



**KAVITHA A.B
ADVOCATE**

2577, 4th Floor, 13th Cross, 26th Main, 1st sector, HSR layout, Bangalore 560102.

To,

**The Managing Director
Signature Dwellings Pvt Ltd.**

LEGAL SCRUTINY REPORT

Subject: Title Opinion in respect of the Converted Property bearing Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore District".

SCHEDULE PROPERTY

Item No. 1:- All that piece and parcel of the Converted Property bearing Sy No. 253/1 measuring 2 Acre 07 Guntas (8801.91 Sq. Meters) situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, converted vide Official Memorandum dated 31/10/2023 vide No. ALN(A) (A) SR:135/23-24 (No 544246) for residential purpose, having E-katha No. 150200101500620766, property No. 4943/253/1 and bounded on the:

East by : Property in Sy No. 255 & 252;
West by : Road;
North by : Property in Sy No. 252;
South by : Property bearing Sy No. 253/2;

Item No. 2:- All that piece and parcel of the converted Property bearing Sy No. 253/2 measuring 2 Acre 04 Guntas (8498.39 Sq. Meters) situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, converted vide Official Memorandum dated 31/10/2023 vide No. ALN(A) (S) SR:136/23-24 (No 544248) for residential purpose, having E-katha No. 150200101500620768, property No. 4943/253/2 and bounded on the:

East by : Road;
West by : Property bearing Sy No. 253/1;
North by : Property bearing Sy No. 253/1;
South by : Property in Sy No. 254 & 255;

Item No. 3:- All that piece and parcel of the Converted Property bearing Sy No. 266 measuring 36 Guntas (3642.17 Sq. Meters) situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District converted vide Official Memorandum dated 31/10/2023 vide No. ALN(A) (A) SR:138/23-24 (No 545501) for residential purpose, having E-katha No. 150200101500620769, property No. 4943/266 and bounded on the:

East by : Property in Sy No. 253;
West by : Road;

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North by : Road;
South by : Road;

SCHEDULE PROPERTY
(Description of Composite Schedule Property
apartment to be constructed)

All that piece and parcel of the converted property Sy No. 253/1, 253/2 and 266 having E-katha No. 150200101500620766, property No. 4943/253/1, 4944/253/2, 4945/266 totally measuring 18545.19 Sq. Meters situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore District (as per the norms of the planning authority the area is deducted for CA, Park, Road etc., vide approval No. LPA/DTCP/approved order APA/LAO/77/2023-24 dated 16/03/2024) and (converted vide Official Memorandum dated 31/10/2023 vide No. ALN(A) (A) SR:135/23-24 (No 544246) and converted vide Official Memorandum dated 31/10/2023 vide No. ALN(A) (S) SR:136/23-24 (No 544248) and converted vide Official Memorandum dated 31/10/2023 vide No. ALN(A)(A)SR:138/23-24 (No.545501) for residential purpose), and bounded on the:

East by : Private Property in Sy No. 255;
West by : Hosur Road;
North by : Private Property in Sy No. 254;
South by : Private Property in Sy No. 254;

Present Owner:- Sri. N C Krishore Kumar bin Late N Y Chinnaswamy Reddy.

Developer:- Signature Dwellings Pvt Ltd.

DOCUMENTS PRODUCED FOR 253/1 AND 2.

1. Hissa Survey Tippani for Sy No. 253/1.
2. Hissa Survey Atlas for Sy No. 253 discloses sub division as 253/1, 253/2
3. Re-Survey /Karada copy issued by the department of Survey settlement and land records for Sy No. 253 in the name of Sri. Muniswamy bin Appanna and Thimmaiah.
4. Mula Tippani for Sy No. 253.
5. Hissa Survey Pakka Book discloses the name of Rangappa as Hissadar of the property for Sy No. 253/1 and Smt. Muniyamma as Hissadar of the property in Sy No. 253/2.
6. Akarband for Sy No. 253/1 measuring 2 Acre 07 Guntas.
7. Akarband for Sy No. 253/2 measuring 2 Acre 04 Guntas.
8. Index of land for Sy No. 253.
9. RR No. 1456 reflects the name of Sri. N Y Chinnaswamy as Hakudar of the property in Sy No. 253/1 by purchase.
10. RR No. 533 reflects the name of Muniyamma Co Papaiah, Rangappa, chikkamma purchased from 2 years back for 253/2.

Sy No. 253/1

11. RTC for the period from 69-70 to 72-73 reflects the name of Sri. Rangappa and Chikkamma as Kathedar of the property in Sy No. 253/1 for 2 acres 07 Guntas.
12. RTC for the period from 1974-75 to 78-79, 79-80 to 83-84, 84-85 to 88-89, 94-95 to 96-97, 97-98 to 2000-01, 2002 -03 to 2009-2010 reflects the name of Sri. N Y Chinnaswamy Reddy as Kathedar of the property in Sy No. 253/1 measuring 2 Acre 07 Guntas.

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13. RTC for the period from 2010-11 to 2022-23, 2023-24 reflects the name of Sri. N C Kishore Kumar bin Sri. N. Y. Chinnaswamy Reddy as katheddar of the property (by MR 68/2008-09 being ancestral property) for Sy No. 253/1 measuring 2 Acre 07 Guntas.

Sy No. 253/2

14. RTC for the period from 97-98 to 2000-01 reflects the name of Sri. N Y Chinnaswamy Reddy as Kathedar of the property in Sy No. 253/2 measuring 2 Acre 04 Guntas. (MR 3/77-78)
15. RTC for the period from 2002-03 to 2010-11 reflects the name of Sri. N Y Chinnaswamy Reddy as Kathedar of the property in Sy No. 253/2 measuring 2 Acre 04 Guntas in Sy No. 253/2. (MR 3/77-78).
16. RTC for the period from 2010-11 to 2022-23, 2023-24 reflects the name of Sri. N C Kishore Kumar bin Sri. N. Y. Chinnaswamy Reddy as katheddar of the property (by MR 68/2008-09 being ancestral property) for Sy No. 253/2 measuring 2 Acre 04 Guntas.
17. Sale deed dated 20/12/35 executed by Sri. Rangappa son of Sri. Mariyappa and Chikkamma in favour of Muniyamma wife of Appaiah registered as document No. 1143/1935-36 in the office of the sub registrar at Anekal pertaining to Sy No. 253 measuring 2 Acre 5 ½ Guntas. (SY No. 253/2).
18. Sale Deed dated 31/3/64 executed by Muniyamma wife of Papaiah in favour of Sri. Patel Budda Reddy Son of Late Munireddy transferring her right title and interest in the property in Sy No. 253/2 measuring 2 Acres 04 Guntas registered as document No. 3048/63-64 in the office of the sub registrar at Anekal.
19. Sale Deed dated 6/4/64 executed by Sri. Patel Buddappa Son of Late Munireddy in favour of Sri. Rangappa son of Mariyappa transferring his right title and interest in the property in Sy No. 253/2 measuring 2 Acres 04 Guntas registered as document No. 76/1964-65 in the office of sub registrar at Anekal.
20. Lease deed dated 02/04/58 executed by Sri. Kempaiah son of Mallaiah in favour of Rangappa Son of Mariyappa for the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas, registered as document No. 773/58-59 in the office of the sub registrar at Anekal. **(Tenancy lease for the period of three years).**
21. Mortgage Deed dated 12/4/61 executed by Smt. Chikkamma daughter of Muddaiah and Sri. Rangappa son of Mariyappa in favour of Sri. Kempaiah son of Vallaiah transferring their right, title and interest in the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas, registered as document No. 138/61-62 in the office of the sub registrar at Anekal.
22. Sale Deed dated 26/4/74 executed by Sri. Ranagappa son of Mariyappa Reddy in favour of Sri. N. T. Chinnaswamy Reddy Son of Doddayallareddy transferring his right title and interest in the property in Sy No. 252 measuring 20 Guntas, Sy No. 253/1 measuring 2 Acres 07 Guntas and Sy No. 253/2 measuring 2 Acres 04 Guntas, registered as document No. 347/74-75, Volume No. 1206, pages 58-60 in the office of the sub registrar at Anekal.
23. MR 3/77-78 (transfer in the name of Sri. N. Y. Chinnaswamy Reddy from Rangappa for Sy No. 252/1, 253/1 measuring 2 Acre 07 Gunta and 253/2 measuring 2 Acre 04 Gunta after purchase (doc. No. 347/74-75).
24. MR 68/2008-09 (transfer in the name of Sri. N. C. Krishor Kumar bin Late N Y Chinnaswamy Reddy for 11 Guntas in Sy No. 252/1 and 253/2 measuring 2 Acre 04 Gunta from his father and for Sy No. 266 measuring 36 Gunta in Sy No. 266 from his mother Gowramma.
25. Family tree of Sri. N C Kishor Kumar issued by the Nadakachari office.

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26. Release deed dated 04/03/2023 executed by Smt. S. K. Parvathamma wife of Late N Y Chinnaswamy Reddy and N. C. Suchithra daughter of Late N. Y. Chinnaswamy Reddy in favour of Mr. N.C. Kishore Kumar releasing their right title and interest in the property in Sy No. 266 measuring 36 Guntas registered as document No. SRJ-1-10112/2022-23 in the office of the sub registrar at Sarjapaura.
27. Conversion Order dated 31/10/2023 vide Official Memorandum bearing No. 544246, ALN (A) (S) SR:135/23-24 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 253/1 measuring 2 Acre 07 Guntas from Agricultural into Non- Agricultural, in the name of Sri. N. C. Krishor Kumar.
28. Conversion Order dated 31/10/2023 vide Official Memorandum bearing No. 544248, ALN (A) (S) SR:136/23-24 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 253/2 measuring 2 Acre 04 Guntas from Agricultural into Non- Agricultural, in the name of Sri. N. C. Krishor Kumar.
29. Endorsement dated 22/07/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate pertaining Sy No. 253/1 measuring 2 Acre 07 Gunt.
30. Endorsement dated 22/08/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate pertaining Sy No. 253/2 measuring 2 Acre 04 Gunt.
31. Endorsement dated 1/12/2023 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
32. Endorsement dated 30/3/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate.
33. EC for the period from 1/4/1920 to 31/3/1960 reflects sale deed 20/12/35 and lease deed dated 16/5/58 pertaining to Sy No. 253, 235/1, 235/2.
34. EC for the period from 1/4/1960 to 31/3/2004 reflects sale deed dated 6/4/64 Doc. No. 76/64-65 and sale deed dated 27/4/74 doc. No. 347.
35. EC for the period from 1/4/2004 to 23/6/2023 for Sy No. 253/2 measuring 2 acres 04 Gunt reflects release deed 04/03/2023 doc. No. 1011/2022-23 (from N. C. Suchitra and others to Sri. N. C. Kishore Kumar).
36. EC for the period from 1/4/2004 to 23/6/2023 for Sy No. 253/1 measuring 2 acres 04 Guntas reflects release deed 04/03/2023 doc. No. 1011/2022-23 (from N. C. Suchitra and others to Sri. N. C. Kishore Kumar).

Documents produced for Sy No. 266.

1. Kadra copy for Sy No. 266 confirms the property is being granted to Smt. Gowramma measuring 36 Guntas.
2. Re-Survey Pakka Book for Sy No. 266 in the name of Smt. Gowramma.
3. Akarband for Sy No. 266 measuring 36 Guntas.
4. Order passed by the Tahasildar in order No. LNDRUCSR 3656/95-96 dated 31/5/98 as reflected in the RTC.
5. Saguvali issue registrar for Sy No. 266.
6. RTC for the period from 99-2000 to 2001-02 reflects the name of Smt. Gowramma Co Doddayellareddy as katheddar of the property measuring 36 Guntas in Sy No. 266.
7. MR 14/97-98 (transfer in the name of Smt. Gowramma Co Doddayellareddy for 36 Guntas based on LND order with condition not to alienate for 15 years.

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8. RTC for the period from 2002-03 to 2010-11 reflects the name of Gowramma Co Dodayallareddy as katheddar of the property in Sy No. 266 measuring 36 Guntas (Tahasildar order No. LNDRUCSR 3656/95-96 dated 31/5/98) ADLR MPR 42/95-96 durashitha. (MR 14/97-98).
9. RTC for the period from 2010-11 to 2023-24 reflects the name of N C Kishor Kumar bin N Y Chinnaswamy reddy as katheddar of the property (by MR 68/2008-09 being ancestral property).
10. MR 68/2008-09 (transfer in the name of N C Kishore Kumar bin Late N Y Chinnaswamy Reddy for 11 Guntas in Sy No. 252/1 from his father and for Sy No. 266 measuring 36 Guntas in Sy No. 266 from his mother Gowramma).
11. Conversion Order dated 08/11/2023 vide Official Memorandum bearing No. 544501, ALN (A) (S) SR:138/23-24 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 266 measuring 30 Guntas from Agricultural into Non- Agricultural, in the name of Sri. N C Kishor Kumar along with conversion Sketch.
12. Endorsement dated 22/08/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate pertaining Sy No. 266 measuring 36 Gunta.
13. Endorsement dated 1/12/2023 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.
14. Endorsement dated 30/3/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate.
15. EC for the period from 1/4/1960 to 31/3/2004 reflects nil report for Sy No. 266.
16. EC for the period from 1/4/2004 to 08/09/2023 reflects release deed dated 04/03/2003.
17. EC for the period from 01/04/2018 to 02/01/2024 reflects Nil report for Sy No. 266.

COMMON DOCUMENTS: -

1. Release deed dated 04/03/2023 executed by Smt. S K Parvathamma wife of Late N Y Chinnaswamy Reddy and N C Suchithra daughter of Late N Y Chinnaswamy Reddy in favour of Mr. N.C. Kishor Kumar releasing their right title and interest in the property in Sy No. 266 measuring 36 Guntas registered as document No. SRJ-1-10112/2022-23 in the office of the sub registrar at Sarjapura.
2. Paper publication cuttings dated 17th October 2023 published in The Hindu and Prajavani calling for objection from the General Public.
3. No Claim letter dated 27/3/2023 from Advocate.
4. E-katha issued by the Neraluru Grama Panchyatha (form 11A) having Katha No. 150200101500620766, property No. 4943/253/1 pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas (8801.91 Sq. Meters).
5. E-katha issued by the Neraluru Grama Panchyatha (form 11A) having katha No. 150200101500620768, property No. 4943/253/2 pertaining to Sy No. 253/2 measuring 2 Acre 04 Guntas (8498.39 Sq. Meters).
6. E-katha issued by the Neraluru Grama Panchyatha (form 11A) having katha No. 150200101500620769, property No. 4943/266 Sy No. 266 measuring 36 Guntas (3642.17 Sq. Meters).
7. Relinquishment deed dated 29/02/2024 executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy in favour of the Member Secretary, Anekal Planning Authority relinquishing a portion of the Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2

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- measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas for park registered as document No. ABL-1-16103/2023-24 in the office of the sub registrar at Attibele.
8. Relinquishment deed dated 29/02/2024 executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy in favour of the PDO Neraluru Grama Panchyatha relinquishing a portion of the Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas for road registered as document No. ABL-1-16103/2023-24 in the office of the sub registrar at Attibele.
 9. Approved Development Plan ie., Single Site approval issued by the Anekal Planning Authority pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas.
 10. Sanction letter dated 16/03/2024 issued by the Anekal Planning Authority pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas totally 5 Acre 07 Guntas.
 11. E-katha issued by the Neraluru Grama Panchyatha (form 9 and 11A) having No. 150200101500620766, property No. 4943/253/1, 4944/253/2, 4945/266 totally measuring 18545.19 Sq. Meters. Tax paid receipt.
 12. Joint Development Agreement dated 18/10/2024 executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy, Smt. Ramya R, and their children in favour of M/S Signature Dwellings Private Limited Represented By Managing Director Mr. Prasanth Narayanan agreeing to develop the converted property bearing Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Registered as Document No. ANK-1-07610/2024-25 at the Office of the Sub-Registrar, Anekal with agreed ratio of 66% to the developer and 34% to the Owners.
 13. General Power of Attorney dated 18/10/2024 executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy, Smt. Ramya R, and their children appointing, nominating and authorizing M/S Signature Dwellings Private Limited Represented By Managing Director Mr. Prasanth Narayanan to do the acts and deeds required to develop the converted property bearing Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and sell their 66% share registered as Document No. ANK-1-00430/2024-25 at the Office of the Sub-Registrar, Anekal
 14. EC for the period from 01/04/2023 to 19/10/2024 reflects the joint Development agreement dated 18/10/2024 pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas.

TITLE FLOW OF THE PROPERTY

I have been produced the Xerox copy of the documents mentioned above and I have perused the documents furnished to me. I opinion is subject to the existence and genuineness of the same and I have carefully perused the copies of the title deeds and other documents pertaining to the property.

The Re-Survey /Karada copy issued by the department of Survey settlement and land records for Sy No. 253 discloses the name of Sri. Muniswamy bin Appanna and Thimmaiah as person in possession of the property.

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The Mulla Tippani, Hissa Survey Tippani and Hissa Survey Atlas furnished to discloses the shape and location of the Survey Number 253, further is also discloses that the Sy. No. 253 is phoodi and sub-divided as 253/1 and 253/2. Further the Hissa Survey Pakka Book discloses the name of Rangappa as Hissadar of the property for Sy No. 253/1 and Muniyamma as Hissadar of the property in Sy No. 253/2.

The Karnataka Revision Settlement Akarbandh Extract discloses the total and actual extent of land for Sy No. 253/1 measuring 2 Acre 07 Guntas and for Sy No. 253/2 measuring 2 Acre 04 Guntas.

The Record of Rights No. 1456 reflects the name of Sri. N. Y. Chinnaswamy as Hakudar of the property in Sy No. 253/1 by purchase.

The RR No. 533 reflects the name of Muniyamma Co Papaiah, Rangappa, Chikkamma purchased from 2 years back for 253/2.

Sy No. 253/1

The Records of Tenancy and Crops Certificate for the period from 69-70 to 72-73 reflects the name of Sri. Rangappa and Chikkamma as Kathedar of the property in Sy No. 253/1 for 2 Acre 07 Guntas.

The Records of Tenancy and Crops Certificate for the period from 1974-75 to 78-79, 79-80 to 83-84, 84-85 to 88-89, 94-95 to 96-97, 97-98 to 2000-01 reflects the name of Sri. N. Y. Chinnaswamy Reddy as Kathedar of the property in Sy No. 253/1 measuring 2 acres 07 Guntas.

The Records of Tenancy and Crops Certificate for the period from 2010-11 to 2017-18, 2018-19 reflects the name of Sri. N C Krishor Kumar bin Sri. N. Y. Chinnaswamy Reddy as kathedar of the property (by MR 68/2008-09 being ancestral property) for Sy No. 253/1 measuring 2 Acre 07 Guntas.

Sy No. 253/2

The Records of Tenancy and Crops Certificate for the period from 97-98 to 2000-01 reflects the name of Sri. N. Y. Chinnaswamy Reddy as Kathedar of the property in Sy No. 253/2 measuring 2 Acre 04 Guntas. (MR 3/77-78).

The Records of Tenancy and Crops Certificate for the period from 2002-03 to 2010-11 reflects the name of Sri. N. Y. Chinnaswamy Reddy as Kathedar of the property in Sy No. 253/2 measuring 2 Acre 04 Guntas in Sy No. 253/2. (MR 3/77-78).

The Records of Tenancy and Crops Certificate for the period from 2010-11 to 2017-08 2018-19 reflects the name of Sri. N. C. Krishor Kumar bin Sri. N. Y. Chinnaswamy Reddy as kathedar of the property (by MR 68/2008-09 being ancestral property) for Sy No. 253/2 measuring 2 Acre 04 Guntas.

Sy No. 253/1 & SY No. 253/2

The Index of land produced for Sy No. 253/1 measuring 2 Acre 07 Guntas originally belonged to Smt. Chikkamma daughter of Sri. Muddaiah and Sri. Rangappa son of Sri. Mariyappa as per RR No. 532 and they are enjoying the property.

It appears that under the Sale deed dated 20/12/35, Sri. Rangappa son of Sri. Mariyappa and Smt. Chikkamma transferred their right title and interest in the property in Sy No. 253 measuring 2 Acre

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5 ½ Guntas in favour of Smt. Muniyamma wife of Sri. Appaiah which is registered as document No. 1143/1935-36 in the office of the sub registrar at Anekal.

Lease deed dated 02/04/58 executed by Sri. Kempaiah son of Mallaiah in favour of Rangappa Son of Mariyappa for the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas, registered as document No. 773/58-59 in the office of the sub registrar at Anekal. (Tenancy lease for the period of three year). It appears that under the Mortgage deed dated 12/4/61, was executed by Smt. Chikkamma daughter of Sri. Muddaiah and Sri. Rangappa son of Sri. Mariyappa in favor of Sri. Kempaiah son of Mallaiah pertaining to the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas, registered as document No. 138/61-62 in the office of the sub registrar at Anekal. In the recitals of the mortgage deed it has the reference of lease deed dated 02/4/1958 and it is informed that the property is released under the deed dated 12/4/61.

Further it appears that under the Sale Deed dated 31/3/64, Smt. Muniyamma wife of Papaiah transferring her right title and interest in the property in Sy No. 253/2 measuring 2 Acres 04 Guntas in favour of Sri. Patel Budda Reddy Son of Late Munireddy registered as document No. 3048/63-64 in the office of the sub registrar at Anekal.

It appears that under the Sale Deed dated 6/4/64, Sri. Patel Budda Reddy Son of Late Munireddy transferring his right title and interest in the property in Sy No. 253/2 measuring 2 Acres 04 Guntas in favour of Sri. Rangappa son of Mariyappa which is registered as document No. 76/1964-65 in the office of sub registrar at Anekal.

THUS SRI. RANGAPPA SON OF MARIYAPPA BECAME THE ABSOLUTE OWNER OF THE PROPERTY IN SY NO. 253/2 MEASURING 2 ACRES 04 GUNTAS AND SY NO. 253/1 MEASURING 2 ACRES 07 GUNTA.

It appears that under the Sale deed dated 26/4/74, Sri. Rangappa son of Mariyappa Reddy transferred his right title and interest in the property in Sy No. 252 measuring 20 Gunta, Sy No. 253/1 measuring 2 Acres 07 Gunta and Sy No. 253/2 measuring 2 Acres 04 Guntas in favor of Sri. N. T. Chinnaswamy Reddy Son of Doddayallareddy registered as document No. 347/74-75, Volume No. 1206, pages 58-60 in the office of the sub registrar at Anekal.

The Mutation Registrar MR 3/77-78 confirms transfer of revenue records in the name of Sri. N. Y. Chinnaswamy Reddy from Sri. Rangappa for Sy No. 252/1 measuring 11 Guntas, Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas after purchase.

The Mutation Registrar MR 68/2008-09 confirms transfer of revenue records in the name of Sri. N. C. Krishor Kumar bin Late N. Y. Chinnaswamy Reddy for 11 Guntas in Sy No. 252/1 and Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas from his father and for Sy No. 266 measuring 36 Guntas from his mother Gowramma.

Thus Sri. N. C. Krishor Kumar bin Late N. Y. Chinnaswamy Reddy is the absolute owner of the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Sy No. 253/2 measuring 2 Acre 04 Guntas.

It can be gathered from the Family tree of Sri. N. Y. Chinnaswamy issued by the Nadakachari office, which discloses that he having wife by name Smt. Pavarthamma and out of their wed lock they had son by name Sri. N. C. Krishor Kumar, daughter by name N C Suchitra. Further it also discloses the family members of Sri. Krishor Kumar his wife as Ramaya and out of wed lock they have two daughters and one son.

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It is appears that Release deed dated 04/03/2023 was executed by Smt. S K Parvathamma wife of Late N Y Chinnaswamy Reddy and N C Suchithra daughter of Late N Y Chinnaswamy Reddy releasing their right title and interest in the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Survey No. 253/2 measuring 2 Acre 04 Guntas registered as document No. 10112/22-23, stored in CD. No. SRJD1333 in the office of the sub registrar at Sarjapura.

Sri. N C Krishor Kumar being in possession and enjoyment of the property applied for conversion, on accepting the conversion fee, Conversion Order dated 31/10/2023 vide Official Memorandum bearing No. 544246, ALN (A) (S) SR:135/23-24 was issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 253/1 measuring 2 Acre 07 Guntas from Agricultural into Non- Agricultural, in the name of Sri. N C Krishor Kumar.

Sri. N C Krishor Kumar being in possession and enjoyment of the property applied for conversion, on accepting the conversion fee, Conversion Order dated 31/10/2023 vide Official Memorandum bearing No. 544248, ALN (A) (S) SR:136/23-24 was issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 253/2 measuring 2 Acre 04 Guntas from Agricultural into Non- Agricultural, in the name of Sri. N C Krishor Kumar.

The Endorsement dated 22/07/2023 is issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate pertaining Sy No. 253/1 measuring 2 Acre 07 Gunta.

The Endorsement dated 22/08/2023 is issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate pertaining Sy No. 253/2 measuring 2 Acre 04 Gunta.

The Encumbrance Certificate for the period from 1/4/1920 to 31/3/1960 reflects sale deed 20/12/35 and lease deed dated 16/5/58 pertaining to Sy No. 253, 235/1, 235/2. The Encumbrance Certificate for the period from 1/4/1960 to 31/3/2004 reflects sale deed dated 6/4/64 doc. No. 76/64-65 and sale deed dated 27/4/74 doc. No. 347. The Encumbrance Certificate for the period from 1/4/2004 to 23/6/2023 for Sy No. 253/2 measuring 2 Acre 04 Gunta reflects release deed 04/03/2023 doc. No. 1011/2022-23 (from Sri. N C Suchitra and others to Sri. N. C. Krishor Kumar) Apart from the above-mentioned transaction no other transaction is forthcoming in the encumbrance certificate produced and is free from encumbrance.

The Encumbrance Certificate for the period from 1/4/2004 to 23/6/2023 for Sy No. 253/1 measuring 2 Acre 04 Gunta reflects release deed 04/03/2023 doc. No. 1011/2022-23 (from Sri. N. C. Suchitra and others to Sri. N. C. Krishor Kumar). Apart from the above-mentioned transaction no other transaction is forthcoming in the encumbrance certificate produced and is free from encumbrance.

TITLE FLOW OF THE PROPERTY FOR SY NO.266

The Kadara copy for Sy No. 266 measuring 36 Guntas confirms the property is being granted to Smt. Gowramma. Re-Survey Pakka Bool for 266 in the name of Smt. Gowramma and also confirms the location of the property and also phoodi of the property.

The form No. 7 issued by the Tahasildar confirms that the property is been granted to Gowramma vide order No. LNDRUCSR 3656/95 96 dated 31/5/98 (need to apply) (no seal). The Saguvali issue registrar confirms the property in for Sy No. 266 was granted to Smt. Gowramma.

Kaavilko A.B.

The Mutation Registrar MR 14/97-98 confirms transfer of revenue records in the name of Smt. Gowramma for 36 Guntas based on LND order with condition not to alienate for 15 years.

The Records of Tenancy and Crops Certificate for the period from 99-2000 to 2001-02 reflects the name of Smt. Gowramma Co Doddayallareddy as katheddar of the property measuring 36 Guntas in Sy No. 266.

The Records of Tenancy and Crops Certificate for the period from 2002-03 to 2010-11 reflects the name of Gowramma Co Doddayallareddy as katheddar of the property in Sy No. 266 measuring 36 Guntas (Tahasildar order No. LNDRUCSR 3656/95-96 dated 31/5/98) ADLR MPR 42/95-96 durashitha. (MR 14/97-98).

The Records of Tenancy and Crops Certificate for the period from 2010-11 to 2023-24 reflects the name of N C Krishor Kumar bin N Y Chinnaswamy Reddy as katheddar of the property (by MR 68/2008-09 being ancestral property).

The Mutation Registrar MR 68/2008-09 confirms transfer of revenue records in the name of N C Krishor Kumar bin Late N Y Chinnaswamy Reddy for 11 Guntas in Sy No. 252/1 from his father and for Sy No. 266 measuring 36 Guntas in Sy No. 266 from his mother Gowramma.

Sri. N C Krishor Kumar being in possession and enjoyment of the property applied for conversion, on accepting the conversion fee, Conversion Order dated 08/11/2023 vide Official Memorandum bearing No. 544501, ALN (A) (S) SR:138/23-24 issued by Deputy Commissioner, Bangalore, converting the land in Survey No. 266 measuring 30 Guntas from Agricultural into Non- Agricultural, in the name of Sri. N C Krishor Kumar.

Thus Sri. N. C. Krishor Kumar bin Late N. Y. Chinnaswamy Reddy is the absolute owner of the property in Sy No. 266 measuring 36 Guntas.

The Endorsement dated 22/08/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under PTCL Act as on the date of issuance of the certificate pertaining Sy No. 266 measuring 36 Gunta.

The Endorsement dated 1/12/2023 issued by the Tahsildar stating that there is no application filed in form 2, 7 and 7A and no pending proceedings is available under the KLR Act.

The Endorsement dated 30/3/2023 issued by the Assistant Commissioner stating that there is no case pending or filed under Sec.79 (a) and (b) of the KLR Act as on the date of issuance of the certificate.

The Encumbrance Certificate for the period from 1/4/1960 to 31/3/2004 reflects nil report for Sy No. 266. The Encumbrance Certificate for the period from 1/4/2004 to 08/09/2023 reflects release deed dated 04/03/2003. The Encumbrance Certificate for the period from 01/04/2018 to 02/01/2024 reflects Nil report for Sy No. 266. Apart from the above-mentioned transaction no other transaction is forthcoming in the encumbrance certificate produced and is free from encumbrance.

COMMON DOCUMENTS: -

It is appears that Release deed dated 04/03/2023 was executed by Smt. S K Parvathamma wife of Late N Y Chinnaswamy Reddy and N C Suchithra daughter of Late N Y Chinnaswamy Reddy releasing their right title and interest in the property in Sy No. 253/1 measuring 2 Acre 07 Guntas and Survey No. 253/2 measuring 2 Acre 04 Guntas, Sy No. 266 measuring 36 Guntas in favour of

Kaavilko - A.B

Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy registered as document no. 10112/22-23, stored in CD. No. SRJD1333 in the office of the sub registrar at Sarjapura.

I had placed a Public Notice on 17th October 2023 issued by the me in "The Hindu" English News Paper and in "Prajavani" Kannada Newspaper, circulated in Bangalore, in connection with the immovable property bearing Survey No. Sy No. 253/1 measuring 2 Acre 07 Guntas and Survey No. 253/2 measuring 2 Acre 04 Guntas, Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Attibele Hobli, Anekal Taluk Bangalore calling for objection from the General Public. I have not received any claims and/or response from any person whosoever, in response to the subject Public Notice.

After converting the property, E-katha was issued by the Neraluru Grama Panchyatha (form 11A) having Katha No. 150200101500620766, property No. 4943/253/1 pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas (8801.91 Sq. Meters) in the name of Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy.

After converting the property, E-katha was issued by the Neraluru Grama Panchyatha (form 11A) having katha No. 150200101500620768, property No. 4943/253/2 pertaining to Sy No. 253/2 measuring 2 Acre 04 Guntas (8498.39 Sq. Meters) in the name of Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy.

After converting the property, E-katha was issued by the Neraluru Grama Panchyatha (form 11A) having katha No. 150200101500620769, property No. 4943/266 pertaining to Sy No. 266 measuring 36 Guntas (3642.17 Sq. Meters) in the name of Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy.

Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy applied for plan sanction and as per the norm of the plan sanction two Relinquishment deed was executed as mentioned below: -

- a. Relinquishment deed dated 29/02/2024 was executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy in favour of the Member Secretary, Anekal Planning Authority relinquishing a portion of the Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas for park registered as document No. ABL-1-16103/2023-24 in the office of the sub registrar at Attibele.
- b. Relinquishment deed dated 29/02/2024 executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy in favour of the PDO Neraluru Grama Panchyatha relinquishing a portion of the Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas for road registered as document No. ABL-1-16103/2023-24 in the office of the sub registrar at Attibele.

Thereafter, Approved Development Plan ie., Single Site approval was issued by the Anekal Planning Authority pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas and Sanction letter dated 16/03/2024 issued by the Anekal Planning Authority pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas totally 5 Acre 07 Guntas.

Naavik A.B

After obtaining development plan Sri. N. C. Kishor Kumar Son of Late N. Y Chinnaswamy Reddy applied for amalgamation katha accordingly, E-katha was issued by the Neraluru Grama Panchyatha (form 9 and 11A) having No. 150200101500620766, property No. 4943/253/1, 4944/253/2, 4945/266 totally measuring 18545.19 Sq. Meters Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy (area deducted for road, park and CA). Tax paid receipt.

With the intention to develop the property, Joint Development Agreement dated 18/10/2024 was executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy, Smt. Ramya R, and their children in favour of M/S Signature Dwellings Private Limited Represented by Managing Director Mr. Prasanth Narayanan agreeing to develop the converted property bearing Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore District Registered as Document No. ANK-1-07610/2024-25 at the Office of the Sub-Registrar, Anekal with agreed ratio of 66% to the developer and 34% to the Owners. In terms and condition of Joint Development Agreement, General Power of Attorney dated 18/10/2024 was executed by Sri. N C Kishor Kumar Son of Late N Y Chinnaswamy Reddy, Smt. Ramya R, and their children appointing, nominating and authorizing M/S Signature Dwellings Private Limited Represented By Managing Director Mr. Prasanth Narayanan to do the acts and deeds required to develop the converted property bearing Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore District and sell their 66% share registered as Document No. ANK-1-00430/2024-25 at the Office of the Sub-Registrar, Anekal.

The Encumbrance Certificate for the period from 01/04/2023 to 19/10/2024 reflects the Joint Development Agreement dated 18/10/2024 pertaining to Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas and Sy No. 266 measuring 36 Guntas. Apart from the above-mentioned transaction no other transaction is forthcoming in the encumbrance certificate produced and is free from encumbrance.

Opinion:- In view of the observations as above and on perusal of the aforesaid documents, clarity and information provided, I am of the considered opinion that the present owner **Sri. N. C. Krishor Kumar bin Late N. Y. Chinnaswamy Reddy** is the absolute owner of the converted property in Sy No. 253/1 measuring 2 Acre 07 Guntas, Sy No. 253/2 measuring 2 Acre 04 Guntas Sy No. 266 measuring 36 Guntas situated at Neraluru Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. The Present Owners has entered into Joint Development Agreement dated 18/10/2024 to develop the converted property by constructing residential apartment building known as Signature Heights registered as Document No. ANK-1-07610/2024-25 at the Office of the Sub-Registrar, Anekal with agreed ratio of 66% to the developer and 34% to the Owners and in terms of Joint Development Agreement, General Power of Attorney dated 18/10/2024 registered as Document No. ANK-1-00430/2024-25 at the Office of the Sub-Registrar, Anekal to sell the developed area subject to terms and condition of the Development Agreement.


KAVITHA A. B.
Advocate