants, Bangalore.
44.	31-03-2013	Balance Sheet as on 31/03/2013, issued by NSVM & Associates Chartered Accountants, Bangalore.
45.	06-11-2009	Khatha Certificate in No. DA/MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
46.	06-11-2009	Khatha Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
47.	03/10/2013	Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike - Revenue Department, Bangalore.
48.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.



Doc. No.	Date of issue/ execution	Description of document
49.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
50.	16/11/2007	Encumbrance Certificate in S. A. No. 21636/07-08, for the period 01/04/1968 to 31/03/2004, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7, measuring 2 acres.
51.	16/11/2007	Encumbrance Certificate in S. A. No. 21635/07-08, for the period 01/01/1968 to 31/03/2004, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District, with respect to Survey No. 7 measuring 30 guntas.
52.	13/11/2007	Encumbrance Certificate in S. A. No. 4453/07-08, for the period 01/04/2004 to 07/11/2007, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7, measuring 30 guntas.
53.	14/11/2007	Encumbrance Certificate in S. A. No. 4452/07-08, for the period 01/04/2004 to 07/11/2007, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7, measuring 2 acres.
54.	27/02/2009	Encumbrance Certificate in S. A. No. 6458/08-09, for the period 08/11/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 30 guntas.
55.	12/11/2009	Encumbrance Certificate in S. A. No. 4618/09-10, for the period 26/02/2009 to 09/11/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7, measuring 2 acres.
56.	20/12/2013	Encumbrance Certificate in S. A. No. 13248/13-14, for the period 10/11/2009 to 16/12/2013, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 30 guntas.
57.	18/10/2006	Encumbrance Certificate in S. A. No. 22656/06-07, for the period 01/01/1967 to 31/03/2006, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore, with respect to Survey No. 7 measuring 1 acre.
58.	18/10/2006	Encumbrance Certificate in S. A. No. 21162/06-07, for the period 01/04/2006 to 17/10/2006, issued by the Senior Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 7 measuring 1 acre out of 3 acres 18 guntas.
59.	18/10/2006	Encumbrance Certificate in S. A. No. 22654/06-07, for the period 01/04/1967 to 31/03/2006, issued by the Senior Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 7 measuring 2 acres 18 guntas.
60.	05-11-2007	Encumbrance Certificate in S. A. No. 4146/07-08, for the period 18/10/2006 to 26/10/2007, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 2 acres 18 guntas.



Doc. No.	Date of issue/ execution	Description of document
61.	20-12-2008	Encumbrance Certificate in S. A. No. 5267/08-09, for the period 27/10/2006 to 18/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 1 acre out of 3 acres 18 guntas.
62.	27-02-2009	Encumbrance Certificate in S. A. No. 6459/08-09, for the period 08/11/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 1 acre out of 3 acres 18 guntas.
63.	06-06-2009	Encumbrance Certificate in S. A. No. 1082/09-10, for the period 26/02/2009 to 05/06/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 1 acre.
64.	24-10-2009	Encumbrance Certificate in S. A. No. 4132/09-10, for the period 06/06/2009 to 20/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 1 acre.
65.	20-12-2013	Encumbrance Certificate in S. A. No. 13252/13-14, for the period 21/10/2009 to 19/12/2013, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 1 acre.
66.	20/12/2013	Encumbrance Certificate in S. A. No. 13253/13-14, for the period 21/10/2009 to 19/12/2013, issued by the Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 7 measuring 2 acres 18 guntas.

TITLE SRI. S. NARAYANA REDDY, SON OF NANJAPPA AND SMT. JAYALAKSHMI, WIFE OF S. NARAYANA REDDY AND M/S VALMARK DEVELOPERS PRIVATE. LIMITED.

My opinion has been sought with respect to residentially converted land bearing Survey No. 7 measuring 6 acres 9 guntas, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-



tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/368/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Chandrappa, son of Muniswamappa as tenant to an extent of 2 acres 30 guntas and Sri. Krishnappa, son of Rangaswamy as tenant to an extent of 3 acre 18 guntas, in Survey No. 7 as per their possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1.**

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA.CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 17-07-2006 ordered to register Sri. Chandrappa, son of Muniswamappa as tenant to an extent of 2 acres 30 guntas and Sri. Krishnappa, son of Rangaswamy as tenant to an extent of 3 acre 18 guntas, in Survey No. 7 as per their possession and enjoyment. The occupants were directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 17-07-2006 could be evidenced from **Document No. 3.** Sri. Krishnappa has paid the premium to the Government and on the payment of the same a Certificate dated 25-07-2006 was issued by the Thasildar to registering Sri. Krishnappa as occupant of the Subject Property. The copy of the Certificate same could be evidenced from **Document No. 4.**

Subsequently, the Khatha of the portion of the Subject Property was transferred in the names of Sri. Chandrappa and Sri. Krishnappa in serial No. 02/06-07 of the Mutation register. The copies of the said Mutation Register extracts could be evidenced from the **Document No. 5.**



Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit and (2) Certificate issued by the Tahsildar after payment of premium and Hundred times the land revenue for conferment of occupancy rights in favour of Chandrappa.

Flow of title with respect to portion of the Subject Property owned by Chandrappa, son of Muniswamappa:

The party has produced the Family Tree of Sri. Muniswamappa (deceased); on perusal of the same it is observed that, Sri. Muniswamappa have three sons namely, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa. Sri. Chandrappa is married to Smt. Jayamma out of their wedlock they have one son and three daughters namely Sri. Sathish, Smt. Vanajakshi, Smt. Leelavathi and Anitha. Sri. Nagappa married to Smt. Indramma out of their wedlock they have three daughters and three sons namely, Smt. Parimala, Smt. Shakunthala, Smt. Sudha, Sri. Raja, Sri. Prabhakara and Sri. Raghavendra. Sri. Krishnappa is married to Umavathi out of their wedlock they have two daughters and one son namely, Smt. Sandyavathi, Vindya and Sri. M. Thejas. The copies of the said Family Trees, attested by the Village Accountant, could be evidenced from **Document No. 06.**

On 10-09-2004 Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares in the Subject Property, measuring 2 acres. The said Sale Agreement registered vide document No. 15505/2004-05 of Book I, Stored in CD No. 94 in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No.07.** In pursuance of the said agreement Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children executed the General Power of Attorney, dated 10-09-2004 in favour of N. Ramesh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares in the Subject Property to the Purchaser. The said General Power of Attorney registered vide document No. 482/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 8.**

Sri. Chandrappa, son of Muniswamappa and his children namely, Sathish, and Nagappa son of Muniswamappa and his son and daughter and executed the General Power of Attorney dated 02-03-2006 in favour of N. Ramesh to sign and execute the Sale Deeds or any other deeds on their behalf them convey the portion of the Subject Property measuring 30 guntas. The said General Power of Attorney registered vide document No. 1107/05-06 of Book IV, stored in CD No. 224 in the office of the Sub-Registrar, and a copy of the same could be evidenced from **Document No. 9.**



By virtue of the Sale Deed dated 18-08-2007 Sri. Chandrappa, son of Munishamappa and others, Nagappa and others and Krishnappa and others all are represented by their General Power of Attorney holder N. Ramesh sold the Subject Property measuring 2 acres in favour of Sri. Narayana Reddy son of Sri. Nanjappa and his wife Jayalakshmi. The said Sale Deed is registered vide document No. 13193/06-07 Book I, stored in CD No. 265 in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 10.**

The khatha/ mutation of the Subject Property was transferred/ registered in the name of Sri. Narayana Reddy son of Sri. Nanjappa and Jayalakshmi in serial No. 09/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 11.**

By virtue of the Sale Deed dated 18-08-2007 executed by Sri. Chandrappa, son of Munishamappa and others, Nagappa and others and Krishnappa and others all are represented by their General Power of Attorney holder Ramesh sold the remaining portion of the Subject Property measuring 30 guntas in favour of Sri. Narayana Reddy son of Sri. Nanjappa, and his wife Jayalakshmi. The said Sale Deed is registered vide document No. 13201/06-07 Book I, stored in CD No. 265 in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No.12.**

The khatha/ mutation of the Subject Property measuring 30 guntas was transferred/ registered in the name of Sri. Narayana Reddy son of Sri. Nanjappa and Jayalakshmi in serial No. 08/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 13.**

Subsequently, the katha / mutation of the Subject Property measuring 2 acres was transferred / registered in the names of Sri. Narayan Reddy and Jayalakshmi in accordance to the aforesaid order vide Mutation Register in serial No. 09/10-11. The said Mutation Register extract could be evidenced from **Document No. 14.**

Note: The party advises to produce the Order dated 28-09-2010 in No. RA(S) 172/10-11 passed by the Assistant Commissioner Bangalore.

Flow of title with respect to portion of the Subject Property owned by R. Krishnappa, son of Rangaswamy.

The party has produced the Family Tree of R. Krishnappa. On perusal of the same, it is observed that, R. Krishnappa is married to Smt. Kanakamma and out of their wedlock they have Two sons namely, Sri. Subramani and Sri. Mohan Raj. Subramani is married to Anitha. Mohan Raj is married to Shyle. The



copies of the said Family Tree attested by the Village Accountant, could be evidenced from **Document No. 15.**

By virtue of the Sale Deed dated 18-08-2006, Sri. Krishnappa, son of Rangaswamy and his sons Sri. Subramani and Sri. Mohan Raj sold the portion of the Subject Property measuring 1 acre out of 3 acre 18 guntas in favour of Venkatesh son of late Chinnaswamy. The copy of the said Sale Deed is registered vide document No.16433/06-07, of Book I, Stored in CD No. 273 in the office of the Senior Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 16.**

By virtue of the Sale Deed dated 12-03-2008, Sri. Venkatesh, son of Chinnaswamy sold the Subject Property, measuring 1 acre, (out of 3 acre 18 guntas) in favour of Nagaraja son of Narayanappa. The copy of the said Sale Deed is registered vide document No.2898/07-08 of Book I, Stored in CD No. 11 in the office of the Senior Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 17.**

The khatha/ mutation of the Subject Property was transferred/ registered in the name of Sri. Nagaraja son of Narayanappa in serial No. 11/07-08 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 18.**

By virtue of the Sale Deed dated 20-09-2006 executed by Sri. R. Krishnappa, son of Rangaswamy and his children Sri. Subramani and Sri. Mohan Raj sold remaining portion of the Subject Property measuring 2 acres 18 guntas in favor of Sri. Nagaraja son of Narayanappa. The said Sale Deed is registered vide document No. 16428/06-07 Book I, stored in CD No. 273, in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 19.**

The khatha/ mutation of the Subject Property was transferred/ registered in the name of Sri. Nagaraja son of Narayanappa in serial No. 10/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 20.**

The R.T.Cs for the period 1978-79 to 2013-14 produced with respect to Survey No. 07 reflect the total extent of land as 06 acres 09 guntas including 02 guntas kharab land. For the period 1978-79 to 2005-06 the name of Nagareshwara devaru is entered as the owner in column No. 9 and in column No. 12 for the period 1978-79 to 2005-06 the names of Chandrappa and Krishnappa are entered as the cultivator. For the period 2006-07 the names of Krishnappa, Narayanreddy and Jayalakshmi entered as the owner in column No. 9 and in column No.12 the names of Krishnappa, Chandrappa, Narayanreddy and



Jayalakshmi entered as the cultivator. Thereafter, for the period 2007-08 the names of Narayanreddy, Jayalakshmi, Nagaraja and Venkatesh are entered as the owner and cultivator in column No. 9 and 12 respectively. For the period 2008-09 to 2009-10 the names of Narayanreddy, Jayalakshmi, Nagaraja, Nagaraju are entered as the owner, and cultivators in column Nos. 9 and 12, respectively. Thereafter for the period of 2010-11 to 2013-14 the names of Narayanreddy, Jayalakshmi, Nagaraju, Nagaraja are entered as the owner and cultivator in column No. 9 and 12 respectively. The copies of the said R.T.Cs Survey No. 07 could be evidenced from **Document No.21.**

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 7 is 6 acres 09 gunta including 03 guntas Kharab and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey No.7 could be evidenced from **Document No. 22.**

On perusal of the Karda, it is observed that as per the survey conducted on 07-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 7. The copy of said Karda could be evidenced from **Document No. 23.**

The Tippy, Hudbust and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippy, Hudbust and Village Map could be evidenced from **Document No. 24, 25 and 26.**

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 27.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 01-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 28.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not



been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 29.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 19-12-2007 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 19-12-2007 could be evidenced from **Document No. 30.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 09-03-2009 has certified that the the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 09-03-2009 could be evidenced from **Document No. 31.**

The Tahsildar, Bangalore South Taluk vide Endorsements dated 06-11-2008 has certified that R.T.Cs for the period 1968-69 to 1978 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 32.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the Subject Property measuring 2 acres 30 guntas from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 31-10-2008 in No. ALN:SR(S):83/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 31-10-2008 and Challan for having paid conversion fine could be evidenced from **Document No. 33 and 34.**

Sri. C. Venkatesh son of Chinnappa made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the portion of the Subject Property measuring 01 acres from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 15-10-2008 in No. ALN: SR (S):80/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 15-10-2008 and Challan for having paid conversion fine could be evidenced from **Document No. 35 and 36.**

Sri. Nagaraja son of Narayanappa made an application to the Deputy Commissioner, Bangalore District, for conversion of the Subject property measuring 02 acres 18 guntas, from agricultural use to non-



agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 14-10-2008 in No. ALN:SR(S):82/2007-08, converted the said portion of the subject property and other properties, from agricultural use to residential use. The copy of the Official Memorandum dated 14-10-2008 and Challan for having paid conversion fine could be evidenced from **Document No. 37 and 38.**

By virtue of the Sale Deed dated 22-10-2008 Sri. Nagaraja, son of Narayanappa sold the Subject Property measuring 3 acres 18 guntas in favor of M/s. Valmark Developers Private Limited. The said Sale Deed is registered vide document No. 1833/08-09 of Book I, stored in C. D. No. 17, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 39.**

M/s. Valmark Developers Private Limited is a Company incorporated under the Companies Act, 1956, with the Registrar of Companies, Karnataka. The object of the Company is to purchase, sell, lease, develop, exchange, mortgage, hire any movable or immovable property and generally to carry on other objects incidental or ancillary to the attainment of main objects. The copies of the Certificate of Incorporation, Memorandum of Association and Articles of Association could be evidenced from **Document Nos. 40 and 41.**

The Balance Sheets for the year ending 31/03/2011, 31/03/2012 and 31/03/2013 of M/s. Valmark Developers Private Limited, it is observed that an amount of Rs. 24,500,000/- is reflected as unsecured loans as on 31-03-2011, an amount of Rs. 2,255,736/- is reflected as secured loans as on 31-03-2012 and an amount of Rs. 6,85,945/- is reflected as secured loans as on 31/03/2013. The copy of the said Balance Sheets could be evidenced from **Document Nos. 42 to 44.**

Note: The party has represented that the Subject property is not mortgaged by the Company. However, it is advised to produce: (a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies; and (b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of M/S. Valmark Developers Pvt. Ltd, Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to



taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 45 and 46.**

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 47.**

N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 48.** Subsequently, by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 49.**

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-04-1968 to 19-12-2013, it is observed that there are three entries. The first entry being the execution of the Sale Deed dated 18-08-2006 executed by Chandrappa and others in favor of Narayana Reddy and Jayalakshmi. The second entry being the execution of the Sale Deed dated 20-09-2006 executed by Krishnappa and others in favour of the Venkatesh son of Chinnappa. The third entry being the execution of the Sale Deed dated 17-03-2008 executed by Krishnappa and others in favour of Nagaraja son of Narayanappa. The fourth entry being the execution of the Sale Deed dated 25/10/2008 by Nagaraja, son of Narayanappa in favour of M/s. Valmark Developers Pvt. Ltd. Apart from the above said entries, there are no other entries for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 50 to 66.**

OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri. S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy, are the owners of the residential land bearing Survey No. 7 measuring 2 acres 30 guntas; and M/S Valmark Developers Private Limited is the owner of the residential land bearing Survey No. 7 measuring 3 acres 18 guntas, situated at



Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. Order dated 28-09-2010 in No. RA(S) 172/10-11 passed by the Assistant Commissioner Bangalore
2. Certificate issued by the Tahsildar after payment of premium and Hundred times the land revenue for conferment of occupancy rights in favour of Chandrappa.
3. Registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney
4. Documents with respect to M/s. Valmark Developers Private Limited:
 - a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
 - b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.
5. Latest*Endorsement from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for any of their development purposes.
6. Encumbrance Certificate for the period of 17-12-2013 to till date with respect to 30 guntas of land.
7. To produce original documents for verification.



Jayanth M. Pattanshetti
Jayanth M Pattanshetti
Advocate

Date: 21/03/2014

Mr. Daval,
VND Associates,
Advocates,
Mumbai.

Sir/s,

Sub: Scrutiny and Title Report with respect to property bearing Survey No. 8
situated at Chandrashekar Village, Begur Hobli, Bangalore South Taluk,
Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of the residentially converted land bearing Survey No. 8, measuring 4
acres 11 guntas; situated at Chandrashekar Village, Begur Hobli, Bangalore South Taluk, Bangalore
District and is bounded on the:

East by : Land bearing Survey No. 12
West by : Village boundary
North by : Land bearing Survey No. 9
South by : Land bearing Survey No. 7.

The photocopies of the below mentioned documents are produced for scrutiny and verification of
marketable right, title, and interest of the owners to the subject property.

Doc. No.	Date of issue/ execution	Description of document
1.	01/06/1982	Order passed in No. L.R.F:INA/366/79-80, in the Court of the Special Thasildar for Land Reforms, Bangalore South Taluk.
2.	23-11-2001	Orders in W. P. No. 25384/92, in the High Court of Karnataka at Bangalore.
3.	17/07/2006	Order passed in No. INA.CR.16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.



Doc. No.	Date of issue/ execution	Description of document
4.	25/07/2006	Certificate in No. INA:CR:16:2001-02, issued by the Special Tahsildar-cum-Secretary for Land Reforms, Bangalore South Taluk, Bangalore.
5.	03/08/2006	Mutation Register extract in No. 2/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
6.	19/06/2008	Family Tree of Muniswamappa, attested by the Village Accountant, Bangalore South Taluk, Bangalore.
7.	10/09/2004	Sale Agreement executed by Chandrappa, son of Muniswamappa and others, in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 15505/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
8.	10/09/2004	General Power of Attorney executed by Chandrappa, son of Muniswamappa and others, in favour of N. Ramesh, son of N. Narayana Reddy, registered vide document No. 482/2004-05 of Book IV, stored in C. D. No. 94, in the office of the Sub-Registrar, Bangalore South Taluk.
9.	18/08/2006	Sale Deed executed by Chandrappa, son of late Muniswamappa and others, all represented by their GPA Holder N. Ramesh, in favour of N. Narayana Reddy and Jayalakshmi, registered vide document No. 13193/2006-07 of Book I, stored in C. D. No. 265, in the office of the Sub-Registrar, Bangalore South Taluk.
10.	30/07/2007	Mutation Register extract in No. 20/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
11.	17/10/2006	Family Tree of Krishnappa, duly attested by the Village Accountant, Bangalore South Taluk, Bangalore.
12.	20/09/2006	Absolute Sale Deed executed by R. Krishnappa, son of Rangaswamy and others, in favour of Nagaraja, son of Narayanappa, registered vide document No. 16428/2006-07 of Book I, stored in C. D. No. 273, in the office of the Senior Sub-Registrar, Bangalore South Taluk.
13.	14/12/2006	Mutation Register extract in No. 10/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
14.	15/10/2009	Death Certificate of R. Kuppaswamy, issued by the Chief Registrar of Birth and Death, Bangalore Mahanagara Palike.
15.	19/09/2006	Family Tree of R. Kuppaswamy, attested by the Village Accountant, Bangalore South Taluk, Bangalore.
16.	20/09/2006	Absolute Sale Deed executed by Kamma, wife of late Kuppaswamy and others, in favour of Nagaraja, son of Narayanappa, registered vide document No. 16440/2006-07 of Book I, stored in C. D. No. 274, in the



Doc. No.	Date of issue/ execution	Description of document
		office of the Senior Sub-Registrar, Bangalore South Taluk.
17.	14/12/2006	Mutation Register extract in No. 12/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
18.	—	RTCs for the period 1978-79 to 1998-99; 2001-02 to 2005-06; 2007-08 to 2013-14, issued by the Tahsildar / Village Accountant, Bangalore South Taluk, Bangalore, with respect to Survey No. 8.
19.	09/08/2004	Akarband, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
20.	07/07/1956	Karda, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
21.	07/07/1956	Tippany, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
22.	07/12/2009	Hudbust, issued by the Taluk Surveyor / Tahsildar, Bangalore South Taluk, Bangalore.
23.	—	Village map of Chandrashekarapura.
24.	26/10/2007	Endorsement in No. L.R.F/N.T.C/C.R./514/2007-08, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore.
25.	10/12/2008	Endorsement in No. L.R.F/CR/141/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
26.	25/11/2008	Endorsement in No. P.T.C.L/CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
27.	03/01/2008	Endorsement in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
28.	20/01/2009	Endorsement in No. KHB/LAOI-/2008-09, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
29.	09/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
30.	06-11-2008	Endorsement in No. RK/CR/1129/08-09 issued by the Thasildar Bangalore South Taluk.
31.	31/10/2008	Official Memorandum in No. ALN:SR(S):83/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.



Doc. No.	Date of issue/ execution	Description of document
32.	12/10/2007	Challan Nos. 34 and 35, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
33.	14/10/2008	Official Memorandum in No. ALN:SR(S):82/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
34.	24/10/2007	Challan for payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
35.	22/10/2008	Absolute Sale Deed executed by Nagaraja son of Sri. Narayanappa, in favor of Valmark Developers Pvt. Ltd, registered vide document No. 1833/2009-09 of Book I, stored in C. D. No. 17, in the office of the Sub-Registrar, Begur, Bangalore District.
36.	08-11-2006	Certificate of Incorporation in No. U70102KA2006PTC040887, issued by the Registrar of Companies, Karnataka.
37.	—	Memorandum of Association and Articles of Association of Valmark Developers Private Limited.
38.	31-03-2011	Balance Sheet as on 31/03/2011, issued by NSVM & Associates Chartered Accountants, Bangalore.
39.	31-03-2012	Balance Sheet as on 31/03/2012, issued by NSVM & Associates Chartered Accountants, Bangalore.
40.	31-03-2013	Balance Sheet as on 31/03/2013, issued by NSVM & Associates Chartered Accountants, Bangalore.
41.	06-11-2009	Khatha Certificate in No. DAMR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
42.	06-11-2009	Khatha Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
43.	03/10/2013	Property Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike - Revenue Department, Bangalore.
44.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
45.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers



Doc. No.	Date of issue/ execution	Description of document
		Private Limited.
46.	16-11-2007	Encumbrance Certificate in S. A. No. 21637/07-08, for the period 01/01/1968 to 31/03/2004, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
47.	14-11-2007	Encumbrance Certificate in S. A. No. 4451/07-08, for the period 01/04/2004 to 07/11/2007, issued by the Sub-Registrar, Begur, Bangalore District.
48.	27-02-2009	Encumbrance Certificate in S. A. No. 6460/08-09, for the period 08/11/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
49.	24-10-2009	Encumbrance Certificate in S. A. No. 4140/09-10, for the period 26/02/2009 to 20/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
50.	12-11-2009	Encumbrance Certificate in S. A. No. 4612/09-10, for the period 27/10/2009 to 09/11/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 8.
51.	21/12/2014	Encumbrance Certificate in S. A. No. 13249/13-14, for the period 10/11/2009 to 19/12/2013, issued by the Senior Sub-Registrar, Begur, Bangalore District.
52.	18/10/2006	Encumbrance Certificate in S. A. No. 22653/06-07, for the period 01/04/1967 to 31/03/2006, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
53.	18/10/2006	Encumbrance Certificate in S. A. No. 21161/ 06-07, for the period 01/04/2006 to 17/10/2006, issued by the Senior Sub-Registrar, Begur, Bangalore District.
54.	05/11/2007	Encumbrance Certificate in S. A. No. 4146/07-08, for the period 18/10/2006 to 26/10/2007, issued by the Senior Sub-Registrar, Begur, Bangalore District.
55.	20/12/2008	Encumbrance Certificate in S. A. No. 271/08-09, for the period 27/10/2007 to 18/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District.
56.	06/06/2009	Encumbrance Certificate in S. A. No. 1078/08-09, for the period 19/12/2008 to 05/06/2009, issued by the Sub-Registrar, Begur, Bangalore District.
57.	24/09/2009	Encumbrance Certificate in S. A. No. 3560/09-10, for the period 06/06/2009 to 23/09/2009, issued by the Senior Sub-Registrar, Begur,



Doc. No.	Date of issue/ execution	Description of document
		Bangalore District, with respect to Survey No. 8.
58.	12/11/2009	Encumbrance Certificate in S. A. No. 4611/09-10, for the period 24/09/2009 to 09/11/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
59.	11/12/2007	Encumbrance Certificate in S. A. No. 5283/07-08, for the period 18/10/2006 to 07/12/2007, issued by the Senior Sub-Registrar, Begur, Bangalore District. (for 1 acre 01 guntas only).
60.	20/12/2008	Encumbrance Certificate in S. A. No. 5272/08-09, for the period 08/12/2007 to 18/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District.

TITLE SRI. S. NARAYANA REDDY, SON OF NANJAPPA AND SMT. JAYALAKSHMI, WIFE OF S. NARAYANA REDDY AND M/S VALMARK DEVELOPERS PRIVATE LIMITED

My opinion has been sought with respect to residentially converted land bearing Survey No. 8 measuring 4 acres 11 guntas, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Chandrappa, son of Muniswamappa (for 2 acres), Sri. Krishnappa, son of Rangaswamy (for 1 acre 07 guntas) and Sri. Kuppaswamy, son of son of Ragnaswamy (for 1 acre 1 gunta), in Survey No. 8 as per their possession and enjoyment. The copy



of the said Order of the Land Tribunal could be evidenced from the **Document No. 1**. There is no reference about remaining three guntas.

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2**.

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA.CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 23-02-2005 ordered to register Sri. Chandrappa, son of Muniswamappa (for 2 acres), Sri. Krishnappa, son of Rangaswamy (for 1 acre 07 guntas) and Sri. Kuppuswamy, son of son of Ragnaswamy (for 1 acre 1 gunta), in Survey No. 8 as per their possession and enjoyment. The occupants were directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 23-02-2005 could be evidenced from **Document No. 3**. Sri. Krishnappa and Kuppuswamy have paid the premium to the Government and on the payment of the same a Certificate dated 26-07-2006 was issued by the Thasildar to registering Sri. Krishnappa and Kuppuswamy as occupants of the Subject Property. The copy of the Certificate same could be evidenced from **Document No. 4**.

Subsequently, the Khatha of the Subject Property was transferred in the names of Sri. Chandrappa Sri. Krishnappa and Sri. Kuppuswamy in serial No. 02/2006-07 of the Mutation register. The copies of the said Mutation Register extracts could be evidenced from the **Document No.5**.

Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit and (2) Certificate issued by the Tahsildar after payment of premium and Hundred times the land revenue for conferment of occupancy rights in favour of Chandrappa.



Flow of title with respect to portion of the Subject Property owned by Chandrappa, son of Muniswamappa:

The party has produced the Family Tree of Sri. Muniswamappa (deceased), on perusal of the same it is observed that, Sri. Muniswamappa have three sons namely, Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa. Sri. Chandrappa is married to Smt. Jayamma out of their wedlock they have one son and three daughters namely Sri. Sathish, Smt. Vanajakshi, Smt. Leelavathi and Anitha. Sri. Nagappa married to Smt. Indramma out of their wedlock they have three daughters and three sons namely, Smt. Parimala, Smt. Shakunthala, Smt. Sudha, Sri. Raja, Sri. Prabhakara and Sri. Raghavendra. Sri. Krishnappa is married to Umavathi out of their wedlock they have two daughters and one son namely, Smt. Sandayavathi, Vindya and Sri. M. Thejas. The copies of the said Family Trees, attested by the Village Accountant, could be evidenced from **Document No. 06.**

On 10-09-2004 Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children entered into the Agreement of Sale with Sri. Narayana Reddy and Smt. Jayalakshmi, wherein they agreed to sell their shares in the Subject Property, measuring 2 acres. The said Sale Agreement registered vide document No. 15505/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No.7.** In pursuance of the said agreement Sri. Chandrappa, Sri. Nagappa and Sri. Krishnappa along with their respective children executed the General Power of Attorney, in favour of N. Suresh, son of N. Narayana Reddy empowering him to sign, execute and register any Deed of Conveyance/Sale Deed in favour of the Purchaser and all such other incidental powers that will effectively convey their aforesaid shares in the Subject Property measuring 2 acres to the Purchaser. The said General Power of Attorney registered vide document No. 482/2004-05 of Book IV, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No.8.**

By virtue of the Sale Deed dated 18-08-2007 Sri. Chandrappa, son of Munishamappa and others, Nagappa and others and Krishnappa and others all are represented by their General Power of Attorney holder Ramesh sold the Subject Property measuring 2 acres in favour of Sri. Narayana Reddy and Jayalakshmi. The said Sale Deed is registered vide document No. 13193/06-07 Book I, stored in CD No. 265 in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 9.** Subsequently, the khatha/ mutation of the Subject Property was transferred/ registered in the name of Sri. Narayana Reddy son of Sri. Nanjappa and Jayalakshmi in



serial No. 20/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 10.**

Flow of title with respect to portion of the Subject Property owned by Krishnappa, son of Rangaswamy:

The party has produced the Family Trees of R. Krishnappa. On perusal of the same, it is observed that, R. Krishnappa is married to Smt. Kanakamma and out of their wedlock they have Two sons namely, Sri. Subramani and Sri. Mohan Raj. Subramani is married to Anitha. Mohan Raj is married to Shyle. The copies of the said Family Trees, attested by the Village Accountant, could be evidenced from **Document No. 11.**

By virtue of the Sale Deed dated 20-09-2006 executed by Sri. R. Krishnappa, son of Rangaswamy and his children Sri. Subramani and Sri. Mohan Raj sold the Subject Property measuring 1 acre 7 guntas in favor of Sri. Nagaraja son of Narayanappa. The said Sale Deed is registered vide document No. 16428/06-07 Book I, stored in CD No. 273, in the office of the Senior Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 12.**

The khatha/ mutation of the said portion of the Subject Property was transferred/ registered in the name of Sri. Nagaraja son of Narayanappa in serial No. 10/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 13.**

Flow of title with respect to portion of the Subject Property owned by Kuppuswamy, son of Rangaswamy:

Kuppuswamy died on 15-10-2009 and his death is registered in the office of the Birth and Death, Bangalore Mahanagara Palike. The copy of the Death Certificate of Kuppuswamy could be evidenced from **Document No. 14.**

The party has produced the Family Trees of R. Kuppuswamy. On perusal of the same, it is observed that, Kuppuswamy is married to Smt. Kamma and out of their wedlock they have Two sons namely, Sri. Shanmugam and Sri. Dharmalinga. Shanmugam is married to Sulochana. Dharmalinga is married to Meenakshi. The copies of the said Family Trees, attested by the Village Accountant, could be evidenced from **Document No. 15.**

By virtue of the Sale Deed dated 20-09-2006, Smt. Kamma along with her children Sri. Shanmugam and Sri. Dharmalinga sold the portion of the Subject property measuring 1 acre 1 gunta in favour of Sri.



Nagaraja son of Narayanappa. The copy of the said Sale Deed is registered vide document No.16440/06-07 of Book I, stored in CD No. 274, in the office of the Senior Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 16.**

The khaltha/ mutation of the Subject Property was transferred/ registered in the name of Sri. Nagaraja son of Narayanappa in serial No. 12/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 17.**

The R.T.C's for the period 1978-79 to 1998-99, 2001-02 to 2008-09 and 2012-13 to 2013-14 produced with respect to Survey No. 08 reflect the total extent of land as 04 acres 11 guntas with no guntas kharab land. For the period 1978-79 to 1998-99 the name of Nagareshwara devaru is entered as the owner in column No. 9 and in column No. 12 for the period 1978-79 to 1998-99 the names of Chandrappa, Krishnappa, Kuppuswamy are entered as the cultivator. For the period 2001-02 to 2005-06 the names Nagareshwara devaru is entered as the owner in column No. 9 and in column No. 12 the names of Krishnappa, Kuppuswamy and Chandrappa are entered as the cultivator. For the period of 2006-07 to the names of Chandrappa, Nagaraja are entered as the owner in column No. 9 and in column No. 12 the names of Krishnappa, Kuppuswamy, Chandrappa and Nagaraja are entered as the cultivator. Thereafter for the period of 2007-08 to 2008-09 and 2012-13 to 2013-14 the names of Nagaraja, Narayanreddy, Jayalakshmi, entered as the owner and cultivator in column No. 9 and 12 respectively. The copies of the said R.T.C's Survey No. 08 could be evidenced from **Document No. 18.**

Note: The party advises to produce the RTC'S for the period of 1999-2000 to 2000-01 and 2009-10 to 2011-12.

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 8 is 4 acres 11 guntas with no kharab land and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey No.8 could be evidenced from **Document No. 19.**

On perusal of the Karda, it is observed that as per the survey conducted on 07-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 8. The copy of said Karda could be evidenced from **Document No. 20.**

The Tippyany, Hudbust, and Village Map of Chandrashekarapura confirm the shape and location of the subject property in the said village. The copies of the said Tippyany, Hudbust, and village Map could be evidence from **Document Nos. 21 to 23.**



The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 24.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 10-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 25.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 25-11-2008 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to the Subject Property measuring 2 acres 08 guntas. The copy of the said Endorsement dated 25-11-2008 could be evidenced from **Document No. 26.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 27.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 20-01-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 20-01-2009 could be evidenced from **Document No. 28.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 09-03-2009 has certified that the the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 09-03-2009 could be evidenced from **Document No. 29.**



The Tahsildar, Bangalore South Taluk vide Endorsements dated 06-11-2008 has certified that R.T.Cs for the period 1968-69 to 1978 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 30.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the Subject Property measuring 2 acres from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 31-10-2008 in No. ALN:SR(S):83/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 31-10-2008 and Challan for having paid conversion fine could be evidenced from **Document No. 31 and 32.**

Sri. Nagaraja son of Narayanappa made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the remaining portion of the Subject Property measuring 2 acres 8 guntas from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 14-10-2008 in No. ALN:SR(S):82/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 14-10-2008 and Challan for having paid conversion fine could be evidenced from **Document No. 33 and 34.**

By virtue of the Sale Deed dated 22-10-2008, Smt. Nagaraja son of Narayanappa sold the portion of the Subject Property measuring 2 acres 8 guntas in favor of M/s. Valmark Developers Pvt. Ltd. The copy of the said Sale Deed is registered vide document No.1833/08-09 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 35.**

M/s. Valmark Developers Private Limited is a Company incorporated under the Companies Act, 1956, with the Registrar of Companies, Karnataka. The object of the Company is to purchase, sell, lease, develop, exchange, mortgage, hire any movable or immovable property and generally to carry on other objects incidental or ancillary to the attainment of main objects. The copies of the Certificate of Incorporation, Memorandum of Association and Articles of Association could be evidenced from **Document Nos. 36 and 37.**

The Balance Sheets for the year ending 31/03/2011, 31/03/2012 and 31/03/2013 of M/s. Valmark Developers Private Limited, it is observed that an amount of Rs. 24,500,000/- is reflected



as unsecured loans as on 31-03-2011, an amount of Rs. 2,255,736/- is reflected as secured loans as on 31-03-2012 and an amount of Rs. 6,85,945/- is reflected as secured loans as on 31/03/2013. The copy of the said Balance Sheets could be evidenced from **Document Nos. 38 to 40.**

Note: The party has represented that the Subject property is not mortgaged by the Company. However, it is advised to produce: (a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies; and (b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 41 and 42.**

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 43.**

N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 44.** Subsequently by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 45.**

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-01-1968 to 19-12-2013, it is observed that there are three entries. The entry being the execution of the Sale Deed dated 18-08-2006 executed by Chandrappa and others in favor of Narayana



Reddy and Jayalakshmi. The second entry being execution of the Sale Deed dated 20-09-2006 executed by Krishnapp in favour of Nagaraja. The Third entry being the execution of the Sale Deed dated 25-10-2008 executed by Nagaraja in favor of Valmark Developer's Pvt.Ltd. Apart from the above said entries, there are no other entries for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 46 to 60.**

OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri. S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy, are the owners of the residential land bearing Survey No. 8 measuring 2 acres; and M/s. Valmark Developers Private Limited is the owner of the residential land bearing Survey No. 8 measuring 2 acres 8 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

- 1) Certificate issued by the Tahsildar after payment of premium and Hundred times the land revenue for conferment of occupancy rights in favour of Chandrappa.
- 2) Registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.
- 3) Documents with respect to M/s. Valmark Developers Private Limited:
 - a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
 - b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.
- 4) Latest Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
- 5) Latest Endorsement from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for any of their development purposes.
- 6) Encumbrance Certificate for the period of 20-12-2013 to till date for 2 acres.
- 7) To produce original documents for verification.



Jayanth M. Pattanshetti
Jayanth M. Pattanshetti
Advocate

Date: 21-03-2014

Mr. Daval,
VND Associates,
Advocates,
Mumbai.

Sirs,

Sub: Scrutiny and Title Report with respect to Property bearing
Survey No. 9 situated at Chandrashekar Village, Begur Hobli,
Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of the Property bearing Survey No. 9, measuring 3
acres 36 guntas including 4 guntas kharab land, situated at Chandrashekar Village,
Begur Hobli, Bangalore South Taluk, Bangalore District and is bounded on the:

East by : Land bearing Survey No. 12,

West by : Village boundary,

North by : Land bearing Survey No. 10,

South by : Land bearing Survey No. 08.

The photocopies of the below mentioned documents are produced for scrutiny and
verification of marketable right, title, and interest of the owners to the subject
property.

Doc. No.	Date of issue/ execution	Description of document
1.	01/06/1982	Order passed in No. L.R.F:INA/366/79-80, in the Court of the Special Thasildar for Land Reforms, Bangalore South Taluk.
2.	23/11/2001	Orders in W. P. No. 25384/92, in the High Court of Karnataka at Bangalore.
3.	17/07/2006	Order passed in No. INA.CR.16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.



Doc. No.	Date of issue/ execution	Description of document
4.	26/07/2006	Certificate in No. INA:CR:16:2001-02, issued by the Special Tahsildar-cum-Secretary for Land Reforms, Bangalore South Taluk, Bangalore.
5.	03/08/2006	Mutation Register extract in No. 2/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
6.	15/10/2009	Death Certificate of R. Kuppaswamy, issued by the Chief Registrar of Birth and Death, Bangalore Mahanagara Palike.
7.	19/09/2006	Family Tree of R. Kuppaswamy, attested by the Village Accountant, Bangalore South Taluk, Bangalore.
8.	20/09/2006	Absolute Sale Deed executed by Kamma, wife of late Kuppaswamy and others, in favour of Nagaraja, son of Narayanappa, registered vide document No. 16440/2006-07 of Book I, stored in C. D. No. 274, in the office of the Senior Sub-Registrar, Bangalore South Taluk.
9.	14/12/2006	Mutation Register extract in No. 12/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
10.	14/10/2008	Official Memorandum in No. ALN:SR(S):82/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
11.	24/10/2007	Challan for payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
12.	22/10/2008	Absolute Sale Deed executed by Nagaraja son of Sri. Narayanappa, in favor of Valmark Developers Pvt. Ltd, registered vide document No. 1833/2008-09 of Book I, stored in C. D. No. 17, in the office of the Sub-Registrar, Begur, Bangalore District.
13.	--	RTCs for the period 1978-79 to 2013-14, issued by the Tahsildar / Village Accountant, Bangalore South Taluk, Bangalore.
14.	09/08/2004	Akarband, issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore.
15.	06/07/1956	Karda, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
16.	07/07/1956	Tippany, issued by the Tahsildar, Bangalore South Taluk, Bangalore.



Doc. No.	Date of issue/ execution	Description of document
17.	07/12/2009	Hudbust, issued by the Taluk Surveyor / Tahsildar, Bangalore South Taluk, Bangalore.
18.	-	Village map of Chandrashekarapura.
19.	26/10/2007	Endorsement in No. L.R.F/N.T.C/C.R./514/2007-08, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore.
20.	10/12/2008	Endorsement in No. L.R.F/CR/141/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
21.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
22.	10-12-2008	Endorsement in No. P.T.C.L/C.R/58/08-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
23.	20/01/2009	Endorsement in No. KHB/LAO/-/2008-09, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
24.	09/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
25.	06-11-2008	Endorsement in No. RK/CR/1129/08-09 issued by the Thasildar Bangalore South Taluk.
26.	08-11-2006	Certificate of Incorporation in No. U70102KA2006PTC040887, issued by the Registrar of Companies, Karnataka.
27.	--	Memorandum of Association and Articles of Association of Valmark Developers Private Limited.
28.	31-03-2011	Balance Sheet as on 31/03/2011, issued by NSVM & Associates Chartered Accountants, Bangalore.
29.	31-03-2012	Balance Sheet as on 31/03/2012, issued by NSVM & Associates Chartered Accountants, Bangalore.
30.	31-03-2013	Balance Sheet as on 31/03/2013, issued by NSVM & Associates Chartered Accountants, Bangalore.



Doc. No.	Date of issue/ execution	Description of document
31.	06-11-2009	Khatha Certificate in No. DA/MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
32.	06-11-2009	Khatha Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
33.	03/10/2013	Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike – Revenue Department, Bangalore.
34.	18/10/2006	Encumbrance Certificate in S. A. No. 22658/06-07, for the period 01/04/1967 to 31/03/2006, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
35.	12/12/2007	Encumbrance Certificate in S. A. No. 5284/07-08, for the period 01/04/2006 to 07/12/2007, issued by the Senior Sub-Registrar, Begur, Bangalore District.
36.	20/12/2008	Encumbrance Certificate in S. A. No. 5270/08-09, for the period 08/12/2007 to 18/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District.
37.	06/06/2009	Encumbrance Certificate in S. A. No. 1080/09-10, for the period 19/12/2008 to 05/06/2009, issued by the Sub-Registrar, Begur, Bangalore District.
38.	24/10/2009	Encumbrance Certificate in S. A. No. 4129/09-10, for the period 06/06/2009 to 20/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
39.	20/12/2013	Encumbrance Certificate in S. A. No. 13256/13-14, for the period 21/10/2009 to 19/12/2013, issued by the Sub-Registrar, Begur, Bangalore District.

TITLE OF VALMARK DEVELOPERS PVT.LTD.

My opinion has been sought with respect to residentially converted land bearing Survey No. 9 measuring 3 acres 36 guntas, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of



ADVOCATE

Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Kuppuswamy, son of Rangaswamy as tenant to an extent of 3 acre 36 guntas in Survey No. 9 as per his possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1.**

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA.CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 23-02-2005 ordered to register Sri. Kuppuswamy, son of Rangaswamy as tenant of the Subject Property. The



occupants were directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 23-02-2005 could be evidenced from **Document No. 3**. Sri. Kuppaswamy has paid the premium to the Government and on the payment of the same a Certificate dated 17-07-2006 was issued by the Land Tribunal registering Sri. Kuppaswamy as occupant of the Subject Property. The copy of the Certificate same could be evidenced from **Document No. 4**.

Subsequently, the Khatha of the Subject Property was transferred in the name of Sri. Kuppaswamy in serial No. 2/2006-07 of the Mutation register. The copies of the said Mutation Register extracts could be evidenced from the **Document No. 5**.

Kuppuswamy died on 15-10-2009 and his death is registered in the office of the Registrar of Births and Deaths, Bangalore Mahanagara Palike. The copy of the Death Certificate of Kuppuswamy could be evidenced from **Document No. 6**.

The party has produced the Family Trees of R. Kuppuswamy. On perusal of the same, it is observed that, Kuppuswamy is married to Smt. Kamma and out of their wedlock they have Two sons namely, Sri. Shanmugam and Sri. Dharmalinga. Shanmugam is married to Sulochana. Dharmalinga is married to Meenakshi. The copies of the said Family Trees, attested by the Village Accountant, could be evidenced from **Document No. 7**.

By virtue of the Sale Deed dated 20-09-2006, Smt. Kamma wife of Late Kuppuswamy along with her sons Shanmugam and Sri. Dharmalinga sold the Subject property in favour of Sri. Nagaraja son of Narayanappa. The copy of the said Sale Deed is registered vide document No.16440/06-07 of Book I, stored in CD No. 274, in the office of the Senior Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 8**.

The khatha/ mutation of the Subject Property was transferred/ registered in the name of Sri. Nagaraja son of Narayanappa in serial No. 12/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 9**.



Sri. Nagaraja son of Narayanappa made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of the remaining portion of the Subject Property measuring 2 acre 08 guntas from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 14-10-2008 in No. ALN:SR(S):82/2007-08, converted the said portion of the Subject Property and other properties, from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 14-10-2008 and Challan for having paid conversion fine could be evidenced from **Document Nos. 10 to 11.**

By virtue of the Sale Deed dated 22-10-2008, Smt. Nagaraja son of Narayanappa sold the Subject properties in favor of M/s. Valmark Developers Pvt. Ltd. The copy of the said Sale Deed is registered vide document No.1833/08-09 of Book I, stored in CD No. 17, in the office of the Senior Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 12.**

The R.T.Cs for the period 1978-79 to 1998-99, 2001-02 to 2008-09 and 2012-13 to 2013-14 produced with respect to Survey No. 09 reflect the total extent of land as 04 acres with 04 guntas kharab land. For the period 1978-79 to 2005-06 the name of Nagareshwara devaru is entered as the owner in column No. 9 and in column No. 12 for the period 1978-79 to 2005-06 the names of Kuppuswamy is entered as the cultivator. For the period 2006-07 the name of Nagaraja is entered as the owner in column No. 9 and in column No. 12 the name of Kuppuswamy and Nagaraja are entered as the cultivator. For the period of 2007-08 to 2013-14 the names Nagaraja is entered as the owner and cultivator in column No. 9 and in column No. 12 respectively. The copies of the said R.T.C's Survey No. 09 could be evidenced from **Document No. 13.**

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 9 is 3 acres 36 guntas including 4 guntas Kharab and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey No. 9 could be evidenced from **Document No. 14.**

On perusal of the Karda, it is observed that as per the survey conducted on 07-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with



respect to Survey No. 9. The copy of said Karda could be evidenced from **Document No. 15.**

The Tippyany Hudbust, and Village Map of Chandrashekarapura confirm the shape and location of the subject property in the said village. The copies of the said Tippyany, Hudbust, and village Map could be evidence from **Document Nos. 16 to 18.**

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 19.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 10-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No.20.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No.21.**

The Assistant Commissioner, Bangalore South Taluk, Bangalore vide Endorsement dated 10-12-2008, has certified that no proceedings have been initiated or pending under the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 22.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 20-01-2009 has certified that the Subject Property and other



properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 20-01-2009 could be evidenced from **Document No. 23.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 09-03-2009 has certified that the the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 09-03-2009 could be evidenced from **Document No. 24.**

The Thasildar, Bangalore south Taluk, vide Endorsements dated 06-11-2008, has certified that R.T.C's for the period 1968-69 to 1977-88 with respect to Survey No. 07 and 08 are not available. The copies of the said Endorsements could be evidenced from **Document No. 25.**

M/s. Valmark Developers Private Limited is a Company incorporated under the Companies Act, 1956, with the Registrar of Companies, Karnataka. The object of the Company is to purchase, sell, lease, develop, exchange, mortgage, hire any movable or immovable property and generally to carry on other objects incidental or ancillary to the attainment of main objects. The copies of the Certificate of Incorporation, Memorandum of Association and Articles of Association could be evidenced from **Document Nos. 26 and 27.**

The Balance Sheets for the year ending 31/03/2011, 31/03/2012 and 31/03/2013 of M/s. Valmark Developers Private Limited, it is observed that an amount of Rs. 24,500,000/- is reflected as unsecured loans as on 31-03-2011, an amount of Rs. 2,255,736/- is reflected as secured loans as on 31-03-2012 and an amount of Rs. 6,85,945/- is reflected as secured loans as on 31/03/2013. The copy of the said Balance Sheets could be evidenced from **Document Nos. 28 to 30.**

Note: The party has represented that the Subject property is not mortgaged by the Company. However, it is advised to produce: (a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies; and (b) Certificate from the Auditors of the said company regarding mortgage/encumbrance /charges/lien, if any created on the Subject Property.



The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of M/s. Valmark Developers Private Limited in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 31 and 32.**

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 33.**

On perusal of the Encumbrance Certificates produced with respect to the Survey No. 9 for the period 01-04-1967 to 19-12-2013, it is observed that there are two entries. The entry being the execution of the Sale Deed dated 20-09-2006 executed by Kalamma and others in favor of Nagaraja. The second entry being the execution of the Sale Deed dated 25-10-2008 executed by Nagaraja in favour of the Valmark Developers Pvt. Ltd. Apart from the above said entries, there are no other entries for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 34 to 39.**

OPINION

ON PERUSAL of the above documents, I am of the opinion that M/s. Valmark Developers Private Limited is the owner of the residential land bearing Survey No. 9 measuring 3 acres 36 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

- 1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit.
- 2) Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
- 3) Documents with respect to M/s. Valmark Developers Private Limited:



- a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
- b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property
- 4) Latest Endorsement from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for any of their development purposes.
- 5) Encumbrance Certificate for the period 20-12-2013 to till date.
- 6) To produce original documents for verification.



Jayanth M. Pattanshetti
Jayanth M. Pattanshetti
Advocate

Date: 21-03-2014

Mr. Daval,
VND Associates,
Advocates,
Mumbai.

Sirs,

Sub: Scrutiny and title report with regard to converted land bearing Survey No. 11/2, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of residually converted land bearing Survey No. 11/2 measuring 4 acres 11 guntas (excluding 3 guntas of 'B' Kharab land), situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District and bounded on the:-

East by : Land bearing Survey No. 11/1 and 12;
West by : Village boundary;
North by : Village boundary;
South by : Land bearing Survey No. 10.

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title, and interest of the owners to the subject properties.

Doc. No.	Date of issue / execution	Description of document
1.	01/06/1982	Order passed Case No. L.R.F:INA/366/79-80, by the Land Tribunal, Bangalore South Taluk.
2.	23-11-2001	Order passed in Writ Petition No. 25384/1992(KLR), by the Hon'ble High Court of Karnataka, Bangalore.
3.	23/02/2005	Order passed in No. INA:CR. 16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.
4.	26/07/2006	Letter in No. INA:CR:16:2001-02, issued by the Special Tahsildar-cum-Secretary for Land Reforms, Bangalore South Taluk, Bangalore.



ADVOCATE

Doc. No.	Date of issue / execution	Description of document
5.	03/08/2006	Mutation Register extract in No. 01/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
6.	14/09/2009	Family Tree of B. M. Shankaranarayana Deekshith attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
7.	08/11/2006	Absolute Sale Deed executed by B. S. Anantha Deekshith, son of B. N. Shankaranarayan Deekshith and others, in favour of Nagaraja, son of Narayanappa, registered vide document No. 20658/2006-07 of Book I, stored in C. D. No. 285, in the office of the Senior Sub-Registrar, Bangalore South Taluk.
8.	24/02/2007	Mutation Register extract in No.14/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
9.	--	RTCs for the period 1978-79 to 1987-88; 1993-94 to 2010-11, issued by the Tahsildar / Village Accountant, Bangalore South Taluk, with respect to Survey No. 11.
10.	--	R.T.C's for the period 2011-12 to 2013-14, issued by the Tahsildar / Village Accountant, Bangalore South Taluk, with respect to Survey No. 11/2.
11.	27/01/2010	Akarband, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
12.	22/10/2008	Karda, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
13.	06/11/2007	Tippany, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
14.	--	Village Map of the Chandrasekharapura Village.
15.	26-10-2007	Endorsement in No. L.R.F/N.T.C/CR/510/2007-08, issued by the Special Tahsildar, Bangalore South, Bangalore.
16.	10/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
17.	10/12/2008	Endorsement in No. P.T.C.L./CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
18.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
19.	20/01/2009	Endorsement in No. KHB/LAO/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.



Doc. No.	Date of issue / execution	Description of document
20.	09/03/2009	Endorsement in No. KIADEB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
21.	06/11/2008	Endorsement in No. R.K./C.R./1129/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
22.	15-10-2008	Official Memorandum in No. ALN: SR(S):81/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
23.	24/10/2007	Challan towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
24.	04/10/2007	Initiation Letter in No. ALN: SR(S):81/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore.
25.	22/10/2008	Absolute Sale Deed executed by Nagaraja son of Sri. Narayanappa, in favor of M/s. Valmark Developers Private Limited, registered vide document No. 1833/2009-09 of Book I, stored in C. D. No. 17, in the office of the Sub-Registrar, Begur, Bangalore District.
26.	08-11-2006	Certificate of Incorporation in No. U70102KA2006PTC040887, issued by the Registrar of Companies, Karnataka.
27.	--	Memorandum of Association and Articles of Association of Valmark Developers Private Limited.
28.	31-03-2011	Balance Sheet as on 31/03/2011, issued by NSVM & Associates Chartered Accountants, Bangalore.
29.	31-03-2012	Balance Sheet as on 31/03/2012, issued by NSVM & Associates Chartered Accountants, Bangalore.
30.	31-03-2013	Balance Sheet as on 31/03/2013, issued by NSVM & Associates Chartered Accountants, Bangalore.
31.	06-11-2009	Khatha Certificate in No. DA/MR/07/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
32.	06-11-2009	Khatha Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
33.	30/09/2013	Tax paid receipt for the period 2013-14, issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike, Bangalore Sub-Division, Bangalore. (For survey number. 11/2).
34.	06/11/2007	Encumbrance Certificate in S. A. No. 20193/07-08, for the period 01/01/1968 to 31/03/2004, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.



Doc. No.	Date of issue / execution	Description of document
35.	11/12/2007	Encumbrance Certificate in S. A. No. 5285/07-08, for the period 01/04/2004 to 07/12/2007, issued by the Senior Sub-Registrar, Begur, Bangalore District.
36.	20/12/2008	Encumbrance Certificate in S. A. No. 5269/08-09, for the period 08/12/2007 to 18/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District.
37.	06/06/2009	Encumbrance Certificate in S. A. No. 1081/09-10, for the period 19/12/2008 to 05/06/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
38.	24/09/2009	Encumbrance Certificate in S. A. No. 3563/09-10, for the period 06/06/2009 to 23/09/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
39.	24/10/2009	Encumbrance Certificate in S. A. No. 4170/09-10, for the period 06/06/2009 to 20/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
40.	20/12/2013	Encumbrance Certificate in S. A. No. 13257/13-14, for the period 21/10/2009 to 19/12/2013, issued by the Sub-Registrar, Begur, Bangalore District.

TITLE OF M/s. VALMARK DEVELOPERS PRIVATE LIMITED

My opinion has been sought with respect to residentially converted land bearing Survey No. 11/2 measuring 4 acres 11 guntas (excluding 3 guntas of 'B' Kharab land), situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims



made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register the sub-tenants as occupants of the said lands as per their possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1.**

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA,CR,16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants with respect to lands bearing Survey No. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village. They have also prayed to confer occupancy rights with respect to land bearing Survey No. 11, measuring 4 acres 11 guntas of Chandrasekharapura Village ('Subject Property'), which was in their personal cultivation. Accordingly, the Special Deputy Commissioner vide Order dated 17-07-2006 ordered to register Sri. Anantha Dixit, Nagaraja Dixit and Nanjundaswamy Dixit, all sons of Late B. N. Shankaranarayana Dixit as occupants to an extent of 4 acre 11 guntas in Survey No.11. The occupants were directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 17-07-2006 could be evidenced from **Document No. 3.** Sri. Anantha Dixit, Nagaraja Dixit, B. N. Balasubramanya and Padmavathi has paid the premium to the Government and on the payment of the same a Certificate dated 26-07-2006 was issued by the Thasildar to registering Sri. Anantha Dixit and others as occupant of the Subject Property. The copy of the Certificate same could be evidenced from **Document No. 4.**

Subsequently, the Khatha of the Subject Property was transferred in the names of Sri. Anantha Dixit, Nagaraja Dixit and Nanjundaswamy Dixit in serial No. 01/06-07 of the Mutation register. The copy of the said Mutation Register extract could be evidenced from the **Document No.5.**



Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit, Padmavathi W/o Nanjundaswamy Dixit.

The party has produced the Family Trees of Sri. B. N. Shankaranarayana Dixit on perusal of the same it is observed that, Sri. B. N. Shankaranarayana Dixit (deceased) is married to Smt. Vishalakshamma and out of their wedlock they have three sons namely, Sri. B. S. Nanjundaswamy Dixit, Sri. B. S. Anantha Dixit and Sri. B. S. Nagaraja Dixit. The said Sri. B. S. Nanjundaswamy Dixit was married to Padmavathi out of their wedlock they have two sons namely, Sri. B. N. Balasubramanya and Sri. B. N. Rajesh. The said Sri. B. S. Anantha Dixit was married to Sugunamba out of their wedlock they have only one son namely Sri. B. A. Girish. The said Sri. B. S. Nagaraja Dixit was married to Smt. Sharadamma out of their wedlock they have two sons namely Sri. B. N. Yagneshwara Dixit and Sri. B. N. Lakshman Dixit. The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No.6.**

By virtue of the Sale Deed dated 08-11-2006, Sri. B. S. Anantha Dixit, and his son Sri. B. A. Girish, Sri. B. S. Nagaraja Dixit and Smt. Padmavathi, wife of Late B. S. Nanjundaswamy Dixit, Sri. B. N. Balasubramanya Dixit, Sri. B. N. Rajesh both sons of Late Nanjundaswamy Dixit and Sri. B. N. Lakshman Dixit and Sri. Yagneshwara Dixit sold the Subject Property in favour of Sri. Nagaraja, son of Sri. Narayanappa. The said Sale Deed is registered vide document No. 20658/06-07 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No.7.** Subsequently, the katha/mutation of the Subject property was transferred and registered in the name of Sri. Nagaraj in serial No. 14/2006-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No.8.**

The R.T.Cs for the period 1978-79 to 2008-09 produced with respect to Survey No. 11 reflect the total extent of land as 4 acres 17 guntas including 03 guntas kharab land. For the period 1978-79 to 1987-88 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and the no name is entered as the cultivator. For the period 1993-94 to 1994-95 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and the no name is entered as the cultivator. For the period 1995-96 to 2006-07 the name of 'Sri. Nagareshwara Devaru' entered as the owner in column No. 9 and the names of Anantha Dixit, Gundappa and Abbaiah are entered as the cultivators. For the period 2007-08 to 2009-10 the name of Nagaraja is entered as owner and cultivator in column No. 9 and 12 respectively. The copies of the said R.T.Cs Survey No. 11 could be evidenced from **Document No.9.**



The R.T.Cs produced for the period 2010-11 to 2013-14 with respect to Survey No. 11/2 reflect the total extent of land as 4 acre 14 guntas with 3 guntas of Kharab land. For the period 2010-11 to 2013-14 the name of Nagaraja is entered as the owner and cultivator in column No. 9 and in column No. 12 respectively. The copies of the said R.T.Cs of Survey No. 11/2 could be evidenced from **Document No.10.**

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 11 is 4 acres 17 guntas including 03 guntas of 'B' Kharab land and the same is in conformity with the extents mentioned in the R.T.Cs of Survey No. 11. The copy of the said Akarband with respect to Survey No. 11 could be evidenced from **Document No.11.**

On perusal of the Karda, it is observed that as per the survey conducted on 07-07-1956 the name of 'Sri. Nagareshwara Devaru' is entered as the owner with respect to Survey No.11. The copy of said Karda could be evidenced from **Document No. 12.**

The Tippy and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippy and Village Map could be evidenced from **Document No. 13 and 14.**

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 15.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 10-12-2007 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 16.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 10-12-2008 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to the Subject Property. The copy of the said Endorsement dated 10-12-2008 could be evidenced from **Document No. 17.**



The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 18.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 20-01-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 20-01-2009 could be evidenced from **Document No. 19.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 09-03-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 09-03-2009 could be evidenced from **Document No. 20.**

The Tahsildar, Bangalore South Taluk vide Endorsements dated 06-11-2008 has certified that R.T.Cs for the period 1968-69 to 1978 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 21.**

Sri. Nagaraja son of Narayanappa made an application to the Deputy Commissioner, Bangalore District, for conversion of the Subject property measuring 04 acres 11 guntas, from agricultural use to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 15-10-2008 in No. ALN:SR(S)81/2007-08, converted the said portion of the subject property and other properties, from agricultural use to residential use. The copy of the Official Memorandum dated 15-10-2008, Intimation Letter and Challan for having paid conversion fine could be evidenced from **Document Nos. 22 to 24.**

By virtue of the Sale Deed dated 22-10-2008 Sri. Nagaraja, son of Narayanappa sold the Subject Property in favor of M/s. Valmark Developers Private Limited. The said Sale Deed is registered vide document No. 1833/08-09 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 25.**

M/s. Valmark Developers Private Limited is a Company incorporated under the Companies Act, 1956, with the Registrar of Companies, Karnataka. The object of the Company is to purchase, sell, lease, develop, exchange, mortgage, hire any movable or immovable property and generally to carry on other objects incidental or ancillary to the attainment of main



objects. The copies of the Certificate of Incorporation, Memorandum of Association and Articles of Association could be evidenced from **Document Nos. 26 and 27.**

The Balance Sheets for the year ending 31/03/2011, 31/03/2012 and 31/03/2013 of M/s. Valmark Developers Private Limited, it is observed that an amount of Rs. 24,500,000/- is reflected as unsecured loans as on 31-03-2011, an amount of Rs. 2,255,736/- is reflected as secured loans as on 31-03-2012 and an amount of Rs. 6,85,945/- is reflected as secured loans as on 31/03/2013. The copy of the said Balance Sheets could be evidenced from **Document Nos. 28 to 30.**

Note: The party has represented that the Subject property is not mortgaged by the Company. However, it is advised to produce: (a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies; and (b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of M/S. Valmark Developers Pvt.Ltd, Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 31 to 32.**

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 33.**

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-01-1968 19-12-2013, it is observed that there are two entries. The first entry is for the execution of Sale Deed dated 08-11-2006 executed by Sri. Anantha Dixit and others, in favour Sri. Nagaraja. The second entry is for the execution of Sale Deed dated 25-01-2008 executed by Sri. Nagaraj, in favour M/s. Valmark Developers Private Limited. Apart from the above said entry, there are no other entries for having encumbered the Subject Property in Survey No. 11. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 34 to 40.**



OPINION

ON PERUSAL of the above documents, I am of the opinion that M/s. Valmark Developers Private Limited is the owner of the residential land bearing Survey No. 11/2 measuring 4 acres 11 guntas, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
2. Hissa Tippiy and R. R. Pakka Book of Survey No. 11/2.
3. Official Memorandum for conversion of the Subject Property issued by the Deputy Commissioner.
4. Latest Endorsements from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for development purposes.
5. Documents with respect to M/s. Valmark Developers Private Limited:
 - a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
 - b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.
6. Receipt for having paid the betterment charges.
7. Khatha Certificate, Tax Assessment Register extract / Khatha extract.
8. Encumbrance Certificate from the period 20/12/2013 to date with respect to Survey No. 11 reflecting all the transactions.
9. Encumbrance Certificate from the period 01/04/2008 to date with respect to Survey No. 11/2 reflecting all the transactions.
10. To produce original documents for verification.



Jayanth M. Pattanshetti
JAYANTH M. PATTANSHETTI
Advocate

Date: 21-03-2014

Mr. Daval
VND Associates,
Advocates,
Mumbai,

Sirs,

Sub: Scrutiny and title report with regard to converted land bearing
Survey No. 24, situated at Chandrashekarapura Village, Beguru
Hobli, Bangalore South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 24 measuring 1
acre, situated at Chandrashekarapura Village, Begur Hobli, Bangalore South Taluk, Bangalore and
bounded on the:-

East by : Land bearing Survey No. 2;
West by : Kammanahalli Border and Survey No. 3;
North by : Land bearing Survey No. 3;
South by : Road and remaining portion of Survey No. 24.

The photocopies of the below mentioned documents are produced for scrutiny and verification of
marketable right, title, and interest of the owners to the subject properties.

Doc. No.	Date of issue / execution	Description of document
1.	01/06/1982	Order passed Case No. L.R.F:INA/366/79-80, by the Land Tribunal, Bangalore South Taluk.
2.	23/11/2001	Order passed in Writ Petition No. 25384/1992(KLR), by the Hon'ble High Court of Karnataka, Bangalore.
3.	08/07/2004	Order passed in No. INA:CR. 16/2001-02, in the Court of the Special Deputy Commissioner, Bangalore District.



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OCATE

Doc. No.	Date of issue / execution	Description of document
4.	08/07/2004	Mutation Register extract in No. 1/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
5.	17/07/2004	Certificate in No. L.R.F.I.N.A.C.R.16/2001-02 and No. LRF: INA: 360/79-80, filed in the Court of the Special Tahsildar-cum-Secretary, Bangalore South Taluk, Bangalore.
6.	19/06/2006	Family Tree of Muniyappa, attested by the Village Accountant, Begur Circle, Begur Hobli, Bangalore South Taluk.
7.	12/08/2004	Sale Deed executed by Muniyappa, son of Sajjappa and others in favour of N. Narayana Reddy, son of nanjappa Reddy, registered vide document No. 12801/2004-05 of Book I, stored in C. D. No. 85, in the office of the Sub-Registrar, Bangalore South Taluk.
8.	17/03/2005	Mutation Register extract in No. 19/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
9.	—	RTCs for the period 1977-78 to 1998-99; 2000-01 to 2013-14, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
10.	27/01/2010	Akarband, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
11.	03/04/2008	Karda, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
12.	06/11/2007	Tippary, issued by the Tahsildar, Bangalore Sub-Division, Bangalore.
13.		Village Map of the Chandrasekharapura Village.
14.	26/10/2007	Endorsement in No. L.R.F/N.T.C/CR/510/2007-08, issued by the Special Tahsildar, Bangalore South, Bangalore.
15.	01/12/2008	Endorsement in No. L.R.F/CR/137/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
16.	25/11/2008	Endorsement in No. P.T.C.L/CR/56/2008-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
17.	03/01/2008	Letter in No. BDA/SLAO/C2/257/2007-08, issued by the Special Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
18.	19/12/2007	Endorsement in No. KHB/LAO/03/2007-08, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
19.	12/03/2009	Endorsement in No. KIADB/LAQ/3659/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.



OCATE

Doc. No.	Date of issue / execution	Description of document
20.	29/10/2009	Endorsement in No. R.K./348/2009-10, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
21.	29/10/2005	Official Memorandum in No. B.Dis:ALN:SR(S):147/2005-06, issued by the Deputy Commissioner, Bangalore District, Bangalore.
22.	19/10/2005	Challan No. 48, towards payment of conversion fee, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
23.	03/01/2007	Mutation Register extract in No. 13/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
24.	06/11/2009	Khatha Certificate in No. MR/06/09-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
25.	06/11/2009	Assessment Extract for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
26.	30/11/2009	Tax paid receipt in No. 960165 for the period 2009-10, issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike, Bangalore Sub-Division, Bangalore.
27.	03/10/2013	Tax Receipt for the period 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike - Revenue Department, Bangalore.
28.	11/06/2012	Joint Development Agreement entered between Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
29.	11/06/2012	General Power of Attorney executed by Sri. N. Narayana Reddy and his wife smt. Jayalakshmi, Sri. N. Srinivas, N. Ramesh, N. Suresh and N. Mohan and respectively their children and with M/s. Valmark Developers Private Limited.
30.	16/11/2007	Encumbrance Certificate in S. A. No. 21642/07-08, for the period 01/01/1968 to 31/03/1991, issued by the Senior Sub-Registrar, Bommanahalli, Bangalore District.
31.	05/05/2005	Encumbrance Certificate in S. A. No. 3370/05-06, for the period 01/04/1991 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.
32.	04/05/2005	Encumbrance Certificate in S. A. No. 3924/05-06, for the period 01/04/2004 to 03/05/2005, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore.



OCATE

Doc. No.	Date of issue / execution	Description of document
33.	13/11/2007	Encumbrance Certificate in S. A. No. 4458/07-08, for the period 04/05/2005 to 07/11/2007, issued by the Sub-Registrar, Begur, Bangalore District.
34.	27/02/2009	Encumbrance Certificate in S. A. No. 6461/08-09, for the period 08/11/2007 to 25/02/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
35.	24/10/2009	Encumbrance Certificate in S. A. No. 4141/09-10, for the period 26/02/2009 to 20/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District.
36.	12/11/2009	Encumbrance Certificate in S. A. No. 4619/09-10, for the period 26/02/2009 to 09/11/2009, issued by the Sub-Registrar, Begur, Bangalore District.
37.	12/11/2009	Encumbrance Certificate in S. A. No. 13241/13-14, for the period 10-11-2009 to 20-12-2013, issued by the Sub-Registrar, Begur, Bangalore District.

TITLE OF N. NARAYANA REDDY, SON OF NANJAPPA REDDY

My opinion has been sought with respect to residentially converted land bearing Survey No. 24 measuring 1 acre, situated at Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

On perusal of the above documents, it is observed that the agricultural lands bearing Survey Nos. 2, 3, 6, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 23 & 24 of Chandrasekharapura Village, Begur Hobli, Bangalore South Taluk, Bangalore District was Devadaya Inam lands endowed to Sri. Nagareswaraswamy Temple. Sri. B. N. Shankaranarayana Dixit was the Archak of said Temple and was a lessee of the said lands under the Government in Munzarai Department. Sri. B. N. Shankaranarayana Dixit sub-leased the said lands to several people for cultivation. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid lands were vested with the State Government. The legal heirs of Sri. B. N. Shankaranarayana Dixit i.e., Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit along the sub-tenants of Late Sri. B. N. Shankaranarayana Dixit filed applications before the Land Tribunal, Bangalore South Taluk. The said applications were heard in Case No. LRF/INA/366/79-80 and after a brief enquiry the Land Tribunal by its order dated 01-06-1982, rejected the claims made by the legal heirs of Sri. B. N. Shankaranarayana Dixit and ordered to register Sri. Muniyappa, son of Sajappa as tenant to



OCATE

an extent of 2 acres in Survey No. 24 ("Composite Property") as per their possession and enjoyment. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1.**

Note: To produce Order in LRF/INA/360/79-80 passed by the Land Tribunal, Bangalore South Taluk (as mentioned in Order in Case No. INA:CR. 16/2001-02).

The orders passed by the Land Tribunal, Bangalore South Taluk were challenged before the Hon'ble High Court of Karnataka in Writ Petition No. 25384/92 by Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit. The Hon'ble High Court of Karnataka allowed the Writ Petition and quashed the Orders passed by the Land Tribunal, Bangalore South Taluk with a direction to transfer the applications to the Deputy Commissioner for fresh adjudication. The Order 23-11-2001 passed in Writ Petition could be evidenced from **Document No. 2.**

The Special Deputy Commissioner, Bangalore took the file a fresh in Case No. INA:CR.16/2001-02 and issued Notices to all the interested parties to represent their case. During the pendency of the proceedings the legal heirs of Late B. N. Shankaranarayana Dixit and the sub-tenants have filed a Joint Statement before the Special Deputy Commissioner stating that they have no objections for conferment of occupancy rights in favour of the sub-tenants. Accordingly, the Special Deputy Commissioner vide Order dated 08-07-2004 ordered to register Sri. Muniyappa, son of Sajjappa as occupant to an extent of 2 acres in Survey No. 24. The occupant was directed to pay the amount equal to 100 times the land revenue and Rs. 220/- per acre towards the premium. The copy of the order dated 08-07-2004 could be evidenced from **Document No. 3.** Subsequently, the Khatha of the Composite Property was transferred in the names of Sri. Muniyappa in serial No. 1/2004-05 of the Mutation register. The copy of the said Mutation Register extracts could be evidenced from the **Document No. 4**

Note: - To produce (1) Joint Statement of Sri. B. S. Anantha Dixit, Sri. B. S. Nagaraja Dixit and Sri. B. S. Nanjundaswamy Dixit.

Subsequently, Sri. Muniyappa has paid the premium and Hundred times the land revenue to the Government on the payment of the same Tahsildar has issued a Certificate registering him as occupant of the Composite Property. The copy of the same could be evidenced from **Document No. 5.**

The party has produced the Family Trees of Sri. Muniyappa, on perusal of the same it is observed that Sri. Muniyappa is married to Smt. Puttamma and out of their wedlock they have three sons and two daughter namely, Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiah and Smt. Amarevathi.



The copy of the said Family Tree attested by the Village Accountant could be evidenced from **Document No. 6.**

By virtue of the Absolute Sale Deed dated 12-08-2004, Sri. Muniyappa and his children Sri. Ramaiah, Sri. Narayana, Sri. Manjunatha, Smt. Ammaiahmina and Smt. Amaravathi sold portion of the Composite Property measuring 1 acre ("Subject property") in favour of Sri. Narayana Reddy. The said Sale Deed is registered vide document No. 12801/2004-05 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk. The copy of the same could be evidenced from **Document No. 7.** Subsequently, the katha/mutation of the said portion of the Subject property was transferred and registered in the name of Sri. Narayana Reddy in serial No. 19/2004-05 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 8.**

The R.T.Cs for the period 1978-79 to 2006-07 and 2008-09, 2010-11 to 2013-14 produced with respect to Survey No. 24 reflect the total extent of land as 5 acres guntas 8 guntas no kharab land. For the period 1978-79 to 2003-04 the name of 'Sri. Nagareshwara Devaru' is entered as the owner in column No. 9 and the name of Sri. Muniyappa and Sri. Chinnaswamy are entered as the cultivator. For the period 2004-05 to 2006-07 and 2008-09, 2010-11 to 2013-14 the names of A. V. V. Dhanpal, C. Venkatesh and Narayanreddy are entered as the owners and cultivators. The copies of the said R.T.Cs Survey No. 24 could be evidenced from **Document No. 9.**

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 24 is 5 acres 8 gunta no Kharab and the same is in conformity with the extents mentioned in the R.T.Cs. The copy of the said Akarband with respect to Survey Nos. 24 could be evidenced from **Document No. 10.**

On perusal of the Karda, it is observed that as per the survey conducted on 14-07-1956 the name of Sri. Nagareshwara Devaru is entered as the owner with respect to Survey No. 24. The copy of said Karda could be evidenced from **Document No. 11.**

The Tippy and the Village Map of Chandrashekarapura confirm the shape and location of the Subject Property in the said Village. The copies of the said Tippy and Village Map could be evidenced from **Document No. 12 and 13.**

The Special Tahsildar, Bangalore South Taluk, Bangalore vide Endorsement dated 26-10-2007 has stated that the concerned ledger book of Form 7 of Chandrashekarapura Village is produced before the Hon'ble High Court in W. P. No. 12249-250/2003 and has certified that there no tenancy applications



filed under Section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 14.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 01-12-2008 has certified that there are no proceedings initiated under Section 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property. The copy of the said Endorsement could be evidenced from **Document No. 15.**

The Assistant Commissioner, Bangalore South Sub-Division, Bangalore vide Endorsement dated 25-11-2008 has certified that there are no proceedings initiated under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to the Subject Property. The copy of the said Endorsement dated 25-11-2008 could be evidenced from **Document No. 16.**

The Special Land Acquisition Officer, Bangalore Development Authority, Bangalore vide the Endorsement dated 03-01-2008 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 17.**

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide the Endorsement dated 19-12-2007 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 19-12-2007 could be evidenced from **Document No. 18.**

The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 12-03-2009 has certified that the Subject Property and other properties have not been notified for any developmental purposes. The copy of the said Endorsement dated 12-03-2009 could be evidenced from **Document No. 19.**

The Tahsildar, Bangalore South Taluk vide Endorsements dated 29-10-2009 has certified that R.T.Cs for the period 1968-69 to 1978 and 1985-86 to 1987 with respect to the Subject Property are not available. The copy of the said Endorsement could be evidenced from **Document No. 20.**

Sri. Narayana Reddy and Smt. Jayalakshmi made an application to the Deputy Commissioner, Bangalore District, Bangalore for conversion of portion of the Subject Property along with other



properties, from agricultural to non-agricultural/ residential use. The Deputy Commissioner, Bangalore District, Bangalore, vide the Official Memorandum dated 29-10-2005 in No. B.Dis:ALN:SR(S):147/2005-06, converted the portion of the Subject Property measuring 1 acre 2 and other properties from agricultural to non-agricultural/ residential use. The copy of the said Official Memorandum dated 29-10-2005 and Challan for having paid conversion fine could be evidenced from **Document Nos. 21 and 22**. The conversion of the Subject Property has been recorded in the revenue records vide Mutation Register in serial No. 13/2006-07 and the same could be evidenced from **Document No. 23**.

Note: Sketch prepared for conversion of the Subject Property measuring 1 acre (as per Official Memorandum in Nos. B.Dis:ALN:SR(S):147/2005-06).

The Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, issued the Khata Certificate and the Assessment Extract of the Subject Property wherein the Khatha has been registered in the names of Narayana Reddy and Jayalakshmi in the records of the Bruhath Bangalore Mahanagara Palike and the Subject Property along with other properties were assessed to taxes. The copies of the Khatha Certificate and Assessment Extract for the period of 2009-10 could be evidenced from **Document Nos. 24 and 25**.

The party has paid taxes to the Bruhath Bangalore Mahanagara Palike, Bangalore Sub-Division Bangalore and the same could be evidenced from **Document No. 26 and 27**.

N. Narayana Reddy and Smt. Jayalakshmi along with the owners of the other properties had entered into the Deed of Joint Development dated 11-06-2012 with Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the portion of the Schedule Property. The copies of the said Deed of Joint Development could be evidenced from **Document No. 28**. Subsequently, by virtue of the General Power of Attorney Sri. N. Narayana Reddy and others empowered Valmark Developers Private Limited to develop and put-up of residential apartments/Duplex apartments/Row house/Villament/units, to sell the constructed portions. The said General Power of Attorney could be evidenced from **Document No. 29**.

Note: To produce the registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.

On perusal of the Encumbrance Certificates produced with respect to the Subject Property for the period 01-01-1968 to 20-12-2013, it is observed that there are two entries. The first entry is for the execution of the Sale Deed dated 12-08-2004 executed by Sri. Muniyappa and others, in favour



Sri. Narayana Reddy. The second entry is for execution of Rectification Deed dated 06-2-2006 A. V. V. Dhanpal, represented by his General Power of Attorney holder S. Ravikumar in favour of M/s. Nandi housing Private Limited, represented by its Director Thomas J. Ollapally (the second entry is not related to Subject Property). Apart from the above said entries, there are no other entries for having encumbered the Subject Property in Survey No. 24. The copies of the said Encumbrance Certificates could be evidenced from **Document No. 30 to 37.**

OPINION

ON PERUSAL of the above documents, I am of the opinion that Sri. S. Narayana Reddy, son of Nanjappa and Smt. Jayalakshmi, wife of S. Narayana Reddy are the owners of the residential land bearing Survey No. 24 measuring 1 acre, situated at Chandrashekarpura Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with respect to the marketable right, title and interest is subject to the production and scrutiny of the following documents:-

1. Registered copies of the Joint Development dated 11-06-2012 and General Power of Attorney.
2. Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
3. Latest Endorsements from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for development purposes.
4. Receipt for having paid the betterment charges.
5. Latest Khatha Certificate, Tax Assessment Register extract / Khatha extract.
6. Encumbrance Certificate from the period 21-12-2013 to date with respect to Subject Property.
7. To produce original documents for verification.



Jayanth M. Pattanshetti
JAYANTH M. PATTANSHETTI
Advocate

Jayanth M. Pattanshetti

ADVOCATE

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Date: 21-03-2014

Mr. Daval,
VND Associates,
Advocates,
Mumbai.

Sir/s,

Sub: Scrutiny and Title Report with respect to property bearing
Municipal No. 83/112/113 (formed out of Survey No. 112 and
113), situated at Kamanahalli Village, Begur Hobli, Bangalore
South Taluk, Bangalore District.

DESCRIPTION OF PROPERTY

Item No. 1

ALL THAT PIECE AND PARCEL of the residential property bearing Survey No. 112
measuring 37 guntas, now part of Municipal Khatha No. 83/112/113, situated at Kamanahalli
Village, Begur Hobli, Bangalore South Taluk, Bangalore District and is bounded on the:

East by : Village Boundary and Land bearing Survey No. 20;
West by : Land bearing Survey No. 113 and Survey No. 121;
North by : Private Property;
South by : Land bearing Survey No. 113.

Item No. 2

ALL THAT PIECE AND PARCEL of the residential property bearing Survey No. 113
measuring 36 guntas, now part of Municipal Khatha No. 83/112/113, situated at Kamanahalli
Village, Begur Hobli, Bangalore South Taluk, Bangalore District and is bounded on the:

East by : Land bearing Survey No. 20 and Survey No. 112;
West by : Land bearing Survey No. 120;
North by : Land bearing Survey No. 112;
South by : Road.



Page 1 of 16

The photocopies of the below mentioned documents are produced for scrutiny and verification of marketable right, title, and interest of the owners to the subject property.

Doc. No.	Date of issue / execution	Description of document
1.	31-03-1982	Order passed in Case No. L.R.F. INA/451/79-80, by the Thasildar, Land Tribunal, Bangalore South Taluk, with respect to Survey No. 112.
2.	17-06-1982	Certificate in No. LRF INA 451/79-80, issued by the Land Tribunal, Bangalore South Taluk, with respect to Survey No. 112.
3.	04-11-1983	Mutation Register extract in No. 15/82-83, issued by the Tahsildar, Bangalore South Taluk, Bangalore, with respect to Survey No. 112.
4.	10-03-1987	Sale Deed executed by Ramaiah, son of late Muniyappa, in favour of P. P. Thomas, son of late C. T. Philip, registered vide document No. 8280/1986-87 of Book I, Volume 2559, Pages 96 to 99, in the office of the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 112.
5.	19-09-1996	Mutation Register extract in No. 5/87-88, issued by the Village Accountant, Bangalore South Taluk, Bangalore, with respect to Survey No. 112.
6.	09-08-1956	Sale Deed executed by Subbaramaiah, son of late Thimmappa, in favour of Kempaiah, son of Byrappa, registered vide document No. 3766/1956-57 of Book I, Volume 1556, Pages 26 to 27, in the office of the Sub-Registrar, Bangalore North Taluk, Bangalore with respect to Survey No. 113.
7.	12-12-1958	Inam Order in Case No. 36, issued by the Special Tahsildar for Inam Abolition, Bangalore Sub-Division, Bangalore with respect to Survey No. 113.
8.	16-03-1959	Endorsement in Case No. 36, issued by the Special Deputy Commissioner for Inam Abolition, Bangalore Sub-Division, Bangalore, with respect to Survey No. 113.
9.	--	Register No. VIII, attested by Tahsildar, Bangalore South Taluk, with respect to Survey No. 113.
10.	--	Family Tree of Kempaiah, issued by the Village Accountant, Begur Hobli, Bangalore South Taluk.
11.	21-03-1984	Partition Deed executed between Muniyamma, wife of late Kempaiah and her children, with respect to Survey No. 113.
12.	10-03-1987	Sale Deed executed by Kempaiah, son of Byrappa, in favour of P. P. Thomas, son of late C. T. Philips, registered vide document No. 8281/1986-87 of Book I, Volume 2568, Pages 69 to 72, in the office of the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 113.



Doc. No.	Date of issue / execution	Description of document
13.	19-09-1996	Mutation Register extract in No. 6/87-88, issued by the Village Accountant, Bangalore South Taluk, Bangalore, with respect to Survey No. 113.
14.	07-03-1990	Sale Agreement executed between P. P. Thomas, son of late C. T. Philip and Venkatappa, son of Muniswamappa, with respect to Survey No. 112.
15.	07-03-1990	Sale Agreement executed between P. P. Thomas, son of late C. T. Philip and Venkatappa, son of Muniswamappa, with respect to Survey No. 113.
16.	07-03-1990	Notarized copy of General Power of Attorney executed by P. P. Thomas, son of late C. T. Philip in favour of Venkatappa, son of Muniswamappa, with respect to Survey No. 112.
17.	07-03-1990	Notarized copy of General Power of Attorney executed by P. P. Thomas, son of late C. T. Philip in favour of Venkatappa, son of Muniswamappa, with respect to Survey No. 113.
18.	17-11-2004	Official Memorandum in No. B.Dis:ALN:SR(S):400/2004-05, issued by the Deputy Commissioner, Bangalore District, Bangalore, with respect to Survey No. 112.
19.	17-12-2008	Official Memorandum in No. ALN:SR(SB):91/2008-09, issued by the Deputy Commissioner, Bangalore District, Bangalore, with respect to Survey No. 113.
20.	04-05-2005	Sale Deed executed by P. P. Thomas, son of late C. T. Philip represented by his GPA Holder Venkatappa, son of Muniswamappa, in favour of Chinnaiah, son of Munivenkatappa, registered vide document No. 2946/2005-06 of Book I, stored in C. D. No. 166, in the office of the Senior Sub-Registrar, Bangalore South Taluk.
21.	04-05-2005	Sale Deed executed by P. P. Thomas, son of late C. T. Philip represented by his GPA Holder Venkatappa, son of Muniswamappa, in favour of Chinnaiah, son of Munivenkatappa, registered vide document No. 2947/2005-06 of Book I, stored in C. D. No. 166, in the office of the Senior Sub-Registrar, Bangalore South Taluk., with respect to Survey No. 113.
22.	19-06-2005	Mutation Register extract in No. 78/2004-05, issued by the Village Accountant, Bangalore South Taluk, Bangalore.
23.	28-07-2007	Mutation Register extract in No. 63/2006-07, issued by the Village Accountant, Bangalore South Taluk, Bangalore, with respect to Survey No. 113.
24.	03-06-2005	Plaint filed in O.S. No. O. S. 1209/2005 passed in the Court of the Civil Judge (Sr. Dn.) at Bangalore District, Bangalore.



Doc. No.	Date of issue / execution	Description of document
25.	28-11-2005	Written Statement filed in O.S. No. O. S. 1209/2005 passed in the Court of the Civil Judge (Sr. Dn.) at Bangalore.
26.	14-10-2009	Absolute Sale Deed executed by P. P. Thomas and Chinnaiah in favour of M/s. Valmark Developers Private Limited, represented by his SPA Holder Tejas H. V. registered vide document No. 1945/2009-10 of Book I, stored in C. D. No. 27, in the office of the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 112.
27.	14-10-2009	Absolute Sale Deed executed by P. P. Thomas and Chinnaiah in favour of M/s. Valmark Developers Private Limited, represented by his SPA Holder Tejas H. V. registered vide document No. 1944/2009-10 of Book I, stored in C. D. No. 27, in the office of the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 113.
28.	--	Memo filed in O. S. 1209/2005, filed before the Court of II Additional Civil Judge (Sr Divn) Bangalore Rural District, at Bangalore.
29.	--	Order Sheet of Case in No. O. S. 1209/2005 passed in the court of Prl. Civil Judge (Sr. Dn.) at Bangalore.
30.	14-10-2009	Notarized copy of the Special Power of Attorney executed by Ratan Lath, Director of M/s. Valmark Developers Pvt. Ltd., in favour of Tejas H. V. son of H.K. Venkataswamy.
31.	11-08-2010	Memorandum of Deposit of title deed executed by M/s Valmark Developers Pvt Ltd in favour of State Bank of India, registered vide document No. 2443/10-11 of Book I, stored in CD No. 46 in the office of the Sub Registrar Begur.
32.	10-08-2012	Deed of Discharge executed between The State Bank of India, Bangalore, and Byregowda, son of late B. Ramaiah, registered vide document No. 1537/2012-13 of Book I, stored in C. D. No. 138, in the office of the Sub-Registrar, Gandhinagar, Bangalore, with respect to the Subject Property.
33.	--	RTCs for the period 1969-70 to 1977-78; 1984-85 to 1996-97; 2000-01; 2002-03 to 2013-14, issued by the Tahsildar / Village Accountant, Bangalore South Taluk, Bangalore, with respect to Survey No. 112.
34.	--	RTCs for the period 1969-70 to 1977-78; 1984-85 to 1996-97; 2005-06 to 2013-14, issued by the Tahsildar / Village Accountant, Bangalore South Taluk, Bangalore with respect to Survey No. 113.
35.	28-10-2009	Endorsement in No. R.K/347/2009-10, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
36.	11-01-2005	Akarband, issued by the Assistant Director of Land Records, Bangalore South Taluk, with respect to Survey No. 112.



Doc. No.	Date of issue / execution	Description of document
37.	11-01-2005	Akarband, issued by the Assistant Director of Land Records, Bangalore South Taluk, with respect to Survey No. 113.
38.	11-01-2005	Tippani, issued by the Assistant Director of Land Records, Bangalore South Taluk, with respect to Survey No. 112.
39.	11-01-2005	Tippani, issued by the Assistant Director of Land Records, Bangalore South Taluk, with respect to Survey No. 113.
40.	07-12-2009	Hudbust sketch issued by Taluk Surveyor, Bangalore South Taluk, Bangalore, with respect to Survey No. 112.
41.	07-12-2009	Hudbust sketch issued by Taluk Surveyor, Bangalore South Taluk, Bangalore, with respect to Survey No. 113.
42.	—	Village map of Kammanahalli village.
43.	13-10-2008	Endorsement in No. L.R.F/N.T.C/CR/466/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
44.	13-10-2008	Endorsement in No. L.R.F/CR/104/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
45.	25-11-2008	Endorsement in No. P.T.C.U/CR/57/2008-09, issued by the Tahsildar, Bangalore South Taluk, Bangalore.
46.	23-11-2009	Letter in No. BDA/ALAO/35/2009-10, issued by the Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore.
47.	20-01-2009	Endorsement in No. KHB/SLAO/316/2008-09, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
48.	30/01/2009	Endorsement in No. Bangalore/SLAO/3261/2008-09, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore.
49.	08-11-2006	Certificate of Incorporation in No. U70102KA2006PTC040887, issued by the Registrar of Companies, Karnataka.
50.	—	Memorandum of Association and Articles of Association of Valmark Developers Private Limited.
51.	31-03-2011	Balance Sheet as on 31/03/2011, issued by NSVM & Associates Chartered Accountants, Bangalore.
52.	31-03-2012	Balance Sheet as on 31/03/2012, issued by NSVM & Associates Chartered Accountants, Bangalore.
53.	31-03-2013	Balance Sheet as on 31/03/2013, issued by NSVM & Associates Chartered Accountants, Bangalore.



Doc. No.	Date of issue / execution	Description of document
54.	31-10-2009	Special Notice / Revenue Department / Khatha Registration in No. M.R./50/09-10, issued by the Revenue Officer, Bangalore Mahanagara Palike, Bangalore.
55.	31-10-2009	Khatha Certificate in No. 83/112/113, in favour of Valmark Developers, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
58.	31-10-2009	Khatha Assessment Register for the period 2009-10, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore.
57.	28-11-2009	Tax paid receipt in No. 959890 for the period 2009-10, issued by the Tax Collector, Bangalore South Taluk.
58.	-	Property Tax Receipts for the period 2008-09; 2010-11 to 2013-14, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike – Revenue Department, Bangalore.
59.	02-02-2009	Encumbrance Certificate in S. A. No. 2870/08-09, for the period 15/02/1957 to 31/03/1970, issued by the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 112.
60.	11-01-2005	Encumbrance Certificate in S. A. No. 15989/04-05, for the period 01/04/1970 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 112.
61.	07-05-2005	Encumbrance Certificate in S. A. No. 4350/05-06, for the period 01/04/2004 to 06/05/2005, issued by the Senior Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 112.
62.	31-12-2008	Encumbrance Certificate in S. A. No. 5412/08-09, for the period 06/05/2005 to 30/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 112.
63.	24-10-2009	Encumbrance Certificate in S. A. No. 4233/09-10, for the period 06/09/2009 to 23/10/2009, issued by the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 112.
64.	22-07-2010	Encumbrance Certificate in S. A. No. 3531/10-11, for the period 24/10/2009 to 20/07/2010, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 112.
65.	18-08-2010	Encumbrance Certificate in S. A. No. 4445/10-11, for the period 21/07/2010 to 16/08/2010, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 112.
66.	20-12-2013	Encumbrance Certificate in S. A. No. 13238/13-14, for the period 17/08/2010 to 19/12/2013, issued by the Senior Sub-Registrar, Begur, Bangalore District with respect to Survey No. 112.



Doc. No.	Date of issue / execution	Description of document
67.	05-02-2009	Encumbrance Certificate in S. A. No. 27080/08-09, for the period 01/04/1948 to 14/02/1957, issued by the Senior Sub-Registrar, Peenya, Bangalore South Taluk, with respect to Survey No. 113.
68.	28-10-2009	Encumbrance Certificate in S. A. No. 18601/09-10, for the period 01/08/1956 to 14/02/1957, issued by the Senior Sub-Registrar, Peenya, Bangalore South Taluk, with respect to Survey No. 113.
69.	11-01-2005	Encumbrance Certificate in S. A. No. 15990/04-05, for the period 14/02/1957 to 31/03/2004, issued by the Senior Sub-Registrar, Bangalore South Taluk, Bangalore, with respect to Survey No. 113.
70.	--	Encumbrance Certificate in S. A. No. 4026/05-06, for the period 01/04/2004 to 05/05/2005, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 113.
71.	31-12-2008	Encumbrance Certificate in S. A. No. 5411/08-09, for the period 06/05/2005 to 30/12/2008, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 113.
72.	--	Encumbrance Certificate in S. A. No. 3082/09-10, for the period 01/01/2009 to 05/09/2009, issued by the Sub-Registrar, Bangalore South Taluk, with respect to Survey No. 113.
73.	24-01-2009	Encumbrance Certificate in S. A. No. 4234/09-10, for the period 06/09/2009 to 23/10/2009, issued by the Senior Sub-Registrar, Begur, Bangalore District, with respect to Survey No. 113.
74.	27-07-2010	Encumbrance Certificate in S. A. No. 3757/10-11, for the period 24/10/2009 to 26/07/2010, issued by the Senior Sub-Registrar, Begur, Bangalore District with respect to Survey No. 113.
75.	20-12-2013	Encumbrance Certificate in S. A. No. 13239/13-14, for the period 12/08/2010 to 19/12/2013, issued by the Senior Sub-Registrar, Begur, Bangalore District with respect to Survey No. 113.

TITLE OF M/s. VALMARK DEVELOPERS PRIVATE LIMITED

My opinion has been sought with respect to residential properties bearing Survey No. 112 measuring 37 guntas and Survey No. 113 measuring 36 guntas (presently bearing Municipal Khatha No. 83/112/113 79497 Square Feet), situated at Kamanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Subject Property").

Discussion of title with respect to land bearing Survey No. 112 measuring 37 guntas:

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 112, measuring 37 guntas, situated at Kamanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District ("Item No. 1 of the Subject Property") was a Devadaya Inam land



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endowed to 'Maramma Devaru Temple'. Sri. Ramaiah, son of Sri. Muniyappa was the Archak of said Temple and was a lessee of Item No. 1 of the Subject Property under the Government in Munzarai Department. Subsequent to the abolition of religious and charitable inams by enactment of the Mysore (Religious and Charitable) Inams Abolition Act, 1955, the aforesaid land vested with the State Government. Sri. Ramaiah, son of Sri. Muniyappa applied to the Land Tribunal, Bangalore South Taluk for conferment of occupancy rights in his favour. The said application was heard in Case No. LRF/INA/451/79-80 and after a brief enquiry the Land Tribunal by its order dated 31-03-1982, ordered to register Sri. Ramaiah as an occupant of Item No. 1 of the Subject Property. Under the said Order Sri. Ramaiah was directed to pay the amount equal to 100 times the land revenue towards the premium. The copy of the said Order of the Land Tribunal could be evidenced from the **Document No. 1**. Sri. Ramaiah has paid the premium to the Government and on the payment of the same a Certificate dated 17-06-1982 was issued by the Land Tribunal registering Sri. Ramaiah as occupant of Item No. 1 of the Subject Property. The copy of the Certificate same could be evidenced from **Document No. 2**.

The Khatha of Item No. 1 of the Subject Property was transferred in the name of Sri. Ramaiah in serial No. 15/82-83 of the Mutation register as per the Order dated 17-07-1982 in No. LRF 550 P III/82-83. The copy of the said Mutation Register extract could be evidenced from the **Document No. 3**.

Note: As per the Document No. 1 and Document No. 2, the occupancy rights were conferred in the name of Sri. Ramaiah. However the mutation register extract in serial No. 15/82-83 referred in Document No. 3, reflects another Order dated 17-07-1982, wherein Sri. Ramaiah is registered as the tenant of the Survey No. 112. The party represents that the Order mentioned in mutation register extract in serial No. 15/82-83, is erroneous and the same is not available. However, it is advised to furnish the copy of the said Order for scrutiny and verification.

By virtue of the Sale Deed dated 10-03-1987 Sri. Ramaiah conveyed Survey No. 112, measuring 37 guntas in favour of Sri. P. P Thomas, son of Late C. T. Phillips. The said Sale deed is registered vide document No. 8280/1986-87 of Book I, in the office of the Sub Registrar Bangalore South Taluk and the same could be evidenced from the **Document No. 4**. The Khatha/mutation of Item No. 1 of the Subject Property was transferred and registered in the name of Sri. P. P Thomas in serial No. 5/87-88 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 5**.

Note: - The conferment of occupancy rights in favour of Sri. Ramaiah is treated as his personal property, since he was performing the duty of Archak in Maramma Temple,



Kammanahalli. The sale of Item No. I of the Subject Property by Sri. Ramaiah is for the benefit of his minor children namely, Asha, Jayamma, Barathamma, Shobha and Manjanna (as on the date of sale all of them were minors and are represented by their father as natural guardian under the Sale Deed).

Discussion of title with respect to Survey No. 113, measuring 36 guntas

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 113, measuring 36 guntas, situated at Kamanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District was earlier an Inam land. The inamdar Sri. Subba Ramaiah, son of late Thimappa conveyed the said land by virtue of the Sale Deed dated 09-08-1956, in favour of Sri. Kempaiah, son of Late Byrappa. The said Sale Deed is registered vide document No. 3766/1956-57 of Book I, in the office of the Sub-Registrar, Bangalore Taluk and a copy of the same could be evidenced from **Document No. 6.**

Subsequent to the abolition of the Inams and enactment of the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954, the Item No. II of the Subject Property vested with the State Government. Sri. Kempaiah, son of late Byrappa applied to the Special Deputy Commissioner, Bangalore Sub Division Bangalore to register him as an occupant of the Item No. II of the Subject Property. After making necessary enquiry, the Special Deputy Commissioner by his Order dated 12-12-1958, passed in Case No. 36, ordered to register Sri. Kempaiah, son of late Byrappa as Occupant of the said land. The copy of the said Order could be evidenced from the **Document No. 7.** Pursuant to the afore-mentioned order, the Special Deputy Commissioner, Bangalore, issued an Endorsement registering Sri. Kempaiah, son of late Byrappa as occupant of Item No. II of the Subject Property. The copy of the said Endorsement could be evidenced from the **Document No. 8.**

The Item No. II of the Subject Property was assessed to taxes by the Government and the name of Sri. Kempaiah, son of late Byrappa was entered in the Register VIII. The copy of the said Register VIII could be evidenced from **Document No. 9.**

On perusal of the Family Tree of Sri. Kempaiah, it is observed that Sri. Kempaiah (deceased) is married to Muniyamma and they had five sons namely Sri. Ramanna, Sri. Byrappa, Sri. Krishnappa, Sri. Venkatesh and Sri. Muniyappa. The copy of the said Family Tree could be observed from **Document No. 10.**

After the death of Sri. Kempaiah, his wife and sons partitioned the properties owned by him by virtue of the Partition Deed dated 21-03-1984. As per the partition the Item No. II of the Subject Property was allotted to the exclusive share of Sri. Byrappa. The copy of the said Partition Deed could be evidenced from **Document No. 11.**



By virtue of the Sale Deed dated 10-03-1987 Sri. Byrappa, son of late Kempaiah, sold the Item No. II of the Subject Property in favour of Sri. P. P. Thomas, son of Late C. T. Phillips. The said Sale Deed is registered vide document No. 8281/1986-87 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 12**. In the said Sale Deed Smt. Muniyamma, Sri. Ramanna, Sri. Krishnappa, Sri. Venkatesh and Sri. Muniyappa have signed as witnesses.

The khatha/ mutation of the Item No. II of the Subject Property was transferred/ registered in the name of Sri. P. P. Thomas, in accordance to the aforementioned Sale Deed vide serial No. 06/87-88 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 13**.

Hence, Sri. P. P. Thomas became the absolute owner of the Survey No. 112, measuring 37 guntas and Survey No. 113, measuring 36 guntas ('Subject Property').

Sri. P. P. Thomas, son of Late C. T. Phillips by virtue of two separate Sale Agreements both dated 07-03-1990 agreed to sell the Subject Property in favour of Sri. Venkatappa, son of Sri. Muniswamappa. The copies of the Agreement of Sale dated 07-03-1990 could be evidenced from the **Document No. 14 and 15**. In pursuance of the said Agreements of Sale, Sri. P. P. Thomas also executed two separate General Power of Attorney both dated 07-03-1990, in favour of Sri. Venkatappa empowering him to sign, execute and register any Sale Deed/s and Agreement to Sell and other conveyance on his behalf and to do all other acts necessary to safeguard the interest of the Subject Property. The copies of the said General Power of Attorney's dated 07-03-1990 could be evidenced from **Document No. 16 and 17**.

Sri. P. P. Thomas applied to the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore for conversion of the Subject Property from agricultural use to non-agricultural/ residential use. Subsequently, the Deputy Commissioner has converted the Subject Property from agricultural use to residential use, vide two separate Official Memorandum dated 17-11-2004 in No. BDS:ALN: Senior Division (S):400/2004-05 and dated 17-12-2008 in No. ALN: SR (S.B):91/2008-09. The copies of the said Official Memoranda could be evidenced from **Document No. 18 and 19**.

By virtue of two separate the Sale Deeds both dated 04-05-2005, Sri. P. P. Thomas, son of late C. T. Phillips, represented by his General Power of Attorney holder Sri. Venkatappa, conveyed the Subject Property in favour of Sri. Chinnaiah, son of Munivenkatappa. The said Sale Deed is registered vide document No. 2946/2005-06 and vide document No. 2947/2005-06 of Book I, in the office of the Sub-Registrar, Bangalore South Taluk and a copy of the same could be evidenced from **Document No. 20 and 21**.



The khatha/ mutation of the Subject Property were transferred/registered in the name of Sri. Chinnaiah, son of Munivenkatappa, in accordance to the aforementioned Sale Deeds, vide serial No. 78/04-05 and 63/06-07 of the Mutation Register. The copy of the said Mutation Register extract could be evidenced from **Document No. 22 and 23.**

Sri. P. P. Thomas filed a suit in O. S. No. 1209/2005, before the Court of Principal Civil Judge, (Senior Division), Bangalore District, Bangalore, for declaration of aforementioned Sale Deeds both dated 04-05-2005 as null and void and for Permanent Injunction against Sri. Chinnaiah and Sri. Venkatappa from interfering with the peaceful possession and enjoyment of the Subject Property. During the pendency of the suit the parties have amicably settled their dispute and jointly executed the Sale Deeds dated 14-10-2009 conveying the Subject Property in favour of M/s. Valmark Developers Private Limited, registered vide document No. 1944/ 2009-10 and vide document No. 1945/2009-10 of Book I, in the office of the Sub-Registrar, Begur, Bangalore. Thereafter, the parties filed a Memo before the Court seeking dismissal of the suit and the suit was dismissed as settled out of the court. The copies of the Sale Deeds, Plaint, Written Statement, Order Sheet and Memo filed in O.S. No. 1209/2005, could be evidenced from **Document Nos. 24 to 29.** Under the Sale Deed M/s. Valmark Developers Private Limited, is represented by its Director Sri. Ratan Lath, who had executed the Special Power of Attorney dated 14-10-2009, empowering Sri. Tejas H. V, son of H. K Venkataswamy to sign and present him in the Sale Deed with respect to the Subject Property. The copy of the said Special Power of Attorney could be evidenced from **Document No. 30.**

By virtue of the Memorandum of Deposit of Title Deed dated 11-06-2010, M/s Valmark Developers Private Limited had mortgaged the Subject Property along with other properties in favour of State Bank of India for availing the credit facilities of 25 Crores. The said Memorandum of Deposit of Title deed is registered vide document No. 2443/2010-11, of Book I, in the office of the Sub Registrar, Begur, Bangalore Urban District. The copy of the said Memorandum of Deposit of Title Deed could be evidenced from **Document No. 31.** Subsequently, on repayment of the said loan a Discharge Deed dated 10-08-2012, was executed by State Bank of India in favour of M/s. Valmark Developers Private Limited. The said Discharge Deed is registered vide document No. 1537/2012-13, of Book I, in the office of the Sub Registrar, Gandhinagar, Bangalore. The copy of the said Discharge Deed could be evidenced from **Document No. 32.**

The R. T. Cs produced for the period 1969-70 to 1977-78, 1984-85 to 2000-01, 2002-03 to 2013-14 with respect to survey No. 112 reflect the total extent of land is 37 guntas, with no kharab land. For the period 1969-70 to 1977-78, the name of the Maramma Devaru is entered as the owner in column No. 9 and for the period 1969-70 to 1970-71, no name is entered as



the cultivator, for the period 1971-72 to 1977-78, the name of Sri. Ramaiah is entered as the cultivator in column No. 12. For the period 1984-85 to 1988-89, the name of Sri. Ramaiah is entered as the owner and as the cultivator in column No. 9 and 12. For the period 1989-90 to 2013-14 the name of Sri. Ramaiah is rounded off and the name of Sri. P. P Thomas is entered as the owner in column No. 9 and for the period 1989-90 to 1991-92, the name of Sri. Ramaiah is entered as the cultivator and for the period 1992-93 to 2013-14, the name of Sri. P. P Thomas is entered as the cultivator in column No. 12. The copy of the RTCs could be evidenced from **Document No. 33.**

The R. T. Cs produced for the period 1969-70 to 1977-78, 1984-85 to 1996-97 and 2005-06 to 2013-14 with respect to survey No. 113 reflect the total extent of land is 36 guntas, with no kharab land. For the period 1969-70 to 1988-89, the name of the Sri. Kempaiah is entered as the owner in column No.9 and for the period 1969-70 to 1970-71, no name is entered as the cultivator, for the period 1971-72 to 1974-75, the name of Sri. Kempaiah is entered as the cultivator, for the period 1975-76 to 1977-78, the name of Sri. Byrappa and his brothers are entered as the cultivator, for the period 1984-85 to 1988-89, the name of Sri. Byrappa is entered is entered as the cultivator in in column No. 12. For the period 1989-90 to 1996-97 and 2005-06 to 2013-14, the name Sri. Kempaiah is rounded off and the name of Sri. P. P Thomas is entered as the owner in column No. 9, for the period 1989-90 to 1992-93, the name of Sri. Byrappa is entered as the cultivator, for the period 1992-93, 1996-97 and 2005-06 to 2013-14, the name of Sri. P. P Thomas is entered as the cultivator in column No. 12. The copy of the RTCs could be evidenced from **Document No. 34.**

Note: To produce the following:

1. RTC's for the period 2001-02 to 2004-05, with respect to Survey No. 113.
2. Mutation Register extracts in serial No. 82/2004-05.
3. Order dated 31-5-2005 in No. RRT(1)CR 172/05-06, passed by the Special Thasildar, Bangalore Taluk.
4. Order dated 07-05-2005 in No. RRT(1)CR 113/04-05, passed by the Special Thasildar, Bangalore Taluk.

The Thasildar, Bangalore South Taluk, Bangalore, vide his Endorsement dated 28-10-2009, in No. R.K/347/09-10, has certified that the RTCs for the period 1979-80 to 1983-84 and for the period 1997-98 to 2001-02 is not available. The copy of the said Endorsement could be evidenced from **Document No.35.**

On perusal of the Akarband, with respect to Survey No. 112 and Survey No. 113, it is observed that the lands bearing survey No. 112, measures 37 guntas with no kharab land and Survey No. 113, measures 36 guntas and the same is in conformity with the extent mentioned



in the RTC's. The copy of the said Akarband (2 in numbers) could be evidenced from Document Nos. 36 and 37.

The Tippyany (2 in numbers), Hudbust (2 in numbers) and Village Map of Kamanahalli produced confirms the shape and location of the Subject Property in the said Village. The copies of the said Tippyany and Village Map could be evidenced from Document Nos. 38 to 42.

The Special Thasildar, Bangalore South Taluk, Bangalore vide Endorsement dated 13/10/2008, has stated that it is unable to produce the details with respect to the nil tenancy certificate under section 48A as the concerned ledger book of Kamanahalli Village is produced before the Hon'ble High Court in W. P. P No. 12249-250/2003, with respect to the Subject Property and has also certified that there no tenancy applications filed under section 77A of the Karnataka Land Reforms Act, 1961 with respect to Subject Property. The copy of the said Endorsement could be evidenced from Document No. 43.

Note: To produce the Latest Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A and 77A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.

The Assistant Commissioner, Bangalore South Sub Division, Bangalore vide Endorsement dated 13-10-2008, has certified that no proceedings have been initiated under Section 79A and 79B of the Karnataka Land Reforms Act with respect to Subject property and the copy of the said Endorsement could be evidenced from Document No. 44.

The Assistant Commissioner, Bangalore South Taluk, Bangalore vide Endorsement dated 25-11-2008, has certified that no proceedings have been initiated or pending under the Karnataka Schedule Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands), Act, 1978, with respect to Subject Property. The copy of the said Endorsement could be evidenced from Document No.45.

The Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore vide his Letter dated 23-11-2009, has stated that no acquisition proceedings has been initiated with respect to the Subject Property. The copy of the said Letter dated 23-11-2009 could be evidenced from Document No. 46.

The Special Land Acquisition Officer, Karnataka Housing Board, Kaveri Bhavan, Bangalore vide the Endorsement dated 20-01-2009, has certified that there are no acquisition proceedings initiated as on date with respect to the Subject Property. The copy of the said Endorsement could be evidenced from Document No. 47.



The Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement dated 30-01-2009, has certified that there are no acquisition proceedings initiated as on date with respect to the Subject Property for the developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 48.**

Note: To produce the latest Endorsement from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for any of their development purposes.

M/s. Valmark Developers Private Limited is a Company incorporated under the Companies Act, 1956, with the Registrar of Companies, Karnataka. The object of the Company is to purchase, sell, lease, develop, exchange, mortgage, hire any movable or immovable property and generally to carry on other objects incidental or ancillary to the attainment of main objects. The copies of the Certificate of Incorporation, Memorandum of Association and Articles of Association could be evidenced from **Document Nos. 49 and 50.**

The Balance Sheets for the year ending 31/03/2011, 31/03/2012 and 31/03/2013 of M/s. Valmark Developers Private Limited, it is observed that an amount of Rs. 24,500,000/- is reflected as unsecured loans as on 31-03-2011, an amount of Rs. 2,255,736/- is reflected as secured loans as on 31-03-2012 and an amount of Rs. 6,85,945/- is reflected as secured loans as on 31/03/2013. The copy of the said Balance Sheets could be evidenced from **Document Nos. 51 to 53.**

Note: Documents with respect to M/s. Valmark Developers Private Limited:

- a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
- b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.

The Revenue Officer, Bangalore Mahanagara Palike, Bangalore, vide Special Notice dated 31-10-2009, assigned new Municipal Khatha No. 83/112/113 to Survey No. 112 and Survey No. 113, measures in total 79497 square feet and the Khatha is registered in the name of M/s. Valmark Developers Private Limited and was also called upon to pay taxes. The copy of the said Special Notice could be evidenced from **Document No.54.**

The Khatha with respect to the Subject Property was transferred / registered in the name of M/s Valmark Developers Private Ltd in the records of Bangalore Mahanagara Palike. The copy of the said Khatha Certificate and khata extract dated 31-10-2009, issued by the Assistant Revenue Officer, Bangalore Mahanagara Palike could be evidenced from **Document No. 55 and 56.**



Note: To produce the latest Khata Certificate and Khata extract.

M/s Valmark Developers Private Ltd has paid the taxes for the period 2012-13 and 2013-14 to Bruhat Bangalore Mahangara Palike with respect to the Subject Property. The copies of the said Tax Paid Receipts could be evidenced from **Document Nos. 57 and 58.**

On perusal of the Encumbrance Certificates for the period 15-02-1957 to 19-12-2013, with respect to the Survey No. 112, it is observed that there are five entries with respect to the Survey No. 112. The first entry being the execution of the Sale Deed dated 12-03-1987, executed by Sri. Ramaiah in favour of Sri. P. P Thomas. The second entry being the execution of the Sale Deed dated 05-05-2005, executed by Sri. P. P Thomas in favour of Sri. Chinnaiah. The third entry being the execution of the Sale Deed dated 15-10-2009, executed by Sri. P. P Thomas in favour of M/s Valmark Developers Private Ltd. The fourth entry being the execution of the Memorandum of Deposit of Title deeds dated 13-08-2010, executed by M/s Valmark Developers Private Ltd and others in favour of State Bank of India. The fifth entry being the execution of the Discharge deed dated 13-08-2012, executed by State Bank of India in favour of M/s Valmark Developers Private Ltd and the copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 59 to 66.**

On perusal of the Encumbrance Certificates for the period 01-08-1948 to 19-12-2013, with respect to the Survey No. 113, it is observed that there are six entries with respect to the Survey No. 113. The first entry being the execution of the Sale Deed dated 09-08-1956, executed by Sri. Subba Ramaiah in favour of Sri. Kempaiah. The second entry being the execution of the Sale Deed dated 12-03-1987, executed by Sri. Byrappa in favour of Sri. P. P Thomas. The Third entry being the execution of the Sale Deed dated 05-05-2005, executed by Sri. P. P Thomas in favour of Sri. Chinnaiah. The fourth entry being the execution of the Sale Deed dated 15-10-2009, executed by Sri. P. P Thomas in favour of M/s Valmark Developers Private Ltd. The fifth entry being the execution of the Memorandum of Deposit of Title deeds dated 13-08-2010, executed by M/s Valmark Developers Private Ltd and others in favour of State Bank of India. The sixth entry being the execution of the Discharge deed dated 13-08-2012, executed by State Bank of India in favour of M/s Valmark Developers Private Ltd and the copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 67 to 75.**

Note: 1. Encumbrance Certificate for the period 31-12-2008 to 05-09-2009 and 20-12-2013 to date with particulars of all the transactions along with the boundaries and the extent with respect to survey No. 112.



2. Encumbrance Certificate for the period to 27-07-2010 to 11-08-2010 and 20-09-2013 to date with particulars of all the transactions along with the boundaries and the extent with respect to survey No. 113.

3. Encumbrance Certificate for the period 01-10-2009 to date with particulars of all the transactions along with the boundaries and the extent with respect to Municipal khata No. 83/112/113.

OPINION

ON PERUSAL OF the above documents, I am of the opinion that M/s. Valmark Developers Private Limited, is the owners of residential lands bearing Survey No. 112 measuring 37 guntas and residential properties bearing Survey No. 113 measuring 36 guntas (presently bearing Municipal Khatha No. 83/112/113 79497 Square Feet) situated at Kamanahalli Village, Begur Hobli, Bangalore South Taluk, Bangalore District. However, my opinion with regard to the marketable right, title and interest of the owners to the Subject Property is subject to the production and scrutiny of the following documents:-

1. Latest Endorsement from the Thasildar regarding tenancy applications filed or pending, if any under Section 48A and 77A of the Karnataka Land Reforms Act 1961 with respect to the Subject Property.
2. Latest Endorsement from BDA, KHB and KIADB regarding notification issued, if any for the acquisition of the Subject Property for any of their development purposes.
3. Documents with respect to M/s. Valmark Developers Private Limited:
 - a) Search report with regard to intimation of charges, if any filed with the Registrar of Companies;
 - b) Certificate from the Auditors of the said company regarding mortgage/encumbrance/charges/lien, if any created on the Subject Property.
4. Latest Khata Certificate and Khata extract.
5. Encumbrance Certificate for the period 20-12-2013 to date with particulars of all the transactions along with the boundaries and the extent with respect to survey No. 112.
6. Encumbrance Certificate for the period to 20-09-2013 to date with particulars of all the transactions along with the boundaries and the extent with respect to survey No. 113.
7. Encumbrance Certificate for the period 01-10-2009 to date with particulars of all the transactions along with the boundaries and the extent with respect to Municipal khata No. 83/112/113.
8. To produce the Original documents for verification.



Jayanth M. Pattanshetti
Advocate