To,
M/s Countryside Building Systems India Private Limited,
Bangalore

12/05/2017

LEGAL SCRUTINY REPORT OF LITTLE EARTH

Dear Sir,

Sub: Legal Scrutiny Report in respect of below mentioned property proposed to be developed by M/s Countryside Building Systems India Private Limited all situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, totally measuring 8 Acres 15 Guntas.

Sl No:	Survey Number	Extent		Conversion Order details
		Acres	Guntas	
1.	115/1	1	9	Official Memorandum issued by the Special Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 240/2014-15
2.	115/2	3	11	Official Memorandum issued by the Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 241/2014-15
3.	115/3	2	0	Official Memorandum issued by Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH)

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4.	118/1	1	35	SR 242/2014-15 Official Memorandum issued by Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 236/2014-15

With reference to the above, I submit my scrutiny report as hereunder.

I. DESCRIPTION OF THE PROPERTY

:: SCHEDULE PROPERTY::

Item No: 1:

ALL THAT PIECE AND PARCEL OF Residentially converted land bearing Sy No: 115/1 (converted vide Official Memorandum issued by the Special Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 240/2014-15) situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 1 Acre 9 Guntas and bounded as follows:

EAST BY : Land in Sy No: 115/3;

WEST BY : Land in Sy No: 115/2;

NORTH BY : Land in Sy No: 76 & 77;

SOUTH BY : Road;

Item No: 2:

ALL THAT PIECE AND PARCEL OF Residentially converted land bearing Sy No: 115/2, (converted vide Official Memorandum issued by the Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 241/2014-15), situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 3 Acres 11 Guntas and bounded as follows:

EAST BY : Land in Sy No: 115/1;

WEST BY : land in Sy No: 118;

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NORTH BY : Land in Sy No: 76 & 77;

SOUTH BY : Road;

Item No: 3:

ALL THAT PIECE AND PARCEL OF Residentially converted land bearing Sy No: 115/3, (converted vide Official Memorandum issued by Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 242/2014-15), situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres and bounded as follows:

EAST BY : Land in Sy No: 113;

WEST BY : Land in Sy No: 115/1;

NORTH BY : Land in Sy No: 76 & 77;

SOUTH BY : Road.

Item No: 4:

ALL THAT PIECE AND PARCEL OF Residentially converted land bearing Sy No: 118/1 (converted vide Official Memorandum issued by Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 236/2014-15) situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 1 Acre 35 Guntas and bounded as follows:

EAST BY : Land in Sy No: 115;

WEST BY : Road and land in Sy No: 119;

NORTH BY : Land in Sy No: 118/3;

SOUTH BY : Boundary of Sollapura Village;

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II. DETAILS/ DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name of the Document	Regd./ Ref. No. of the Document With date	Verified original/ certified/ true copy/ Photostat
Item No: 1 (Sy No: 115/1)				
1.	05/07/1941	Sale Deed executed by Mr. Inchanguru Thimmaiah in favor of Mr. Thimmaiah	Document No: 593/1941-42, of Book I, Volume No: 491, at Pages 51 to 52, in the Office of the Sub-Registrar, Anekal	Photostat
2.	09/08/1956	Will executed by Mr. Ramaiah in favor of Mr. Thimma Reddy	Document No: 10/1956-57, of Book III, Volume No: 14, , in the Office of the Sub-Registrar, Anekal	Photostat
3.		Notarized Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s		Photostat
4.	08/06/1978	Gift Deed executed by Mrs. Venkatamma in favor of Mr. Krishna Reddy and Mrs. Lakshmamma	Document No: 582/1978-79, of Book I, Volume No: 1282, at Pages 76 to 78, in the Office of the Sub-Registrar, Anekal	Photostat
5.		Copy of Plaint filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat

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6.		Copy of Written Statement filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
7.		Copy of Memo for calculation of shares filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
8.		Copy of Written Arguments filed by Plaintiff in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
9.	22/10/1984	Copy of Judgement passed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
10.		Copy of Order Sheet of O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
11.	04/03/1995	Palupatti entered into between Mr. N. Dayanand and Mrs. Lakshmamma		Photostat
12.		Mutation Extract bearing No: 45/1994-95 in the name of Mr. N. Dayanand		
13.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002 - 03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; pertains to Sy No: 115/1		Photostat
14.		Village Map of Bikkanahalli		Photostat

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15.		Original Tippany pertains to Sy No: 115		Photostat
16.		Akarband pertains to Sy No: 115/1		Photostat
17.		Atlas pertains to Sy No: 115/1		Photostat
18.		Hissa Survey Tippany pertains to Sy No: 115/1		Photostat
19.		RR Balabhaga pertains to Sy No: 115/1		Photostat
20.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2014-15; 2015-16; 2016-17 pertains to Sy No: 115/1		Photostat
21.	13/10/2014	Endorsement issued by Tahsildar, Bangalore East Taluk confirming non-availability of IL & RR Extract		Photostat
22.	25/10/2014	Endorsement issued by Tahsildar confirming that no case is pending u/ the provisions of Form No: 2, 7 & 7A of KLR Act		Photostat
23.	18/10/2014	Endorsement issued by Assistant Commissioner , Bangalore South Sub-Division, Bangalore confirming that no case is pending u/ the provisions of Section 79 A & B of KLR Act		Photostat
24.	18/10/2014	Endorsement issued by Assistant Commissioner confirming that no case is pending u/ the provisions of PTCL Act		Photostat
25.	09/04/2015	Endorsement issued by Special Tahsildar confirming non-availability of Mutation Extract bearing No: 1/1969-		Photostat

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		70		
26.	09/04/2015	Endorsement issued by Special Tahsildar confirming non-availability of Inheritance Certificate bearing No: 8/1969=70		Photostat
27.	04/02/2015	Endorsement issued by Anekal Town Planning Authority for change of zone from Industrial to Residential	Order No: APA/Bhu.Ba/ 162/2014-15	Photostat
28.		Conversion charges paid receipt		Photostat
29.	07/08/2015	Official Memorandum issued by the Deputy Commissioner, Bangalore District bearing Order No: ALN (ASH) SR 240/2014-15		Photostat
Sy No: 115/2				
30.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; pertains to Sy No: 115/2		Photostat
31.		Notarized Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s		Photostat
32.	23/12/1977	Settlement Deed executed by Mr. Narayana Reddy in favor of Dayanand (since minor represented by his Guardian Mr. V. Narayana Reddy (mother's father))	Document No: 1825/1977-78, of Book I, Volume No: 1274 at Pages 80 to 82, in the Office of the Sub-Registrar, Anekal	Photostat
33.	08/06/1978	Gift Deed executed by Mrs. Venkatamma in favor of Mr. Krishna Reddy and Mrs.	Document No: 582/1978-79, of Book I, Volume	

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		Lakshmamma	No: 1282, at Pages 76 to 78, in the Office of the Sub-Registrar, Anekal	
34.		Copy of Plaint filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
35.		Copy of Written Statement filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
36.		Copy of Memo for calculation of shares filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
37.		Copy of Written Arguments filed by Plaintiff in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
38.	22/10/1984	Copy of Judgement passed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
39.		Copy of Order Sheet of O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
40.	04/03/1995	Palupatti entered into between Mr. N. Dayanand and Mrs. Lakshmamma		Photostat
41.		Mutation Extract bearing No: 45/1994-95 in the name of Mr. N. Dayanand		Photostat
42.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1994-95 to 1996-97; 1997-98 to 2000-01;		Photostat

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		2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17 pertains to Sy No: 115/2		
43.		Village Map of Bikkanahalli		Photostat
44.		Original Tippany pertains to Sy No: 115		
45.		Akarband pertains to Sy No: 115/2		Photostat
46.		Atlas pertains to Sy No: 115/2		Photostat
47.		Hissa Survey Tippany pertains to Sy No: 115/2		Photostat
48.	13/10/2014	Endorsement issued by Tahsildar, Bangalore East Taluk confirming non-availability of IL & RR Extract		Photostat
49.	18/10/2014	Endorsement issued by Tahsildar confirming that no case is pending u/ the provisions of Form No: 2, 7 & 7A of KLR Act		Photostat
50.	18/10/2014	Endorsement issued by Assistant Commissioner , Bangalore South Sub-Division, Bangalore confirming that no case is pending u/ the provisions of Section 79 A & B of KLR Act		Photostat
51.	18/10/2014	Endorsement issued by Assistant Commissioner confirming that no case is pending u/ the provisions of PTCL Act		Photostat
52.	04/02/2015	Endorsement issued by Anekal Town Planning Authority for change of	Order No: APA/Bhu.Ba/ 158/2014-15	Photostat

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		zone from Industrial to Residential		
53.		Conversion charges paid receipt		Photostat
54.	07/08/2015	Official Memorandum issued by Deputy Commissioner, Bangalore District bearing Order No: ALN (ASH) SR 241/2014-15		Photostat
Item No: 3 (Sy No: 115/3)				
55.	05/07/1941	Sale Deed executed by Mr. Inchanguru Thimmaiah in favor of Mr. Thimmaiah	Document No: 593/1941-42, of Book I, Volume No: 491, at Pages 51 to 52, in the Office of the Sub-Registrar, Anekal	Photostat
56.	09/08/1956	Will executed by Mr. Ramaiah in favor of Mr. Thimma Reddy	Document No: 10/1956-57, of Book III, Volume No: 14, in the Office of the Sub-Registrar, Anekal	Photostat
57.		Notarized Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s		Photostat
58.	08/06/1978	Gift Deed executed by Mrs. Venkatamma in favor of Mr. Krishna Reddy and Mrs. Lakshmamma	Document No: 582/1978-79, of Book I, Volume No: 1282, at Pages 76 to 78, in the Office of the Sub-Registrar, Anekal	Photostat

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59.		Copy of Plaint filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
60.		Copy of Written Statement filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
61.		Copy of Memo for calculation of shares filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
62.		Copy of Written Arguments filed by Plaintiff in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
63.	22/10/1984	Copy of Judgement passed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
64.		Copy of Order Sheet of O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
65.	04/03/1995	Palupatti entered into between Mr. N. Dayanand and Mrs. Lakshmamma		Photostat
66.		Mutation Extract bearing No: 45/1994-95 in the name of Mr. N. Dayanand		Photostat
67.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002 - 03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09;		Photostat

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		2009-10; 2010-11; 2011-12; 2012-13; 2013-14; pertains to Sy No: 115/1		
68.	22/08/2012	Sale Deed executed by Mr. N. Dayanand in favor of Mr. J. Manjunath	Document No: ANK-1-03047-2012-13, of Book I, stored in CD No: ANDK323, in the Office of the Sub-Registrar, Anekal	Photostat
69.		Mutation Extract bearing No: H44/2012-13 in the name of Mr. J. Manjunath		Photostat
70.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2014-15 pertains to Sy No: 115/1		Photostat
71.		Village Map of Bikkanahalli		Photostat
72.		Original Tippany pertains to Sy No: 115		
73.		Akarband pertains to Sy No: 115/1		Photostat
74.		Atlas pertains to Sy No: 115/1		Photostat
75.		Hissa Survey Tippany pertains to Sy No: 115/1		Photostat
76.		RR Balabhaga pertains to Sy No: 115/1		Photostat
77.		Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2014-15; 2015-16; 2016-17 pertains to Sy No: 115/3		Photostat
78.	13/10/2014	Endorsement issued by Tahsildar, Bangalore East Taluk confirming non-availability of IL & RR Extract		Photostat
79.	09/04/2015	Endorsement issued by Special Tahsildar confirming		Photostat

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		non-availability of Mutation Extract bearing No: 1/1969-70		
80.	09/04/2015	Endorsement issued by Special Tahsildar confirming non-availability of Inheritance Certificate bearing No: 8/1969=70		Photostat
81.	18/10/2014	Endorsement issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore confirms that no case is pending u/ the provisions of provisions of Section 79 A & B of KLR Act		Photostat
82.	18/10/2014	Endorsement issued by Assistant Commissioner, Bangalore South Sub-Division, Bangalore confirms that no case is pending u/ the provisions of PTCL Act		Photostat
83.	19/11/2015	Endorsement issued by Tahsildar, Anekal Taluk confirming that no tenancy claims are pending u/ provisions of Form No: 2, 7, 7A of KLR Act		Photostat
84.	04/02/2015	Endorsement issued by Anekal Town Planning Authority for change of zone from Industrial to Residential	Order No: APA/Bhu.Ba/ 159/2014-15	Photostat
85.		Conversion charges paid receipt		Photostat
86.	07/08/2015	Official Memorandum issued by the Deputy Commissioner, Bangalore District bearing Order No: ALN (ASH) SR 242/2014-15		Photostat
87.	29/08/2015	Confirmation Deed executed	Document No:	Photostat

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		by Mrs. Pavithra and others in favor of Mr. J. Manjunath	BSG-1-03308-2015-16, of Book I, stored in CD No: BSGD281, in the Office of the Senior Sub-Registrar, Basavangudi (Basavangudi) Bangalore	
Item No: 4 (Sy No: 118/1)				
88.	05/11/1935	Sale Deed executed by Mr. Babu Sabi in favor of Mr. Chikkamunishamachary	Document No: 688/1935-36, of Book I, Volume No: 422, at Pages 113 & 114, in the Office of the Sub-Registrar, Anekal	Photostat
89.		Record of Rights		Photostat
90.	15/01/1959	Partition Deed entered into between Mr. Chikka-munishamachary and Mr. Rudra Chary (Brother's son)	Document No: 505/1958-59, of Book I, Volume No: 848, at Pages 200 to 204, in the Office of the Sub- Registrar, Anekal	Photostat
91.	31/05/1970	Sale Deed executed by Mr. Chikkamunishamachary in favor of Mr. Thimma Reddy	Document No: 702/1970-71, of Book I, Volume No: 1137, in the Office of the Sub- Registrar, Anekal	Photostat
92.	08/06/1978	Gift Deed executed by Mrs. Venkatamma in favor of Mr. Krishna Reddy and Mrs. Lakshmamma	Registered as Document No: 582/1978-79, of Book I, Volume No: 1282, at	Photostat

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			Pages 76 to 78, in the Office of the Sub-Registrar, Anekal	
93.		Notarized Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s		Photostat
94.		Copy of Plaint filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
95.		Copy of Written Statement filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
96.		Copy of Memo for calculation of shares filed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
97.		Copy of Written Arguments filed by Plaintiff in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
98.	22/10/1984	Copy of Judgement passed in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
99.		Copy of Order Sheet of O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District		Photostat
100.	04/03/1995	Palupatti entered into between Mr. N. Dayanand and Mrs. Lakshmamma		Photostat
101.		Mutation Extract bearing No: 45/1994-95 in the name of Mr. N. Dayanand		Photostat
102.		Record of Rights, Tenancy		Photostat

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		and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1982-83; 1984-85 to 1988-89; 1989-90 to 199-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15 pertains to Sy No: 118/1		
103.		Village Map of Bikkanahalli		Photostat
104.		Original Tippany pertains to Sy No: 118		Photostat
105.		Akarband pertains to Sy No: 118/1		Photostat
106.		Atlas pertains to Sy No: 118/1		Photostat
107.		Hissa Survey Tippany pertains to Sy No: 118/1		Photostat
108.	09/05/2017	Endorsement issued by Tahsildar, Bangalore East Taluk confirming non-availability of IL Extract		Photostat
109.	18/10/2014	Endorsement issued by Tahsildar confirming that no case is pending u/ the provisions of Form No: 2, 7 & 7A of KLR Act		Photostat
110.	18/10/2014	Endorsement issued by Assistant Commissioner , Bangalore South Sub-Division, Bangalore confirming that no case is pending u/ the provisions of Section 79 A & B of KLR Act		Photostat
111.	18/10/2014	Endorsement issued by Assistant Commissioner confirming that no case is pending u/ the provisions		Photostat

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		of PTCL Act		
112.	04/02/2015	Endorsement issued by Anekal Town Planning Authority for change of zone from Industrial to Residential	Order No: APA/Bhu Ba/ 160/2014-15	Photostat
113.		Conversion charges paid receipt		Photostat
114.	07/08/2015	Official Memorandum issued by the Deputy Commissioner, Bangalore District bearing Order No: ALN (ASH) SR 236/2014-15		Photostat
Common Documents:				
115.	29/08/2015	Joint Development Agreement entered into Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath with M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand)	Document No: BSG-1-03310-2015-16, of Book I, stored in CD No: BSGD281, in the Office of the Senior Sub-Registrar, Basavangudi (Basavangudi) Bangalore	Photostat
116.	29/08/2015	General Power of Attorney executed by Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath in favor of M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand)	Document No: BSG-4-00271-2015-16, of Book IV, stored in CD No: BSGD281, in the Office of the Senior Sub-Registrar, Basavangudi (Basavangudi) Bangalore	Photostat
117.		Memorandum and Articles of Association of M/s Countryside Building Systems India Private Limited		Photostat

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118.	06/08/2013	Certificate of Incorporation of M/s Countryside Building Systems India Private Limited		Photostat
119.	26/08/2015	Extract of Resolution passed in the Board Meeting of M/s Countryside Building Systems India Private Limited thereby authorizing its Managing Director Mr. Atmeek Anand to represent on behalf of the Company to enter into JDA and GPA		Photostat
120.	03/02/2017	Relinquishment Deed executed by Mr. N. Dayananda and others represented by the GPA and JDA holder M/s Countryside Building Systems India Private Limited in favor of Member Secretary, Anekal Town Planning Authority on behalf of Governor of Government of Karnataka	Document No: ANK-1-06597-2016-17, of Book I, stored in C.D. No: ANKD415, in the Office of the Sub-Registrar, Anekal	
121.	07/03/2017	Layout Approval Letter issued by Anekal Town Planning Authority		Photostat
122.	07/03/2017	Layout Plan approved by Anekal Town Planning Authority	Plan bearing No: APA/140/103/2015-16	Photostat
123.		Sharing Agreement entered into between Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath in favor of M/s Countryside Building Systems India Private Limited		Photostat
Encumbrance Certificates				
Sy No: 115/1:				

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124.		Encumbrance Certificate for the period 01/04/1920 to 31/03/1955		Photostat
125.		Encumbrance Certificate for the period 01/04/1940 to 31/03/2004		Photostat
126.		Encumbrance Certificate for the period 01/04/2004 to 13/10/2014		Photostat
127.		Encumbrance Certificate for the period 01/04/2004 to 25/10/2014		Photostat
128.		Encumbrance Certificate for the period 01/04/2014 to 12/04/2017		Photostat
Sy No: 115/2				
129.		Encumbrance Certificate for the period 01/04/1935 to 31/03/2004		Photostat
130.		Encumbrance Certificate for the period 01/04/2004 to 20/10/2014		Photostat
131.		Encumbrance Certificate for the period 01/04/2014 to 12/04/2017		Photostat
Sy No: 115/3				
132.		Encumbrance Certificate for the period 01/04/1920 to 31/03/1955		Photostat
133.		Encumbrance Certificate for the period 01/04/1940 to 31/03/2004		Photostat
134.		Encumbrance Certificate for the period 01/04/2004 to 13/10/2014		Photostat
135.		Encumbrance Certificate for the period 01/04/2014 to 12/04/2017		Photostat
Sy No: 118/1				
136.		Encumbrance Certificate for the period 01/04/1935 to 31/03/2004		Photostat

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137.		Encumbrance Certificate for the period 01/04/1940 to 31/03/2004		Photostat
138.		Encumbrance Certificate for the period 01/04/2004 to 25/10/2014		Photostat
139.		Encumbrance Certificate for the period 01/04/2014 to 12/04/2017		Photostat

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III DESCRIPTION OF TITLE OF THE PROPERTY:

Item No: 1 (Sy No: 115/1)

The Residentially converted land bearing Sy No: 115/1 (converted vide Official Memorandum issued by the Special Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 240/2014-15) situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 1 Acre 9 Guntas. A portion of land in Sy No: 115 measuring 2 Acres 10 Guntas was purchased by Mr. Thimmaiah from Mr. Inchanguru Thimmaiah vide Sale Deed dated 05/07/1941, registered on 24/10/1941 as Document No: 593/1941-42, of Book I, Volume No: 491, at Pages 51 to 52, in the Office of the Sub- Registrar, Anekal and is available for perusal at **Document No: 01.**

Another portion of land in Sy No: 115/1 measuring 1 Acre 24 ½ Guntas was bequeathed to Mr. Thimmaih by Mr. Ramaiah vide Will dated 09/08/1956, registered on 10/08/1956 as Document No: 10/1956-57, of Book III, Volume No: 14, in the Office of the Sub- Registrar, Anekal and is available for perusal at **Document No: 02.**

Thus Mr. Thimmaiah also called as Thimma Reddy, came to be the absolute owner of land measuring 3 Acres 34 ½ Guntas in Sy No: 115. Later the land purchased by Mr. Thimmaiah was assigned with Re- Sy No: 115/1 measuring 3 Acres 9 Guntas plus 2 Guntas karab land.

Meanwhile, Mrs. Venkatamma Wife of Thimma Reddy gifted some family Property to Mr. Krishna Reddy and Mrs. Lakshmamma vide Gift Deed dated 08/06/1978, registered as Document No: 582/1978-79, of Book I, Volume No: 1282, at Pages 76 to 78, in the Office of the Sub- Registrar, Anekal (**available at Document No: 04).** Since it was an ancestral property Mr. N. Dayanand filed suit against Mrs. Venkatamma and Mrs. Lakshmamma for partition in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, later the court

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on perusal of evidences and arguments passed a Judgement on 22/10/1984, thereby declaring that Plaintiff to the suit ie., Mr. N. Dayanand is entitled for 2/6th Share in the suit Schedule Property. All the above facts could be evidenced from Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy and Mr. Thimma Reddy reflecting names of all his LR"s. The said fact is evident from the documents available for perusal at **Document No's: 03 to 10.**

Later as per the Court decree in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, a Palupatti was entered into between Mr. N. Dayanand and Mrs. Lakshmamma on 04/03/1995, whereby under the said Palupatti the land in Sy No: 115/1 along with other family properties were allotted to the share of Mr. N. Dayanand and the same was mutated vide Mutation Extract bearing No: 45/1994-95. Both the documents are available for perusal at **Document No's: 11 & 12.**

Further the Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002 -03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; pertains to Sy No: 115/1, collectively available for perusal at **Document No: 13,** reflects that by Mr. Ramaiah followed by Mr. N. Dayanand is the Khatedar in possession of said land during the relevant period to the extent specified therein.

The Village Map of Bikkanahalli and Original Tippany pertains to Sy No: 115 are available for perusal at **Document No's: 14 & 15,** which confirms the location of said Survey Number. The Akarband and Atlas is available for perusal at **Document No's: 16 & 17,** confirms the extent of said Survey Number. Hissa Survey Tippany pertains to Sy No: 115/1 is available for perusal at **Document No: 18,** reflects that the land in Sy No: 115 is phoded.

Thereafter a portion of land in Sy No: 115/1 measuring 2 Acres were conveyed by Mr. N. Dayanand to Mr. J. Manjunath and remaining 1 Acre 9 Guntas in Sy No: 115/1 was retained by Mr. N. Dayanand. Later the land in Sy No: 115/1 was phoded and the land in Sy No: 115/1 retained by Mr. N. Dayanand was retained with Sy No: 115/1 as is evident from RR Balabhaga and portion purchased by Mr. J. Manjunath was assigned with Re-Sy No: 115/3 as is evident from document available for perusal at **Document No: 19.**

Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2014-15; 2015-16; 2016-17 pertains to Sy No: 115/1 available for perusal at **Document**

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No: 20, which reflects that Mr. N. Dayanand was the Khatedar in possession of said land during the relevant period to the extent specified therein.

An Endorsement dated 13/10/2014 issued by Tahsildar, Anekal Taluk, available for perusal at **Document No: 21,** confirming that the IL & RR extract pertaining to Sy No: 115/1 and other Survey Numbers are not available with the said revenue Department.

Another Endorsement dated 25/10/2014 issued by Tahsildar, Anekal Taluk available at **Document No: 22,** confirms that no tenancy claims are pending u/ provisions of Form No: 2, 7, 7A of KLR Act in respect of Sy No: 115/1.

As per the Endorsement issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore dated 18/10/2014, confirms that no case is pending u/ the provisions of Section 79 A & B of KLR Act and is available for perusal at **Document No: 23.** Another Endorsement issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore confirms that no case is pending u/ the provisions of PTCL Act and is available for perusal at **Document No: 24.**

As per Endorsement issued by Special Tahsildar dated 09/04/2015 confirming non-availability of Mutation Extract bearing No: 1/1969-70 and is available for perusal at **Document No: 25.** Another Endorsement issued by Special Tahsildar confirming non-availability of Inheritance Certificate bearing No: 8/1969=70 and is available for perusal at **Document No: 26.**

Later, Mr. N. Dayanand made an application to Deputy Commissioner, Bangalore District for conversion of land in Sy No: 115/1 measuring 1 Acre 9 Guntas from agricultural to non-agricultural residential use. Since the land in Sy No: 115/1 fell within industrial zone, hence an Endorsement was obtained from Anekal Town Planning Authority for change of zone from Industrial to Residential zone dated 04/02/2015, bearing Order No: APA/Bhu.Ba/ 162/2014-15. The said document is available for perusal at **Document No: 27.** On application the Deputy Commissioner, Bangalore District issued a Demand Notice thereby demanding conversion fee and on payment of conversion fee the Deputy Commissioner, Bangalore District accorded the conversion for non-agricultural residential use and issued Official Memorandum dated 07/08/2015 bearing Order No: ALN (ASH) SR 240/2014-15. The said documents are available for perusal at **Document No's: 28 & 29.**

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Item No: 2 (Sy No: 115/2):

The Residentially converted land bearing Sy No: 115/2, (converted vide Official Memorandum issued by the Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 241/2014-15), situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 3 Acres 11 Guntas originally belonged to Mr. Thimma Reddy which is evident from Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; pertains to Sy No: 115/2 collectively available for perusal at **Document No: 30,** which reflects that Mr. Thimma Reddy was the Khatedar in possession of said land during the relevant period to the extent specified therein.

Subsequent to the demise of Mr. Thimma Reddy his estates including the land in Sy No: 115/2 were inherited by his son Mr. T. Narayana Reddy as is evident from Notarized Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s available at **Document No: 31**. Thereafter Mr. T. Narayana Reddy under Settlement Deed dated 23/12/1977, registered as Document No: 1825/1977-78, of Book I, Volume No: 1274 at Pages 80 to 82, in the Office of the Sub- Registrar, Anekal settled the land in Sy No: 115/2 in favor of Dayanand (since minor represented by his Guardian Mr. V. Narayana Reddy (mother's father)) and the said document is available for perusal at **Document No: 32.**

Meanwhile, Mrs. Venkatamma Wife of Thimma Reddy gifted some family Property to Mr. Krishna Reddy and Mrs. Lakshmamma vide Gift Deed dated 08/06/1978, registered as Document No: 582/1978-79, of Book I, Volume No: 1282, at Pages 76 to 78, in the Office of the Sub- Registrar, Anekal **available at Document No: 33.** Since it was an ancestral property Mr. N. Dayanand filed suit against Mrs. Venkatamma and Mrs. Lakshmamma for partition in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, later the court on perusal of evidences and arguments passed a Judgement on 22/10/1984, thereby declaring that Plaintiff to the suit ie., Mr. N. Dayanand is entitled for 2/6th Share in the suit Schedule Property. All the above facts could be evidenced from Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s and other documents available for perusal at **Document No's: 34 to 39.**

Later as per the Court decree in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, a Palupatti was entered into between Mr. N. Dayanand and Mrs. Lakshmamma on 04/03/1995, whereby under the said Palupatti the land in Sy No: 115/2 along with other family properties were allotted to the share of Mr. N. Dayanand and the same was mutated vide

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Mutation Extract bearing No: 45/1994-95. Both the documents are available for perusal at **Document No's: 40 & 41.**

Further the Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15; 2015-16; 2016-17 pertains to Sy No: 115/2, collectively available for perusal at **Document No: 42,** reflects that by Mr. N. Dayanand is the Khatedar in possession of said land during the relevant period to the extent specified therein.

The Village Map of Bikkanahalli and Original Tippany pertains to Sy No: 115 are available for perusal at **Document No's: 43 & 44,** which confirms the location of said Survey Number. The Akarband and Atlas are available for perusal at **Document No's: 45 & 46,** confirms the extent of said Survey Number. Hissa Survey Tippany pertains to Sy No: 115/2 is available for perusal at **Document No: 47,** reflects that the land in Sy No: 115 is phoded.

An Endorsement dated 13/10/2014 issued by Tahsildar, Anekal Taluk, available for perusal at **Document No: 48,** confirming that the IL & RR extract pertaining to Sy No: 115/2 and other Survey Numbers are not available with the said revenue Department.

Another Endorsement dated 18/10/2014 issued by Tahsildar, Anekal Taluk available at **Document No: 49,** confirms that no tenancy claims are pending u/ provisions of Form No: 2, 7, 7A of KLR Act in respect of Sy No: 115/2.

As per the Endorsement issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore dated 18/10/2014, confirms that no case is pending u/ the provisions of Section 79 A & B of KLR Act and is available for perusal at **Document No: 50.** Another Endorsement dated 18/10/2014 issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore confirms that no case is pending u/ the provisions of PTCL Act and is available for perusal at **Document No: 51.**

Later, Mr. N. Dayanand made an application to Deputy Commissioner, Bangalore District for conversion of land in Sy No: 115/2 measuring 3 Acres 11 Guntas from agricultural to non-agricultural residential use. Since the land in Sy No: 115/2 fell within industrial zone, hence an Endorsement was obtained from Anekal Town Planning Authority for change of zone from Industrial to Residential zone dated 04/02/2015, bearing Order No: APA/Bhu.Ba/ 158/2014-15. The said document is available for perusal at **Document No: 52.** On

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application the Deputy Commissioner, Bangalore District issued a Demand Notice thereby demanding conversion fee and on payment of conversion fee the Deputy Commissioner, Bangalore District accorded the conversion and issued Official Memorandum dated 07/08/2015 bearing Order No: ALN (ASH) SR 241/2014-15. The said documents are available for perusal at **Document No's: 53 & 54.**

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Item No: 3 (Sy No: 115/3)

The Residentially converted land bearing Sy No: 115/3, (converted vide Official Memorandum issued by Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 242/2014-15), situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 2 Acres originally was a portion of land in Sy No: 115/1 (previously Sy No: 115). A portion of land in Sy No: 115 measuring 2 Acres 10 Guntas was purchased by Mr. Thimmaiah from Mr. Inchanguru Thimmaiah vide Sale Deed dated 05/07/1941, registered as Document No: 593/1941-42, of Book I, Volume No: 491, at Pages 51 to 52, in the Office of the Sub- Registrar, Anekal and is available for perusal at **Document No: 55.**

Another portion of land in Sy No: 115/1 measuring 1 Acre 24 ½ Guntas was bequeathed to Mr. Thimmaih by Mr. Ramaiah vide Will dated 09/08/1956, registered as Document No: 10/1956-57, of Book III, Volume No: 14, in the Office of the Sub- Registrar, Anekal and is available for perusal at **Document No: 56.**

Thus Mr. Thimmaiah also called as Thimma Reddy, came to be the absolute owner of land measuring 3 Acres 34 ½ Guntas in Sy No: 115. Later the land purchased by Mr. Thimmaiah was assigned with Re- Sy No: 115/1 measuring 3 Acres 9 Guntas plus 2 Guntas karab land.

Meanwhile, Mrs. Venkatamma Wife of Thimma Reddy gifted some family Property to Mr. Krishna Reddy and Mrs. Lakshmamma vide Gift Deed dated 08/06/1978, registered as Document No: 582/1978-79, of Book I, Volume No: 1282, at Pages 76 to 78, in the Office of the Sub- Registrar, Anekal (**available at Document No: 56).** Since it was an ancestral property Mr. N. Dayanand filed suit against Mrs. Venkatamma and Mrs. Lakshmamma for partition in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, later the court on perusal of evidences and arguments passed a Judgement on 22/10/1984, thereby declaring that Plaintiff to the suit ie., Mr. N. Dayanand is entitled for 2/6th Share in the suit Schedule Property. All the above facts could be evidenced from Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s and other documents available for perusal at **Document No's: 57 to 64.**

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Later as per the Court decree in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, a Palupatti was entered into between Mr. N. Dayanand and Mrs. Lakshmamma on 04/03/1995, whereby under the said Palupatti the land in Sy No: 115 along with other family properties were allotted to the share of Mr. N. Dayanand and the same was mutated vide Mutation Extract bearing No: 45/1994-95. Both the documents are available for perusal at **Document No's: 65 & 66.**

Further the Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002 -03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; pertains to Sy No: 115/1, collectively available for perusal at **Document No: 67,** reflects that Mr. Ramaiah followed by Mr. N. Dayanand was the Khatedars in possession of said land during the relevant period to the extent specified therein.

Later, Mr. N. Dayanand absolutely conveyed a portion of land in Sy No: 115/1 measuring 2 Acres to Mr. J. Manjunath vide Sale Deed dated 22/08/2012, registered as Document No: ANK-1-03047-2012-13, of Book I, stored in CD No: ANDK323, in the Office of the Sub- Registrar, Anekal and the said land was mutated in the name of Mr. J. Manjunath vide Mutation Extract bearing No: H44/2012-13. Both the documents are available for perusal at **Document No's: 68 & 69.**

The Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2014-15; 2015-16; 2016-17 pertains to Sy No: 115/3 available for perusal at **Document No: 70,** which reflects that Mr. J. Manjunath was the Khatedar in possession of said land during the relevant period to the extent specified therein.

The Village Map of Bikkanahalli and Original Tippany pertains to Sy No: 115 are available for perusal at **Document No's: 71 & 72,** which confirms the location of said Survey Number. The Akarband and Atlas are available for perusal at Document **No's: 73 & 74,** confirms the extent of said Survey Number. Hissa Survey Tippany pertains to Sy No: 115/1 is available for perusal at **Document No: 75,** reflects that the land in Sy No: 115 is phoded. Later the land in SY No: 115/1 was phoded and the property purchased by Mr. J. Manjunath was assigned with Sy No: 115/3 as is evident from RR Balabhaga available for perusal at **Document No: 76.**

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The Record of Rights, Tenancy and Crop Inspection (RTC) for the period 2015-16; 2016-17 pertains to Sy No: 115/3 available for perusal at **Document No: 77,** which reflects that Mr. J. Manjunath was the Khatedar in possession of said land during the relevant period to the extent specified therein.

An Endorsement dated 13/10/2014 issued by Tahsildar, Anekal Taluk, available for perusal at **Document No: 78,** confirming that the IL & RR extract pertaining to Sy No: 115/1 and other Survey Numbers are not available with the said revenue Department.

As per Endorsement issued by Special Tahsildar dated 09/04/2015 confirming non-availability of Mutation Extract bearing No: 1/1969-70 and is available for perusal at **Document No: 79.** Another Endorsement issued by Special Tahsildar confirming non-availability of Inheritance Certificate bearing No: 8/1969-70 and is available for perusal at **Document No: 80.**

As per the Endorsement issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore dated 18/10/2014, confirms that no case is pending u/ the provisions of provisions of Section 79 A & B of KLR Act and is available for perusal at **Document No: 81.** Another Endorsement dated 18/10/2014 issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore confirms that no case is pending u/ the provisions of PTCL Act and is available for perusal at **Document No: 82.** As per the Endorsement issued by Tahsildar, Anekal Taluk dated 19/11/2015 confirming that no tenancy claims are pending u/ provisions of Form No: 2, 7, 7A of KLR Act in respect of Sy No: 115/3 and is available for perusal at **Document No: 83.**

Later, Mr. J. Manjunath made an application to Deputy Commissioner, Bangalore District for conversion of land in Sy No: 115/3 measuring 2 Acres from agricultural to non-agricultural residential use. Since the land in Sy No: 115/3 fell within industrial zone, hence an Endorsement was obtained from Anekal Town Planning Authority for change of zone from Industrial to Residential zone dated 04/02/2015, bearing Order No: APA/Bhu.Ba/ 159/2014-15. The said document is available for perusal at **Document No: 84.** On application the Deputy Commissioner, Bangalore District issued a Demand Notice thereby demanding conversion fee and on payment of conversion fee the Deputy Commissioner, Bangalore District accorded the conversion and issued Official Memorandum dated 07/08/2015 bearing Order No: ALN (ASH) SR 242/2014-15. The said documents are available for perusal at **Document No's: 85 & 86.**

The Wife and Children of Mr. N. Dayanand viz., Mrs. Pavithra, Master Prajeeth Reddy and Master Lakshith Reddy (both being minors represented by

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their father Mr. N. Dayanand) executed a Confirmation Deed dated 29/08/2015, registered as Document No: BSG-1-03308-2015-16, of Book I, stored in CD No: BGRD281, in the Office of the Senior Sub- Registrar, Basavangudi (Basavangudi) Bangalore in favor of Mr. J. Manjunath thereby confirming the execution of Sale Deed dated 22/08/2012 executed by Mr. N. Dayanand in favor of Mr. J. Manjunath. The said document is available for perusal at **Document No: 87.**

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Item No: 4 (Sy No: 118/1):

The Residentially converted land bearing Sy No: 118/1 (converted vide Official Memorandum issued by Deputy Commissioner, Bangalore District dated 07/08/2015, bearing Order No: ALN (ASH) SR 236/2014-15) situated at Bikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, measuring 1 Acre 35 Guntas including 3 Guntas Karab land originally belonged to Mr. Chikkamunishamachary he having purchased the same from Mr. Babu Sabi under Sale Deed dated 05/11/1935, registered on 28/11/1935 as Document No: 688/1935-36, of Book I, Volume No: 422, at Pages 113 & 114, in the Office of the Sub- Registrar, Anekal and is available at **Document No: 88**. Further the Record of Rights available for perusal at **Document No: 89,** reflects that Mr. Chikkamunishamachary had purchased the said land in Sy No: 118/1.

Thereafter, Mr. Chikkamunishamachary and Mr. Rudra Chary (Brother's son, since his brother Mr. Nanjundachary was demised) entered into a Partition Deed on 15/01/1959, registered as Document No: 505/1958-59, of Book I, Volume No: 848, at Pages 200 to 204, in the Office of the Sub- Registrar, Anekal, whereby under the said Partition Deed the land in Sy No: 115/3 along with such other properties were allotted to the share of Mr. Chikkamunishamachary and is available for perusal at **Document No: 90.**

Later, Mr. Chikkamunishamachary absolutely conveyed the Schedule Property herein to Mr. Thimma Reddy vide Sale Deed dated 31/05/1970, registered as Document No: 702/1970-71, of Book I, Volume No: 1137, in the Office of the Sub-Registrar, Anekal and is available for perusal at **Document No: 91.**

Subsequent to the demise of Mr. Thimma Reddy, his Wife Mrs. Venkatamma gifted the family property to Mr. Krishna Reddy and Mrs. Lakshmamma vide Gift Deed dated 08/06/1978, registered as Document No: 582/1978-79, of Book I, Volume No: 1282, at Pages 76 to 78, in the Office of the Sub- Registrar, Anekal **(available at Document No: 92).** Since it was an ancestral property Mr. N. Dayanand filed suit against Mrs. Venkatamma and Mrs. Lakshmamma for partition in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, later the court on perusal of evidences and arguments passed a

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Judgement on 22/10/1984, thereby declaring that Plaintiff to the suit ie., Mr. N. Dayanand is entitled for 2/6th Share in the suit Schedule Property. All the above facts could be evidenced from Genealogical tree of family of Mr. Kaki Reddy @ Kasa Reddy reflecting names of all his LR"s and other documents available for perusal at **Document No's: 93 to 99.**

Later as per the Court decree in O.S No: 61/1981 on the files of the Court of Civil Judge, Bangalore District, a Palupatti was entered into between Mr. N. Dayanand and Mrs. Lakshmamma on 04/03/1995, whereby under the said Palupatti the Schedule Property herein along with other family properties were allotted to the share of Mr. N. Dayanand and the same was mutated vide Mutation Extract bearing No: 45/1994-95. Both the documents are available for perusal at **Document No's: 100 & 101.**

Further the Record of Rights, Tenancy and Crop Inspection (RTC) for the period 1969-70 to 1973-74; 1974-75 to 1977-78; 1979-80 to 1982-83; 1984-85 to 1988-89; 1989-90 to 199-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02; 2002-03; 2003-04; 2004-05; 2005-06; 2006-07; 2007-08; 2008-09; 2009-10; 2010-11; 2011-12; 2012-13; 2013-14; 2014-15 pertains to Sy No: 118/1, collectively available for perusal at **Document No: 102,** reflects that Mr. Munishami followed by Mr. Thimma Reddy followed by Mr. N. Dayanand was the Khatedar in possession of said land during the relevant period to the extent specified therein.

The Village Map of Bikkanahalli and Original Tippany pertains to Sy No: 118 are available for perusal at **Document No's: 103 & 104,** which confirms the location of said Survey Number. The Akarband and Atlas are available for perusal at **Document No's: 105 & 106,** confirms the extent of said Survey Number. Hissa Survey Tippany pertains to Sy No: 118/1 available for perusal at **Document No: 107,** reflects that the land in Sy No: 118 is phoded.

An Endorsement dated 09/05/2017 issued by Tahsildar, Anekal Taluk, available for perusal at **Document No: 108,** confirming that the IL extract pertaining to Sy No: 118/1 and other Survey Numbers are not available with the said revenue Department.

Another Endorsement dated 18/10/2014 issued by Tahsildar, Anekal Taluk available at **Document No: 109,** confirms that no tenancy claims are pending u/ provisions of Form No: 2, 7, 7A of KLR Act in respect of Sy No: 118/1.

As per the Endorsement issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore dated 18/10/2014, confirms that no case is pending u/

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the provisions of provisions of Section 79 A & B of KLR Act and is available for perusal at **Document No: 110.** Another Endorsement issued by Assistant Commissioner, Bangalore South Sub- Division, Bangalore confirms that no case is pending u/ the provisions of PTCL Act and is available for perusal at **Document No: 111.**

Later, Mr. N. Dayanand made an application to Deputy Commissioner, Bangalore District for conversion of land in Sy No: 118/1 measuring 1 Acre 35 Guntas from agricultural to non-agricultural residential use. Since the land in Sy No: 118/1 fell within industrial zone, hence an Endorsement was obtained from Anekal Town Planning Authority for change of zone from Industrial to Residential zone dated 04/02/2015, bearing Order No: APA/Bhu.Ba/ 160/2014-15. The said document is available for perusal at **Document No: 112.** On application the Deputy Commissioner, Bangalore District issued a Demand Notice thereby demanding conversion fee and on payment of conversion fee the Deputy Commissioner, Bangalore District accorded the conversion and issued Official Memorandum dated 07/08/2015 bearing Order No: ALN (ASH) SR 236/2014-15. The said documents are available for perusal at **Document No's: 113 & 114.**

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Flow of Common Documents:

Thereafter, with an intention to develop the Schedule Item No: 1 to Item No: 4 Property, the owners Mr. N. Dayanand, his Wife Mrs. Pavithra and Children Master Prajeth Reddy, Master Lakshith Reddy (both being minors represented by their father Mr. N. Dayanand as natural guardian) and Mr. J. Manjunath entered into a Joint Development Agreement entered into Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath with M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand) on 29/08/2015, registered as Document No: BSG-1-03310-2015-16, of Book I, stored in CD No: BSGD281, in the Office of the Senior Sub- Registrar, Basavangudi (Basavangudi) Bangalore, thereby agreeing to share the development in the ratio of 60 : 40, ie., the Owners shall be entitled to 60% of the Development and the Developer shall be entitled to 40% of the Development. On the even date Mr. N. Dayanand, his Wife Mrs. Pavithra and Children Master Prajeth Reddy, Master Lakshith Reddy (both being minors represented by their father Mr. N. Dayanand as natural guardian) and Mr. J. Manjunath also executed a General Power of Attorney in favor of M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand) dated 29/08/2015, registered as Document No: BSG-4-00271-2015-16, of Book IV, stored in CD No: BSGD281, in the Office of the Senior Sub- Registrar, Basavangudi (Basavangudi) Bangalore, thereby authorizing the Developer to

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develop the Schedule Property and such other allied powers. Both the documents are available for perusal at **Document No's: 115 & 116.**

The Memorandum and Articles of Association of M/s Countryside Building Systems India Private Limited and the Certificate of Incorporation of M/s Countryside Building Systems India Private Limited dated 06/08/2013. Both the documents are available for perusal at **Document No's: 117 & 118.** Under the Extract of Resolution passed in the Board Meeting of M/s Countryside Building Systems India Private Limited dated 26/08/2016, the Managing Director Mr. Atmeek Anand is authorized to represent on behalf of the Company to enter into JDA and GPA and is available for perusal at **Document No: 119.**

Thereafter M/s Countryside Building Systems India Private Limited (as a Developer and representing as GPA holder on behalf of the Owners) made an application to Anekal Town Planning Authority for approval of its Plan for formation of Layout comprising of different sites of different dimensions. As per the norms of town planning authority a Relinquishment Deed dated 03/02/2017, registered as Document No: ANK-1-06597-2016-17, of Book I, stored in C.D. No: ANKD415, in the Office of the Sub- Registrar, Anekal was executed by Mr. N. Dayananda and others represented by the GPA and JDA holder M/s Countryside Building Systems India Private Limited in favor of Member Secretary, Anekal Town Planning Authority on behalf of Governor of Government of Karnataka thereby relinquishing certain land for civic amenities. As such on the said application and after relinquishing land for civic amenities, the Anekal Town Planning Authority issued Layout Approval letter along with Layout Plan both dated 07/03/2017, bearing Plan No: APA/140/103/2015-16. The said facts are evident from documents available for perusal at **Document No's: 120 to 122.**

Thereafter a Sharing Agreement was entered into between Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath in favor of M/s Countryside Building Systems India Private Limited thereby sharing the sites formed over the schedule property and the same is available for perusal at **Document No: 123,**

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IV TRACING OF ENCUMBRANCES ON THE SCHEDULE PROPERTY:

The Encumbrance Certificate is available for perusal at **Document No's: 124 to 139,** respectively, bearing the following details:

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Item No: 1 (Sy No: 115/1):

(i) Encumbrance Certificate for the period 01/04/1920 to 31/03/1955 reflects execution of Sale Deed by Mr. Thimmaiah in favor of Mr. Thimmaiah

(ii) Encumbrance Certificate for the period 01/04/1940 to 31/03/2004, reflects execution of Gift Deed by Mrs. Venkatamma in favor of Mr. Krishna Reddy and Mrs. Lakshmamma

(iii) Encumbrance Certificate for the period 01/04/2004 to 13/10/2014 reflects execution of Sale Deed by Mr. N. Dayanand in favor of Mr. J. Manjunath

(iv) Encumbrance Certificate for the period 01/04/2004 to 25/10/2014 reflects that no transactions have taken place during the said period.

(v) Encumbrance Certificate for the period 01/04/2014 to 12/04/2017, reflects execution of the following:
   (a) Joint Development Agreement entered into Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath with M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand).
   (b) Relinquishment Deed executed by Mr. N. Dayananda and others represented by the GPA and JDA holder M/s Countryside Building Systems India Private Limited in favor of Member Secretary, Anekal Town Planning Authority on behalf of Governor of Government of Karnataka

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Item No: 2 (Sy No: 115/2):

(vi) Encumbrance Certificate for the period 01/04/1935 to 31/03/2004 reflects execution of Settlement Deed by Mr. T. Narayana Reddy in favor of Mr. M. Narayana Reddy (acting as guarding for Master N. Dayanand)

(vii) Encumbrance Certificate for the period 01/04/2004 to 20/10/2014 reflects that no transactions have taken place during the said period.

(viii) Encumbrance Certificate for the period 01/04/2014 to 12/04/2017, reflects execution of the following:
   (a) Joint Development Agreement entered into Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath with M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand).

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(b) Relinquishment Deed executed by Mr. N. Dayananda and others represented by the GPA and JDA holder M/s Countryside Building Systems India Private Limited in favor of Member Secretary, Anekal Town Planning Authority on behalf of Governor of Government of Karnataka.

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Item No: 3 (Sy No: 115/3)

(ix) Encumbrance Certificate for the period 01/04/1920 to 31/03/1955 reflects execution of Sale Deed by Mr. Thimmaiah in favor of Mr. Thimmaiah

(x) Encumbrance Certificate for the period 01/04/1940 to 31/03/2004, reflects execution of Gift Deed by Mrs. Venkatamma in favor of Mr. Krishna Reddy and Mrs. Lakshmamma

(xi) Encumbrance Certificate for the period 01/04/2004 to 13/10/2014 reflects execution of Sale Deed by Mr. N. Dayanand in favor of Mr. J. Manjunath.

(xii) Encumbrance Certificate for the period 01/04/2014 to 12/04/2017, reflects execution of the following:

(a) Confirmation Deed executed by Mrs. Pavithra and others in favor of Mr. J. Manjunath

(b) Joint Development Agreement entered into Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath with M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand).

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Item No: 4 (Sy No: 118/1):

(xiii) Encumbrance Certificate for the period 01/04/1935 to 31/03/2004 reflects the following transactions:

(a) Sale Deed executed by Mr. Babu Sabi in favor of Mr. Chikkamunishamachary

(b) Mortgage Deed dated 30/1/1937 executed by Mr. Nanjundachary and Munishamachary in favor of Mr. Basappa

(c) Partition Deed entered into between Mr. Chikka-munishamachary and Mr. Rudra Chary (Brother's son)

(xiv) Encumbrance Certificate for the period 01/04/1940 to 31/03/2004, reflects the following transactions:

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(a) Partition Deed entered into between Mr. Chikka-munishamachary and Mr. Rudra Chary (Brother's son)
(b) Sale Deed executed by Mr. Chikkamunishamachary in favor of Mr. Thimma Reddy

(xv) Encumbrance Certificate for the period 01/04/2004 to 25/10/2014reflects that no transactions have taken place during the said period

(xvi) Encumbrance Certificate for the period 01/04/2014 to 12/04/2017, reflects execution of Joint Development Agreement entered into Mr. N. Dayanand and his Legal Heirs and Mr. J. Manjunath with M/s Countryside Building Systems India Private Limited (represented by its Managing Director Mr. Atmeek Anand).

On scrutiny of the above Encumbrance Certificates, I do not find any subsisting Encumbrances against the Schedule Property

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:::CERTIFICATE OF TITLE:::

I certify that Mr. N. Dayanand and his Legal heirs are the absolute owners with respect to residentially converted lands bearing (i) Sy No: 115/1 measuring 1 Acre 9 Guntas, (ii) Sy No: 115/2 measuring 3 Acres 11 Guntas (iii) Sy No: 118/1 measuring 1 Acre 35 Guntas and Mr. J. Manjunath is the absolute owner of residentially converted land bearing Sy No: 115/3 measuring 2 Acres and the owner are in general having good and marketable title over the Schedule Property.

ADVOCATE

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