JURY LEGAL SOLUTIONS
Advocates & Consultants

No. 8, 14th Main, 14th Cross,
4th Sector, H.S.R. Layout,
Bangalore-560102
+91-9844897355/9902195500

To,

Date: 12.12.2024

M/s. SANJEEVINI BLUE METAL,
Naganayakanahalli Village,
Kasaba Hobli, Marsur Post,
Anekal Taluk, Bangalore,
Rep by its Partners
Sri. R. Venugopal & Sri. P. Mallikarjuna.

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of Residentially converted land bearing Survey Number 508/4, measuring 2 Acres 30 Guntas, situated at Marasuru Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 29.08.2023, Vide Official Memorandum bearing No.515222, issued by the Deputy Commissioner, Bangalore District and bounded by:

East By	West By	North By	South By
Land in Sy.No.507	Land in Sy.No.509	Land in Sy.No.508/4 & remaining land in same Sy.No	Land in Sy.No.530 & 531

Item No.2:

All that piece and parcel of Residentially converted land bearing 509/3 and of land measuring 1 Acres 9 Guntas, situated at Marasuru Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 29.08.2023, Vide

Official Memorandum bearing No. 560265, issued by the Deputy Commissioner, Bangalore District and bounded by:

East By	West By	North By	South By
Land in Sy. No 508/4	Land in Sy. No 510	Land in Sy. No 509/1 & 509/2	Land in Sy. No 530

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED:

Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	29.0.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Nos.508/4	515222
2.	21.07.2023	Official Memorandum issued by the Deputy Commissioner, Bangalore District in respect of Survey Nos.509/3	506265
3.		Conversion Sketch	
4.		Conversion Fee Paid receipt	
TITLE DEEDS			
5.	18.10.2023	Deed of Absolute sale executed by Venkatesh & Others in favour of P. Mallikarjuna.	Doc No.7493/2023-24
6.	07.09.2022	Deed of Gift executed by Mr.Parthasarathi & another in favour of Mr. Mallikarjuna.	Doc No. 4836/2022-23
7.	07.09.2022	Deed of Gift executed by Mr. Parthasarathi & another in favour of Mrs P. Sudha.	Doc. No. 4894/2022-23
8.	10.07.2019	Deed of Confirmation executed by Smt Shilpa K & Likitha in favour of Mangala Gowramma.	Doc. No. 2763/2019-18
9.	26.08.2015	Deed of Absolute sale executed by Sri Srinivasa Murthy and another in favour of Parthasarathy.	Doc. No. 2784/2015-16
10.	08.08.2012	Deed of Absolute sale executed by Smt Gowramma & Others in favour of Srinivas Murthy	Doc.No.2727/2012-13

31.		Mutation Register Extract	MR No. 66/09-10
32.		Mutation Register Extract	MR No. 93/10-11
33.		Mutation Register Extract	MR No. H141/11-12
34.		Mutation Register Extract	MR No. H7/12-13
35.		Mutation Register Extract	MR No. H26/12-13
36.		Mutation Register Extract	MR No. H30/15-16
37.		Mutation Register Extract	MR No. H19/22-23
38.		Mutation Register Extract	MR No. H20/22-23
39.		Mutation Register Extract	MR No. T8/23-24
40.		Mutation Register Extract	MR No. T24/23-24
41.	03.07.2015	Endorsement issued by Thasidhar for Non Availability of MR 6/73-74	
SURVEY RECORDS			
42.		Mula Tippani	
43.		Hissa Tippani	
44.		Atlas	
45.		RR Balabhaga	
46.		Akarbandh for Sy. No. 509	
ENDORSEMENTS			
47.	29.10.2024	Endorsement issued by Thasildar for Non Availability Kethwar for Sy. No. 508/4	
48.	29.10.2024	Endorsement issued by Thasildar for Non Availability Kethwar for Sy. No. 509/3.	
49.	30.07.2015	Endorsement issued by Thasildar for Non Availability Index of land & Records of Rights for Sy. No. 509 & 508	
50.	24.06.2015	Endorsement issued by Thasildar for Non Availability Index of land & Records of Rights for Sy. No. 508/4	
51.	06.07.2022	Endorsement issued by Revenue department for Non Availability Akaraband for Sy. No. 508/4	ADL/ANK/SS0099000 7704211

11.	5-06.1996	Will executed by Krishnappa & Gowramma in favour of Kemppamma & Akkaiayamma	Doc.No.34/1986-88
12.	04.06.1993	Mortgage Deed executed by Krishnappa in favour Syndicate Bank	Sl. No. 69
13.	25.11.1978	Mortgage deed executed by Krishnappa in favour of Kempaiah.	Doc.No.1824/1975-76
14.	14.09.1971	Deed of Absolute Sale executed by Narayana & another favour of Ramaiah.	Do.No.1758/71-72
15.	14.09.1971	Deed of Absolute Sale executed by Thimmaraaya Reddy favour of Seenappa & another	Do.No.1757/71-72
16.	17.05.1960	Deed of Absolute Sale executed by Ramaiah favour of Thimma Reddy.	Do.No.627/1960-61
17.	25.09.1954	Mortgage deed executed by Sheenappa favour of Chinnappa.	Doc.No.438/1954-55
18.	25.10.1922	Deed of Absolute Sale executed by Kempanna favour of Bachanna.	Doc.No.2436/1922-23
19.		Family tree of Parthasarathy	
20.		Family tree of Ramaiah	
21.		Family tree of Bachanna	
REVENUE RECORDS			
22.		RTC for the period of 1962-1963 to 2014-15 for Sy.No.508.	
23.		RTC for the period of 1962-1963 to 2014-15 for Sy.No.509	
24.		RTC for the period of 2015-16 to 2024-25 for Sy.No.508/4.	
25.		RTC for the period of 2015-16 to 2024-25 for Sy.No.509/3.	
26.		Mutation Register Extract	MR No. 15/93-94
27.		Mutation Register Extract	MR No. 21/95-96
28.		Mutation Register Extract	MR No. 13/96-97
29.		Mutation Register Extract	MR No. 33/99-2000
30.		Mutation Register Extract	MR No. 67/04-05

III. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 508/4, measuring 2 Acres 30 Guntas, situated at Marasuru Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 29.08.2023, Vide Official Memorandum bearing No.515222, issued by the Deputy Commissioner, Bangalore District and the Residentially converted land bearing 509/3 and of land measuring 1 Acres 9 Guntas, situated at Marasuru Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted from agricultural to non-agricultural Residential purpose on 29.08.2023, Vide Official Memorandum bearing No. 560265, issued by the Deputy Commissioner, Bangalore District, which are more fully described in the Item No. 1 & 2 to the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY**.

2. Originally half share in the land in Survey Number 508, measuring 04 Acres 35 Guntas and half share in the land in Survey Number 509, measuring to an extent of 02 Acres 26 Guntas, situated at Marsur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District was owned by one Bachanna, Son of Chokkappa, having acquired the the same through a registered Sale Deed dated 25.10.1922, vide document bearing No.2436/1922-23 and the remaining half share of land in Survey Number 508, measuring 02 Acres 17 Guntas was purchased by one Thimmareddy, Son of Munibheemareddy on 17.05.1960, vide document bearing No.627/1960-61.

3. The above said Bachanna passed away leaving behind his son namely Chikkamunishamappa and the said Chikamunishamappa had 2 children namely Krishnappa and Gundamma. After the death of the above said Chikkamunishamappa, his son Krishnappa and his wife Gowramma

52.	24.07.2012	Endorsement issued by sub divisional officer Bangalore south under provision 79(a) (b) of Karnataka Land reforms Act.	79(A)(B) CR/18/12-13
53.	24.07.2012	Endorsement issued by sub divisional officer Bangalore south under provision of PTCL for Sy. No. 533/1	PTCL CR117/12-13
54.	25.10.2024	Endorsement issued by KHB for non acquisition of land	
		MISCELLANEOUS	
55.	08.12.2023	Provisional Layout plan issued by the BMRDA	APA:LAO:47/23-24
56.		Order sheet	OS. No.511/2013
57.	29.11.2012	Endorsement & Copy of Order for case No. RA(A)545/11-12	A(A)545/2011-12
58.		Certified copy of Order sheet & Plaint in OS. No. 183/2000	
59.		Certified copy of Order in O.S No. 752/11	
60.		Certified copy Order Sheet in O.s No. 511/2013	
61.		Certified copy of Memo of Withdrawal in RA.No. 77/2013-14	
62.		Certified Copy of O.S/698/2013	
		ENCUMBRANCE CERTIFICATE	
63.	22.07.2015	Encumbrance Certificate for the period 01.04.1950 to 31.03.2004 from Sy. No. 508 & 509	SA.No. 16365/2015-16
64.	22.01.2024	Encumbrance Certificate for the period of 01.04.2024 to 20.01.2024 from Sy. No. 509/3	SA. No.239286/2023-24
65.	09.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 09.10.2024 from Sy. No 508/4	SA.No.186602/2024-25
66.	09.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 09.10.2024 for Sy. No 509/3	SA.No.186598/2024-25

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have executed a registered Will on 05.06.1986, vide document bearing No.34/1986-87 in favour of his daughters namely Kempamma and Akkayamma thereby bequeathing the land in Survey Number 508 & 509, measuring 04 Acres.

4. It is observed from the documents that, the Second Wife of the above said Krishnappa namely Gowramma and her children namely Kempamma and Srinivas had filed a suit for Partition in O.S.No.183/2000 and the said was decreed on 17.08.2000.

5. It is further observed that, the above said Gowramma, Kempamma and Srinivas had filed a suit in O.S.No.506/2013 before the Senior Civil Judge and JMFC, at Anekal for declaring them as owners in possession of the land as per the Decree dated 17.08.2000 in O.S.No.183/2000. It is further observed that, the Plaintiffs filed a memo stating to dismiss the said suit as not pressed as they have settled the matter out of the Court.

6. Thereafter the land in Survey Number 508 is phoded and renumbered as Survey Number 508/4, measuring 02 Acres 30 Guntas and Survey Number 509 is phoded and renumbered as Survey Number 509/3, measuring 01 Acres 09 Guntas as per their possession.

7. Thereafter the legal heirs of the above said Gundamma had filed a suit partition in O.S.No.752/2011 against the above said Krishnappa. During the pendency of the said suit, the above said Krishnappa passed away leaving behind his wife Gowramma and daughters Kempamma @ Shanthamma. Subsequently the parties to the said suit settled their disputes and entered into compromise petition. As per the said Compromise the land in Survey Number 508/4, measuring 02 Acres 30 Guntas was allotted to the share of Gowramma, Kempamma and.

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Akkayamma @ Shanthamma, wife and daughters of Late Krishnappa. They got mutated the katha of the lands in their names vide MR.No.66/2009-10 and the land in Survey Number 509, measuring 01 Acres 09 Guntas was allotted to the share of legal heirs of Gundamma.

8. Thereafter the above said Gowramma, Kempamma, Akkayamma @ Shanthamma conveyed the land Survey Number 508/4, measuring 02 Acres 30 Guntas a to one Srinivas Murthy on 08.08.2012, vide document bearing No.2727/2012-13. He got mutated the katha of the land in his name vide MR.No.H7/2012-13.

9. Thereafter the above said Srinivas Murthy along with the first and Second Wife of Krishnappa and their children and the legal heirs of Late Gundamma conveyed the land Survey Number 508/4, measuring 02 Acres 30 Guntas and Survey Number 509/3, measuring 01 Acre 09 Guntas to one Y. Parthasarathi and Mangala Gowramma @ Mangalamma on 26.08.2015, vide document bearing No.2784/2015-16. They got mutated the katha of the land in their names vide MR.No.H30/2015-16.

10. Thereafter the above said Y. Parthasarathi and Mangala Gowramma @ Mangalamma have executed a Gift Deed on 07.09.2022, vide document bearing No.4894/2022-23 in respect of land in Survey Number 509/3, measuring 01 Acre 09 Guntas in favour of P. Sudha and executed a Gift Deed on 07.09.2022, vide document bearing No.4896/2022-23 in respect of land in Survey Number 508/4, measuring 02 Acres 30 Guntas in favour of Mallikarjuna.

11. Thereafter the above said Mallikarjuna obtained the conversion of the land in Survey Number 508/4, measuring 02 Acres 30 Guntas from

14. It is further observed from the documents furnished to us that, one Shanthakumar, Son of Venkatesh, grandson of the above said Ramaiah had filed a suit in O.S.No.687/2013 for partition against his family members. Subsequently the said Shantha Kumar filed amended Plaint to declare the sale deed dated 26.08.2015, vide document bearing No.2784/2015-16 in favour of Y. Parthasarathy and Mangalamma as not binding on him.

15. It is further observed from the documents that, the above said Shanthakumar along with his family members and other legal heirs of the above said Ramaiah have executed a Confirmation Deed on 18.10.2023, vide document bearing No.7493/2023-24 in favour of P. Mallikarjuna confirming his right, title and interest over their share of 12 Guntas of land in Survey Number 508/4, as the land in Survey Number 508 was phoded and renumbered as Survey Number 508/4, measuring 02 Acres 30 Guntas instead of half share out 04 Acres 35 Guntas.

16. The said P. Mallikarjun, P. Sudha along with M/s. Sanjeevini Blue Metal has obtained the provisional Layout Plan on Developmental Plan on **08.12.2022**, vide No. LAO/47/2023-24, issued by the Anekal Planning Authority for the formation of Residential Layout in the Schedule Property and other adjacent lands.

17. Thereafter the above said P. Mallikarjun, P. Sudha along with M/s. Sanjeevini Blue Metal along with one Venugopal, Partner of the said M/s. Sanjeevini Blue Metal have entered into Development Agreement on 12.12.2024 thereby assigning the developmental rights of the Schedule Property in favour of the said M/s. Sanjeevini Blue Metal.

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agricultural to non-agricultural Residential purpose on 29.08.2023, vide Official memorandum bearing No. 515222, issued by the Deputy Commissioner, Bangalore District, **the Item No.1 herein** and the above said P. Sudha obtained the conversion of the land in Survey Number 509/3, measuring 01 Acre 09 Guntas from agricultural to non-agricultural Residential purpose on 21.07.2023, vide Official memorandum bearing No. 506265, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein.**

12. It is observed from the documents furnished to us that, one Shilpa K @ Shyla and Kumari Likitha, wife and daughter of the above said Srinivas Murthy had filed a suit in O.S.No.923/2017 against Y. Parthasarathi and Mangala Gowramma @ Mangalamma. It is also observed that, the suit was settled between the parties and the said Shilpa K @ Shyla and Kumari Likitha have executed Confirmation Deed on 10.07.2019, vide document bearing No.2763/2019-20 in favour of the Y. Parthasarathi and Mangala Gowramma @ Mangalamma thereby confirming their right, title and interest over the land in Survey Number 508/4, measuring 02 Acres 30 Guntas and Survey Number 509/3, measuring 01 Acre 09 Guntas.

13. It is further observed from the documents furnished to us that, the above said Thimmareddy, Son of Munibheemareddy who had purchased the remaining half share of land in Survey Number 508, measuring 02 Acres 17 Guntas through sale deed dated 17.05.1960 had conveyed the same to one Seenappa and Ramaiah, Sons of Sonnappa on 14.09.1971, vide document bearing No.1757/1971-72 and the said Seenappa and Ramaiah along with their brothers Narayanappa and Krishnappa on the same conveyed the same to one Ramaiah, Son of Venkataswamappa on 14.09.1971, vide document bearing No.1758/1971-72.

18. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.

19. The Endorsement dated 28.10.2024, issued by the Assistant Commissioner, Bangalore South Sub-Division, under the provisions of PTCL Act in respect of Survey Number 533/1.

20. The Endorsement dated 28.10.2024, issued by the Assistant Commissioner, Bangalore South Sub-Division, under the provisions of PTCL Act in respect of Survey Number 533/2.

21. The Endorsement dated 06.11.2024, issued by the Assistant Commissioner, Bangalore South Sub-Division, under the provisions of PTCL Act in respect of Survey Number 503.

22. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.1950 reflects the following transactions in respect of Survey Number 508 & 509:

a. Sale Deed dated 17.04.1922
b. Mortgage Deed dated 11.03.1939

23. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.2004 reflects the following transactions in respect of Survey Number 508 & 509:

a. Sale Deed dated 05.06.1950
b. Lease Deed dated 18.05.1954
c. Sale Deed dated 31.01.1957
d. Sale Deed dated 17.05.1960
e. Sale Deed dated 14.09.1971
f. Sale Deed dated 22.03.1972
g. Sale Deed dated 16.05.1973
h. Lease Deed dated 27.11.1975
i. Mortgage Deed dated 15.02.1988

j. Sale Deed dated 17.06.1993
k. Sale Deed dated 04.07.1996
l. Mortgage Deed dated 06.11.1998
m. Mortgage Deed dated 07.10.1999
n. Mortgage Deed dated 13.01.2003

(Documents at Sl. No. a, b, c, g, h, i, j, k, l, m & n does not pertain to this Property).

24. The Encumbrance Certificate for the period of 01.04.2004 to 09.10.2024 reflects the Confirmation Deed dated 16.07.2019 in respect of Survey Number 508/4 & 509/3:

CERTIFICATE OF TITLE

We hereby certify that **Sri. P. Mallikarjun** holds good, valid marketable title over the **Item No.1** to the Schedule Property and **Smt. P. Sudha** holds good, valid marketable title over the **Item No.2** to the Schedule Property to the Schedule Property subject to obtaining of the up-to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate

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No. 8, 14th Main, 14th Cross,
4th Sector, H.S.R. Layout,
Bangalore-560102
+91-9844897355/9902195500

To,

Date: 12.12.2024

M/s. SANJEEVINI BLUE METAL,
Naganayakanahalli Village,
Kasaba Hobli, Marsur Post,
Anekal Taluk, Bangalore,
Rep by its Partners
Sri. R. Venugopal & Sri. P. Mallikarjuna.

Sir,

Sub: Legal Scrutiny Report

We herewith furnish our Legal scrutiny report in respect of property described hereunder.

I. DESCRIPTION OF THE PROPERTY:

SCHEDULE PROPERTY

Item No. 1:

All that piece and parcel of the Residentially converted land bearing Survey Number 503, measuring an extent of 02 Acres 10 Guntas, Situated at Marsur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted for non-agricultural residential purpose vide Official Memorandum order bearing No. ALN (A) (K) SR.13/2006-07, dated 12.02.2013, issued by the Deputy commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by
Land in Sy No.502	Land in Sy No.507	Land in Sy No.504, 443 & 448	Land in Sy No.533

Item No. 2:

All that piece and parcel of the Residentially converted land bearing Survey Number 533/1 measuring an extent of 35 Guntas, Situated at Marsur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted for non-agricultural residential purpose vide Official Memorandum order bearing No. 506267, dated 21.07.2023, issued by the Deputy commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by

Land in Sy No.533/2	Land in Sy No.507 & 532	Land in Sy No.503	Land in Sy No.534

Item No. 3:

All that piece and parcel of the Residentially converted land bearing Survey Number 533/2, measuring an extent of 35 Guntas, Situated at Marsur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, duly converted for non-agricultural residential purpose vide Official Memorandum order bearing No. 506269, dated 21.07.2023, issued by the Deputy commissioner, Bangalore District and bounded on the:

East by	West by	North by	South by
Land in Sy No.501	Land in Sy No.533/1	Land in Sy No.503	Land in Sy No.534

II. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED IN RESPECT OF SURVEY NUMBER 503:

Sl No	DATE	NAME/TYPE OF DOCUMENT	REGD/REF. NO.
		CONVERSION DETAILS	
1.	**12.02.2013**	Official Memorandum issued by the Deputy Commissioner, Bangalore District.	No. ALN(A)(K & A) SR. 13/2006-07
2.	**13.07.2006**	Intimation letter issued by the Deputy Commissioner, Bangalore District to pay the conversion fees.	
3.	**07.07.2006**	Conversion Fee paid Receipt	
4.		Conversion Sketch	
		TITLE DEEDS	
5.	**01.03.2018**	Sale Deed executed by Gundappa and another in favour of M/s. Sanjeevini Blue Metal.	Doc. No. 6987/2017-18
6.	**06.02.2018**	Confirmation Deed executed by Deepa and another in favour of A.R. Nagaraj & another	Doc.No.6369/2017-18
7.	**11.09.2017**	Confirmation Deed executed by Bharath in favour of A.R. Nagaraj & another	Doc.No.3388/2017-18

8.	29.08.2019	Confirmation Deed executed by C. Sunitha in favour of A.R. Nagaraj & another.	Doc.No.3395/2017-18
9.	29.08.2017	Confirmation Deed executed by Bhagyamma and another in favour of A.R. Nagaraj & another	Doc.No.3107/2017-18
10.	29.08.2017	Confirmation Deed executed by Tejaswini and another in favour of A.R. Nagaraj & another.	Doc.No.3082/2017-18
11.	26.08.2017	Confirmation Deed executed by Sandeep and others in favour of A.R. Nagaraj & another	Doc.No.3063/2017-18
12.	07.04.2017	Sale Deed executed by Bettappa and others represented by their GPA Holder in favour of A.R. Nagaraj and G. Gundappa.	Doc.No.161/2017-18
13.	15.07.2014	Discharge of Mortgage Deed executed by Syndicate Bank, Marsur in favour of Bettappa.	Doc.No.1720/2014-15
14.	01.02.2006	Sale Agreement executed by Bettappa and others represented by their GPA Holder in favour of G. Gundappa.	Doc.No.16623/2005-06
15.	01.02.2006	General Power of Attorney executed by Bettappa and others represented by their GPA Holder in favour of G. Gundappa.	Doc.No.452/2005-06
16.	21.12.2001	Mortgage Deed executed by Muniyallappa in favour of Syndicate Bank, Marasur.	Sl.No.108
17.	30.10.2001	Mortgage Deed executed by Kondappa in favour of Syndicate Bank, Marasur.	Sl.No.79
18.	17.01.1986	Sale Deed executed by Gopal and Jagadish in favour of Muniyappa.	Doc.No.1362/1985-86
19.	26.05.1977	Lease Deed executed by D. Gopalaiiah in favour of Muniyappa	Doc.No.515/1977-78

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20.	**20.02.1945**	Mortgage Deed executed by Malur Muniyappa in favour of Kamanapalli Chennareddy.	Doc. No. 1323/1945-46
21.	**05.07.1939**	Sale Deed executed by Rudrappa in favour of Muniyappa.	Doc. No.2602/1939-40
22.		Family Tree of Muniyappa	
23.		Family Tree of Chikkamuniyappa	
24.		Family Tree of Bettappa	
25.		Family Tree of Puttappa @ Muniyappa	
26.		Family Tree of Yallappa	
27.		Family Tree of N.C. Muniyappa	
REVENUE DOCUMENTS			
28.	**08.05.2012**	Endorsement issued by the Tahasildar, Anekal stating the non-availability of Index of lands & Records of Rights.	R.K/C/R/444/2012-13
29.	**29.10.2024**	Endorsement issued by the Tahasildar, Anekal stating the non-availability of Khetuwar.	R.K/C/R/444/2012-13
30.		RTC for the period from 1969-70 to 2024-25	
31.	**28.08.2014**	Endorsement issued by the Tahasildar, Anekal stating the non-availability of MR.No.22/1996-97	
32.		Mutation Register Extract	MR.No.40/1998-99
33.		Mutation Register Extract	MR.No.231/2004-05
SURVEY RECORDS			
34.		Mula Tippani	
35.		Akaraband	
ENDORSEMENTS			
36.	**06.11.2024**	Endorsement issued by the Assistant Commissioner, Bangalore South Sub-Division under the provisions of PTCL Act.	P.T.C.L (A) S.R: 621/2024-25
MISCELLANEOUS			

37.	08.12.2023	Provisional Layout Plan issued by the Anekal Planning Authority.	LAO/47/2023-24
38.	08.12.2022	Provisional Letter issued by the Anekal Planning Authority.	LAO/47/2023-24
ENCUMBRANCE CERTIFICATE			
39.	21.08.2024	Encumbrance Certificate for the period of 01.04.1920 to 31.03.1950	
40.	03.11.2023	Encumbrance Certificate for the period of 01.04.1950 to 31.03.1985	S.A. No.14892/2023-24
41.	25.05.2014	Encumbrance Certificate for the period of 01.04.1984 to 31.03.2004	S.A. No.6058/2014-15
42.	09.10.2024	Encumbrance Certificate for the period of 01.04.2004 to 09.10.2024	S.A. No.186564/2024-25

III. DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINIZED IN RESPECT OF SURVEY NUMBER 533/1 & 533/2:

Sl No.	Date	Name/Type of Document	Regd/Ref. No.
CONVERSION DETAILS			
1.	21.07.2023	Official Memorandum issued by the Deputy Commissioner, Bengaluru District in respect of Survey Nos.533/1	506267
2.		Conversion Sketch	
3.		Conversion Fee Paid receipt	
4.	21.07.2023	Official Memorandum issued by the Deputy Commissioner, Bengaluru District in respect of Survey Nos.533/2	506269
5.		Conversion Sketch	
6.		Conversion Fee Paid receipt	
TITLE DEEDS			
7.	01.03.2018	Deed of Absolute sale executed by Gundappa & Mala in favour of Mallikarjuna.	Doc No. 6984/17-18

8.	01.03.2018	Deed of Absolute sale executed by Gundappa & Mala in favour of Sudha.	Doc No. 6986/17-18
9.	06.02.2018	Deed of Confirmation executed by Smt Deepa & Sri Manjunatha in favour of G. Gundappa.	Doc. No. 6370/17-18
10.	11.09.2017	Deed of Confirmation executed by Sri Bharath in favour of G. Gundappa.	Doc. No. 3387/12-13
11.	29.08.2017	Deed of Confirmation executed by Smt Sunitha in favour of G. Gundappa.	Doc. No. 3393/17-18
12.	29.08.2017	Deed of Confirmation executed by Smt Bhagyamma & Sri Rajendra in favour of G. Gundappa.	Doc.No.3016/17-18
13.	28.08.2017	Deed of Confirmation executed by Tejaswini & Ajay in favour of G. Gundappa.	Doc.No.3080/17-18
14.	26.08.2017	Deed of Confirmation executed by Smt Sandeep, Supriya, Manusha, Cheran Raj in favour of G. Gundappa	Doc.No.3064/17-18
15.	07.04.2017	Absolute sale deed executed by Sri. Bettappa an Others in favour of Sri. Gundappa	Doc.No.3032/17-18
16.	17.01.1986	Sale Deed executed by Gopal and Jagadish in favour of Muniyappa.	Doc.No.1362/1985-86
17.	26.05.1977	Lease Deed executed by D. Gopalaiah in favour of Muniyappa	Doc.No.515/1977-78
18.		Family Tree of Muniyappa	
19.		Family Tree of Chikkamuniyappa	
20.		Family Tree of Bettappa	
21.		Family Tree of Puttappa @ Muniyappa	
22.		Family Tree of Yallappa	
23.		Family Tree of N.C. Muniyappa	
REVENUE RECORDS			

24.	**29.10.2024**	Endorsement issued by the Tahasildar, Anekal stating the non-availability of Khetuwar.	R.K/C/R/500/2012-13
25.		RTC for the period of 1968-1969 to 2016-17 for Sy.No.533.	
26.		RTC for the period of 2017-18 to 2024-25 for Sy.No.533/1.	
27.		RTC for the period of 2017-18 to 2024-25 for Sy.No.533/2.	
28.		Mutation Register Extract	MR. No. T9/14-15
29.		Mutation Register Extract	MR.No. H7/17-18
30.		Mutation Register Extract	MR.No. H36/17-18
31.		Mutation Register Extract	MR.No. H37/17-18
32.		Mutation Register Extract	MR.No. T9/2023-24
SURVEY RECORDS			
33.		Mula Tippani	
34.		Hissa Tippani	
35.		Atlas	
36.		RR Balabag	
37.		Akaraband	
ENDORSEMENTS			
38.	**28.10.2024**	Endorsement issued by Assistant Commissioner, Bengaluru South Sub-Division under provisions of PTCL For Sy. No. 533/2	PTCL (A)CR591/24-25
39.	**28.10.2024**	Endorsement issued by Assistant Commissioner, Bengaluru South Sub-Division under provisions of PTCL for Sy. No. 533/1	PTCL (A)CR592/24-25
40.	**13.11.2024**	Endorsement issued by the Tahasildar, Anekal stating that there are no cases filed or pending under section 48 (Form No.7 & 7A) of KLR Act in respect of Survey Number 533/1.	

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41.	13.11.2024	Endorsement issued by the Tahasildar, Anekal stating that there are no cases filed or pending under section 48 (Form No.7 & 7A) of KLR Act in respect of Survey Number 533/2.	
MISCELLANEOUS			
42.	08.12.2023	Provisional Layout Plan issued by the Anekal Planning Authority.	LAO/47/2023-24
43.	08.12.2022	Provisional Letter issued by the Anekal Planning Authority.	LAO/47/2023-24
ENCUMBRANCE CERTIFICATE			
44.	21.08.2024	Encumbrance Certificate for the period of 01.04.1920 to 31.03.1950	
45.	03.11.2023	Encumbrance Certificate for the period of 01.04.1950 to 31.03.1985	S.A. No.14892/2023-24
46.	25.05.2014	Encumbrance Certificate for the period of 01.04.1984 to 31.03.2004	S.A. No.6058/2014-15
47.	22.01.2024	Encumbrance Certificate for the period of 01.04.2004 to 20.01.2024 from Sy. No. 533/1	SA. No.239286/23-24
48.	14.10.2024	Encumbrance Certificate for the period of 01.04.2024-14.10.2024 from Sy. No. 533	SA.No.188727/24-25

IV. DESCRIPTION OF TITLE:

1. The Residentially converted land bearing Survey Number 503, measuring an extent of 02 Acres 10 Guntas, duly converted for non-agricultural residential purpose vide Official Memorandum order bearing No. ALN (A) (K) SR.13/2006-07, dated 12.02.2013, issued by the Deputy commissioner, Bangalore District, Residentially converted land bearing Survey Number 533/1 measuring an extent of 35 Guntas, duly converted for non-agricultural residential purpose vide Official Memorandum order

bearing No. 506267, dated 21.07.2023, issued by the Deputy commissioner, Bangalore District and Residentially converted land bearing Survey Number 533/2, measuring an extent of 35 Guntas, duly converted for non-agricultural residential purpose vide Official Memorandum order bearing No. 506269, dated 21.07.2023, issued by the Deputy commissioner, Bangalore District, all are situated at Marsur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District, which are more fully described in the Item No. 1, 2 & 3 to the Schedule above and hereinafter referred to as **SCHEDULE PROPERTY**.

2. Originally the land in Survey Number 503, totally measuring to an extent of 04 Acres, situated at Marsur Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District was owned by one Muniyappa, Son of Malur Sanjeevappa having acquire the same through a registered Sale Deed dated 05.07.1935, vide document bearing No.2602/1939-40.

3. After the death of the above said Muniyappa, his grandsons namely Gopal and Jagadeesh, Sons of Late Devarakondappa, the pre-deceased son of the above said Muniyappa conveyed the land in Survey Number 503, measuring 02 Acres 10 Guntas and Survey Number 533, measuring 01 Acre 30 Guntas, totally measuring to an extent of 04 Acres to one Muniyappa, Son of Chikkamuniyappa. He got mutated the katha of the lands in his name.

4. Thereafter the above said Muniyappa @ Puttappa along with his brothers namely Bettappa and N.C. Muniyappa, Kondappa, Muniyallappa and Balasubramanya, Sons of the said Bettappa and one Yallappa, who was the adopted son of the above said Chikkamuniyappa (Father of Muniyappa) have entered into an oral Partition and as per the said Partition, the land in Survey Number 503, measuring 30 Guntas

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each were allotted to the share of N.C. Muniyappa, Kondappa and Yallappa and the land in Survey Number 533, measuring 35 Guntas each were allotted to the share of Muniyappa @ Puttappa and Muniyallappa. They got mutated the katha of their respective shares in their respective names vide MR.No.40/1998-99.

5. After the death of the abvoe said Yallappa, his son Munivenkatappa got mutated the katha of the land in Survey Number 503, measuring 30 Guntas allotted to the share of Yallappa in his name vide mR.No.231/2004-05.

6. Thereafter the above said Bettappa, Muniyappa @ Puttappa, N.C. Muniyappa and Yallappa along with their respective family members have executed an Agreement to Sell on 01.02.2006, vide document bearing No.16623/2005-06 in favour of G. Gundappa and executed a General Power of Attorney on 01.02.2006, vide document bearing No.452/2005-06 in favour of one A.R. Nagaraj in respect of land in Survey Number 503, measuring 02 Acres 10 Guntas and land in Survey Number 533, measuring 01 Acre 30 Guntas.

7. Thereafter the above said H.C. Muniyappa and Kondappa have obtained the conversion of the land in Survey Number 503, measuring 02 Acres 10 Guntas from agricultural to non-agricultural Residential purpose on 12.02.2013, vide Official memorandum bearing No.ALN (A) (K & A) SR/13/2006-07, issued by the Deputy Commissioner, Bangalore District, **the Item No.1 herein.**

8. Thereafter the above said Bettappa, Muniyappa @ Puttappa, N.C. Muniyappa and Yallappa along with their respective family members represented by their GPA Holder A.R. Nagaraj along with one

Papamma, Daughter of Late Bettappa and Bettamma, Daughter of Yallappa have executed Sale Deed on 07.04.2017, vide document bearing No.161/2017-18 in favour of the above said G. Gundappa and A.R. Nagaraj in respect of the Item No.1 herein.

9. Thereafter the legal heirs of the above said Bettappa, Muniyappa @ Puttappa, N.C. Muniyappa and Yallappa who were minors at the time of registration of Sale Deed dated 07.04.2017, vide document bearing No.161/2017-18 in favour of the above said G. Gundappa and A.R. Nagaraj have executed Confirmation Deeds in respect of Item No.1 in favour of the said G. Gundappa and A.R. Nagaraj as mentioned below:

Sl. No.	Name	Doc. No	Date
1.	Deepa and Manjunatha, children of N.C. Muniyappa	6369/2017-18	06.02.2018
2.	Bharath Kumar, S/o Venkatakrishnappa	3388/2017-18	11.09.2017
3.	Sunitha, D/o Late Chikkamuniyappa	3395/2017-18	29.08.2017
4.	Bhagyamma @ Sowbhagya and Rajendra, children of Venkatakrishnappa	3107/2017-18	29.08.2017
5.	Tejaswini and Ajay, children of Balasubramanyam	3082/2017-18	28.08.2017
6.	Sandeep & Supriya, children of Subramani and Manusha & Charan Raj, children of Devaraju	3063/2017-18	26.08.2017

10. Thereafter the above said G. Gundappa and A.R. Nagaraj conveyed the **Item no.1** to M/s. Sanjeevini Blue Metal on 01.03.2018, vide document bearing No.6987/2017-18. As such the above said M/s. Sanjeevini Blue Metal became the absolute owner of the Item No.1.

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11. Thereafter the land in land in Survey Number 533, measuring 35 Guntas allotted to the share of Muniyallappa is phoded and renumbered as Survey Number 533/1 and land in land in Survey Number 533, measuring 35 Guntas allotted to the share of Puttappa @ Muniyappa is phoded and renumbered as Survey Number 533/2.

12. Thereafter the above said Bettappa, Muniyappa @ Puttappa, N.C. Muniyappa and Yallappa along with their respective family members represented by their GPA Holder A.R. Nagaraj along with one Papamma, Daughter of Late Bettappa and Bettamma, Daughter of Yallappa have executed Sale Deed on 07.04.2017, vide document bearing No.3032/2017-18 in favour of the above said G. Gundappa in respect of land in Survey Number 533/1, measuring 35 Guntas and land in Survey Number 533/2, measuring 35 Guntas.

13. Thereafter the legal heirs of the above said Bettappa, Muniyappa @ Puttappa, N.C. Muniyappa and Yallappa who were minors at the time of registration of Sale Deed dated 07.04.2017, vide document bearing No. 3032/2017-18 in favour of the above said G. Gundappa have executed Confirmation Deeds in respect of Survey Number 533/1, measuring 35 Guntas and land in Survey Number 533/2, measuring 35 Guntas in favour of the said G. Gundappa as mentioned below:

Sl. No.	Name	Doc. No	Date
7.	Deepa and Manjunatha, children of N.C. Muniyappa	6370/2017-18	06.02.2018
8.	Bharath Kumar, S/o Venkatakrishnappa	3387/2017-18	11.09.2017
9.	Sunitha, D/o Late Chikkamuniyappa	3393/2017-18	29.08.2017
10.	Bhagyamma @ Sowbhagya and Rajendra, children of	3106/2017-18	29.08.2017

	Venkatakrishnappa		
11.	Tejaswini and Ajay, children of Balasubramanyam	3080/2017-18	28.08.2017
12.	Sandeep & Supriya, children of Subramani and Manusha & Charan Raj, children of Devaraju	3064/2017-18	26.08.2017

14. Thereafter the above said G. Gundappa along with one Mala, Daughter of the above said Bettappa conveyed the land in Survey Number 533/1, measuring 35 Guntas to one P. Mallikarjun on 01.03.2018, vide document bearing No.6984/2017-18 and conveyed the land in Survey Number 533/2, measuring 35 Guntas to one P. Sudha on 01.03.2018, vide document bearing No.6986/2017-18.

15. Thereafter the above said P. Mallikarjun has obtained the conversion of the land in Survey Number 533/1, measuring 35 Guntas from agricultural to non-agricultural Residential purpose on 21.07.2023, vide Official memorandum bearing 506267, issued by the Deputy Commissioner, Bangalore District, **the Item No.2 herein** and the above said P. Sudha has obtained the conversion of the land in Survey Number 533/1, measuring 35 Guntas from agricultural to non-agricultural Residential purpose on 21.07.2023, vide Official memorandum bearing 506269, issued by the Deputy Commissioner, Bangalore District, **the Item No.3 herein.** As such the said P. Mallikarjun became the absolute owner of the Item No.2 and the said P. Sudha became the absolute owner of the Item No.3.

16. The said P. Mallikarjun, P. Sudha and M/s. Sanjeevini Blue Metal has obtained the provisional Layout Plan on Developmental Plan on **08.12.2022**, vide No. LAO/47/2023-24, issued by the Anekal Planning Authority for the formation of Residential Layout in the Schedule Property.

17. Thereafter the above said P. Mallikarjun, P. Sudha along with M/s. Sanjeevini Blue Metal along with one Venugopal, Partner of the said M/s. Sanjeevini Blue Metal have entered into Development Agreement on 12.12.2024 thereby assigning the developmental rights of the Schedule Property in favour of the said M/s. Sanjeevini Blue Metal.

18. It is observed from the documents furnished to us that, Muniyallappa, Son of Bettappa had executed a Mortgage Deed on 21.12.2001, vide document bearing Sl.No.79 and it is also observed that, the said Mortgage is discharged on 15.07.2014, vide document bearing No.1720/2014-15.

19. It is observed from the documents furnished to us that, the above said Gopa @ Gopalaiah had executed a Lease Deed on 26.05.1977, vide document bearing No. 515/1977-78 in favour of Muniyappa and it is also observed that, subsequently on 17.01.1986, the said Gopal along with his brother have conveyed the land to the said Muniyappa, vide Doc.No.1362/1985-86.

20. The Record or Rights, Tenancy and Crop Inspection (RTC) for the period of 1969-70 to 2022-23 reflects name of the kathedar in possession of the Schedule Property during the relevant period of time as discussed above.

21. The Endorsement dated 28.10.2024, issued by the Assistant Commissioner, Bangalore South Sub-Division, under the provisions of PTCL Act in respect of Survey Number 533/1.

22. The Endorsement dated 28.10.2024, issued by the Assistant Commissioner, Bangalore South Sub-Division, under the provisions of PTCL Act in respect of Survey Number 533/2.

23. The Endorsement dated 06.11.2024, issued by the Assistant Commissioner, Bangalore South Sub-Division, under the provisions of PTCL Act in respect of Survey Number 503.

24. The Encumbrance Certificate for the period of 01.04.1920 to 31.03.1950 reflects the following transactions in respect of Survey Number 503 & 533:

a. Mortgage dated 02.11.1939
b. Sale Deed dated 20.02.1945

25. The Encumbrance Certificate for the period of 01.04.1950 to 31.03.1985 reflects the following transactions in respect of Survey Number 503 & 533:

a. Lease Deed dated 26.05.1977
b. Sale Deed dated 17.01.1986
c. Mortgage Deed dated 30.10.2001
d. Mortgage Deed dated 21.12.2001

26. The Encumbrance Certificate for the period of 01.04.1984 to 31.03.2004 reflects the following transactions in respect of Survey Number 503 & 533:

a. Sale Deed dated 16.01.1984.
b. Mortgage Deed dated 30.10.2001

27. The Encumbrance Certificate for the period of 01.04.2004 to 09.10.2024 reflects the following transactions in respect of Survey Number 503:

a. Sale Deed dated 01.03.2018,
b. Confirmation Deed dated 06.02.2018
c. Confirmation Deed dated 11.09.2017
d. Confirmation Deed dated 11.09.2017
e. Confirmation Deed dated 29.08.2017

f. Confirmation Deed dated 28.08.2017
g. Confirmation Deed dated 26.08.2017
h. Sale Agreement dated 02.02.2006

28. The Encumbrance Certificate for the period of 01.04.2004 to 14.10.2024 reflects the following transactions in respect of Survey Number 533/1:

a. Sale Deeds dated 01.03.2018,
b. Confirmation Deed dated 11.09.2017
c. Confirmation Deed dated 11.09.2017
d. Confirmation Deed dated 28.08.2017
e. Confirmation Deed dated 26.08.2017
f. Confirmation Deed dated 07.04.2017
g. Discharge Deed dated 15.07.2014
h. Sale Agreement dated 02.02.2006

CERTIFICATE OF TITLE

We hereby certify that **M/s. Sanjeevini Blue Metal** holds good, valid marketable title over the **Item No.1** to the Schedule Property, **Sri. P. Mallikarjun** holds good, valid marketable title over the **Item No.2** to the Schedule Property and **Smt. P. Sudha** holds good, valid marketable title over the **Item No.3** to the Schedule Property to the Schedule Property subject to obtaining of the up-to date EC.

For Jury Legal Solutions,

Uday Kumar P
Advocate