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Date:

03.05.2023,

Bengaluru.

To,
The Manager,
HDFC Ltd, Kasturba Road,
Bengaluru.

Sir,

Sub: Legal Scrutiny Report in respect of the converted Property bearing Sy.No.21/1, measuring 1 Acre 06 Guntas& 21/2, measuring 1 Acre 07 Guntas & 21/3, measuring 04 Guntas out of 1 Acre 04 Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District – reg.

I.DESCRIPTION OF THE SCHEDULE PROPERTY:

ITEM NO.1

ALL THAT PIECE AND PARCEL OFresidentially converted land bearing **Survey No.21/1 measuring 1 Acre 06 guntas** (converted vide Official Memorandum bearing No.ALN (E).(B).SR.22, 23, 24, 30/2005-06, dated 23.11.2007, issued by the Special Deputy Commissioner (Revenue), Bengaluru District), situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, Bengaluru Urban District and bounded as follows:

East by : Property bearing Sy.No.21/2,
West by : Property bearing Sy.No.22 and 124,
North by : Private Property,
South by : Property bearing Sy.No125.

ITEM NO.2

ALL THAT PIECE AND PARCEL OF residentially converted land bearing **Survey No.21/2 measuring 1 Acre 07 Guntas (**converted vide Official Memorandum bearing No.ALN (E).(B).SR.22, 23, 24, 30/2005-06, dated 23.11.2007, issued by the Special Deputy Commissioner (Revenue), Bengaluru District), situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, Bengaluru Urban District and bounded as follows:

East by : Property bearing Sy.No.21/3;
West by : Property bearing Sy.No.21/1;
North by : Private Property;
South by : Property bearing Sy.No.125 and Private Property.

ITEM NO.3

ALL THAT PIECE AND PARCEL OF residentially converted land bearing **Survey No.21/3 measuring 1 Acre 04 guntas** (converted vide 3 separate Official Memorandum bearing No's.(1) BDS.ALN (E).VB.SR.2/2005-06, dated 09.01.2006 (6 ½ Guntas) (1) BDS.ALN (E).VB.SR.1/2005-06, dated 09.01.2006 (8 ¾ Guntas) (3) ALN (E).(B).SR.177/2008-09, dated 09.01.2006 (28 ¾ Guntas), all are issued by the Special Deputy Commissioner (Revenue), Bengaluru District), situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, Bengaluru Urban District and bounded as follows:

East by : Property bearing Sy.No.21/4;
West by : Property bearing Sy.No.21/2;
North by : Property bearing Sy.No.25;
South by : Private Property.

II. LISTOFDOCUMENTSSCRUTINISED;

SL. NO.	DATE OF DOCUMENT (REG.)	NAME AND DESCRIPTION OF DOCUMENT	ORIGINAL/ CERTIFIED/ PHOTOCOPY
SY.NO.21, measuring4 Acres 15 Guntas			
1.		RTC Extracts for the period from 1974-75 to 1984-85; 1990-91 to 2000-01 in respect of the property bearing Sy.No.21, measuring 4 Acres 15 Guntas.	Photo Copy
2.		RTC for the period 1980-1981 to 1984-1985 for the Sy.No.21 measuring 4 Acres 15 guntas in the names of Sri.T.Munishamappa along with others jointly.	Photo Copy
3.		Family Tree of Sri.Thamanna.	Photo Copy
4.		Compromise petition filed in O.S.No.64/84	Photo Copy
5.		Order passed in O.S.No.64/84.	Photo Copy
6.		Mutation Register Extract bearing MR.No.8/86-87.	Photo Copy
7.		Mutation Register Extract bearing MR.No.26/2000-01.	Photo Copy
SY.NO.21/1, measuring 1 ACRE 06 GUNTAS			
8.	08.02.2006	Absolute Sale Deed executed by Smt. Chennamma, w/o. Late.T.Hanumanthappa and others in favour of M/s. DSR Constructions represented by its Managing Partner Sri.D. Sudhakar Reddy, registered as Document bearing No.17393/2005-06, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru in respect of the Property bearing Sy.No.21/1, measuring 1 Acre 06 Guntas.	Photo Copy

9.		RTC Extracts for the period from 2000-2001 to 2022-23 in respect of the property bearing Sy.No.21/1, measuring 1 Acre 06 Guntas.	Photo Copy
SY.NO.21/2, MEASURING 1 ACRE 07 GUNTAS			
10.	08.02.2006	Absolute Sale Deed executed by T.Krishnappa, s/o.Late Thammanna and others in favour of M/s. DSR Constructions represented by its Managing Partner Sri.D. Sudhakar Reddy, registered as Document bearing No.17560/2005-06, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru in respect of the Property bearing Sy.No.21/2, measuring 1 Acre 07 Guntas.	Photo Copy
11.		RTC Extracts for the period from 2000-2001 to 2022-23 in respect of the property bearing Sy.No.21/2, measuring 1 Acre 07 Guntas.	Photo Copy
SY.NO.21/3, MEASURING 1 ACRE 04 GUNTAS			
12.	27.02.2003	Sale Deed executed by T.Munishamappa in favour of Krishna Murthy registered as document bearing No.18950/2002-2003, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru in respect of the property bearing Sy.No.21/3 measuring 1.1 Guntas.	Photo Copy
13.	10.11.2003	Sale Deed executed by T.Munishamappa and others in favour of Smt.K.Yashoda, registered as Document bearing No.15544/2003-2004, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru in respect of the property bearing Sy.No.21/3 measuring 1.1 guntas.	Photo Copy
14.		Sale Deed executed by T.Munishamappa and others in favour of Kumar under bearing No.19320/2002-2003, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru the property bearing Sy.No.21/3 measuring 1.1 Guntas.	Photo Copy
15.		Sale Deed executed by T.Munishamappa and others in favour of Narasamma, registered as Document bearing No.15537/2003-2004 2003, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru in respect of the property bearing Sy.No.21/3 measuring 1.1 Guntas.	Photo Copy
16.		Sale Deed executed by T.Munishamappa and others in favour of Sri.M.Srinivasaiah, registered as Document bearing No.3079/07-08, registered in the office of the	Photo Copy

		Senior Sub-Registrar, K.R.Puram, Bengaluru the property bearing No.21/3 measuring 1 Guntas out of 24 ½ Guntas.	
17.	08.10.2008	Sale Deed executed by Sri.T.Munishamappa, S/o.Late Thammanna in favour of Sri.M.Srinivasaiah, s/o. Munishamappa, registered as Document bearing No.13008/2003-04, Book 1, stored in C.D.No.109, registered in the office of the Photo Registrar, Krishnarajapuram in respect of the Property bearing Sy.No.21/3, measuring 6.61 Guntas.	Photo Copy
18.	30.04.2009	Absolute Sale Deed executed by Sri.M.Srinivasaiah, s/o. Munishamappa in favour of M/s. DSR Constructions represented by its Managing Partner Sri.D. Sudhakar Reddy, registered as Document bearing No.BDH-1-00261/2009-10, Book 1, stored in C.D.No.BDHD22, registered in the office of the Sub-Registrar, Bidarahalli, Bengaluru in respect of the Property bearing Sy.No.21/3, measuring 6 ½ Guntas.	Photo Copy
19.	17.03.2004	Sale Deed executed by Sri.T.Munishamappa, S/o.Late Thammanna and others in favour of Smt.Renukamma, w/o. Kumar Swamy, registered as Document bearing No.KRI-1-27361/2003-04, Book 1, stored in C.D.No.KRID16, registered in the office of the Senior Sub-Registrar, Krishnarajapura, Bengaluru in respect of the Property bearing Sy.No.21/3, measuring 8.67 Guntas.	Photo Copy
20.	16.04.2009	Sale Deed executed by Smt.Renukamma, w/o. Kumar Swamy in favour of M/s. DSR Constructions represented by its Managing Partner Sri.D. Prabhakar Reddy, registered as Document bearing No.BDH-1-00137/2009-10, Book 1, stored in C.D.No.BDHD21, registered in the Sub-Registrar, Bidarahalli, Bengaluru in respect of the Property bearing Sy.No.21/3, measuring 8 ¾ Guntas.	Photo Copy
21.	23.05.2009	Absolute Sale Deed executed by Sri.T.Munishamappa, s/o. Late.Thammanna and others in favour of M/s. DSR Constructions represented by its Managing Partner Sri.D. Sudhakar Reddy, registered as Document bearing No.BDH-1-00452/2009-10, Book 1, stored in C.D.No.BDHD22, registered in the office the Sub-Registrar, Bidarahalli, Bengaluru in respect of the property bearing Sy.No.21/3, measuring 28 ½ Guntas.	Photo Copy
22.		RTC Extracts for the period from 2000-2001 to 2022-23 in respect of the property bearing Sy.No.21/3,	Photo Copy

		measuring 1 Acre 04 Guntas.	
SY.NO.21/1, MEASURING 1 ACRE 06 GUNTAS & SY.NO.21/2, MEASURING 1 ACRE 07 GUNTAS & SY.NO.21/3, MEASURING 1ACRE 04 GUNTAS			
23.	25.07.2013	Absolute Sale Deed executed by M/s. DSR Constructions represented by its Managing Partner Sri.D. Sudhakar Reddy in favour of M/s. DSR Infrastructure Pvt Ltd represented by its Managing Director Sri.K.S.Satyanarayana Reddy, registered as Document bearing No.BNS-1-05584/2013-14, Book 1, stored in C.D.No.BNSD282, registered in the office of the Senior Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the Property bearing Sy.No's.21/1, measuring 1 Acre 06 Guntas 21/2, measuring 1 Acre 07 Guntas & 21/3, measuring 1 Acre 04 Guntas.	Photo Copy
24.	04.03.2020	Absolute Sale Deed executed by M/s. DSR Infrastructure Pvt Ltd represented by its Managing Director Sri.D. Sudhakar Reddy in favour of Sai Sravanthi Infra Projects Pvt Ltd represented by its authorised signatory Sri.P.V.Raghava Rao, registered as Document bearing No.BNS-1-21534/2019-20, Book 1, stored in C.D.No.BNSD987, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the Property bearing Sy.No's.21/1, measuring 1 Acre 06 Guntas & 21/2, measuring 1 Acre 07 Guntas.	Photo Copy
25.	04.03.2020	Absolute Sale Deed executed by M/s. DSR Infrastructure Pvt Ltd represented by its Managing Director Sri.D. Sudhakar Reddy in favour of Smt.Sirisha Sarvepalli, w/o. Ravi Bharadwaj Velamakanni, Smt.Sravya Sarvepalli, D/o. Venkateswar Rao Sarvepalli both are represented by their GPA holder Sri.Harivital.M, Sai Sravanthi Infra Projects Pvt Ltd represented by its authorised signatory Sri.P.V.Raghava Rao, registered as Document bearing No.BNS-1-21536/2019-20, Book 1, stored in C.D.No.BNSD987, registered in the office of the Sub-Registrar, Shivajinagar (Banasawadi), Bengaluru in respect of the Property bearing Sy.No.21/3, measuring 1 Acre 04 Guntas.	Photo Copy
26.	09.01.2006	Official Memorandum bearing No.ALN(E).VB/SR.1/2005-06, issued by the Deputy Commissioner, Bengaluru District in respect of the property bearing Sy.No.21/1, measuring 1 Acre 04 Guntas, 21/3, measuring 8 ¾ Guntas was converted from agricultural to Non-agricultural residential purpose.	Photo Copy

27.	23.03.2006	Mutation Register Extract bearing MR.No.45/2005-06.	Photo Copy
28.	23.11.2007	Official Memorandum bearing No.ALN(E).(B).SR.22, 23, 24, 30/2005-06, issued by the Deputy Commissioner, Bengaluru District in respect of the property bearing Sy.No.21/1, measuring 2 Guntas, 21/2, measuring 1 Acre 07 Guntas was converted from agricultural to Non-agricultural residential purpose.	Photo Copy
29.	09.01.2006	Official Memorandum bearing No.ALN(E).(B).SR. 2/2005-06, issued by the Deputy Commissioner, Bengaluru District in respect of the property bearing Sy.No.21/3, measuring 6 ½ Guntas was converted from agricultural to Non-agricultural residential purpose.	Photo Copy
30.	23.03.2006	Mutation Register Extract bearing MR.No.46/2005-06.	Photo Copy
31.	17.04.2009	Official Memorandum bearing No.ALN (E).(B) .SR.177/2008-09, issued by the Deputy Commissioner, Bengaluru District in respect of the property bearing Sy.No.21/3, measuring 28.12 Guntas was converted from agricultural to Non-agricultural residential purpose.	Photo Copy
32.	23.11.2005	Endorsement bearing No. L.R.F (B.E) C.R:344/2005-06, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending under the provision of 79 (A) & (B) of KLR Act Sy.No. 125, measuring 2 Acres 19 Guntas.	Photo Copy
33.	09.01.2009	Endorsement bearing No. L.R.F (B.E) C.R:745/2008-09, issued by the Sub-Divisional Officers, Bengaluru North Sub-Division, Bengaluru confirming that no cases are pending under the provision of 79 (A) & (B) of KLR Act Sy.No. 21/3.	Photo Copy
34.	23.11.2005	Endorsement bearing No. PTCL.CR.183/2005-06, issued by the Deputy Commissioner, Bangalore North Sub-division stating that there are no proceedings initiated or pending under section Karnataka Schedule Castes and Tribes (Prohibition of Transfer of certain lands) Act, 1978, in respect of the property bearing Survey No.21/1, 21/2.	Photo Copy
35.	15.01.2009	Endorsement bearing No. PTCL.969/2008-09, issued by the Deputy Commissioner, Bangalore North Sub-division stating that there are no proceedings initiated or pending under section Karnataka Schedule Castes and Tribes (Prohibition of Transfer of certain lands) Act, 1978, in respect of the property bearing Survey No.21/3.	Photo Copy
36.	28.07.2005	Endorsement bearing No.LRF.CR.229/2004-05 issued by Special Tahsildar, Bengaluru East Taluk, Krishnarajapura stating that there are no applications	Photo Copy

		filed or pending under Form 2,7,7A (section 48(1)) of the Karnataka Land Reforms, Act, claiming tenancy rights in respect of the property bearing Survey No.21/1, 21/2.	
37.		Atlas, Akarbandh, Tippani, RR Pakka Balabagh, Hissa Survey Tippani, IL and RR in respect of Sy.No.21 (21/1, 21/2, 21/3).	Photo Copy
38.		Village map of Seegehalli village.	Photo Copy
39.	4.05.2011	Form-9, 11 for Tax Demand Register for the year of 2010-11, issued by PDO, Seegehalli village panchayat, in respect of the Property bearing Sy.No.125, measuring 2 Acres 20 Guntas in the name of M/s.D.S.R.Constructions.	Photo Copy
40.	30.03.2011	Property Tax Paid Receipt upto 2010-11 issued by Tax Collector, Seegehalli Village Panchayath office.	Photo Copy
41.		Tax Demand Register for the year of 2013-14, issued by PDO, Seegehalli village panchayat, in respect of the Property bearing Sy.No.125, measuring 2 Acres 25 Guntas in the name of M/s.DSR Infrastructures Pvt Ltd.	Photo Copy
42.	10.10.2013	Property Tax Paid Receipt for the period of 2011-12 to 2013-14 issued by Tax Collector, Seegehalli Village Panchayath office.	Photo Copy
43.	16.11.2005	Public Notice in The Hindu Daily News paper.	Photo Copy

III. CHAIN OF TITLE:

Sy.No.21/1, measuring 1 Acre 06 Guntas:

The property bearing Sy.No.21, measuring 4 Acres 15 guntas was ancestral property of family of Sri.T.Munishamappa, S/o.Thamanna. All the revenue documents jointly stand in the names of Sri.T.Munishamappa and his family membersjointly**.**

The Family Tree of Sri.Thamannagoes to showthat Thamanna and his wife Lakshmamma are no more. And they have 7 children by names Krishnamma, Devemma, Narayanappa, Henumanthappa, Shanthamma, Krishnappa and Munishamappa.

However later Sri.Thamanna's daughter-in-law Smt.Chennamma, W/o.Late.Hanumanthappa and her daughter Renukamma had filed a civil suit bearing O.S.No.64/84, for partition of the above said property along with other items of the family property against brothers and sisters of her husband Late.Hanumanthappa. However, matter was settled amicably and they had partitioned the properties as per compromise petition.

The compromise petition and the Order passed in O.S.No.64/84**.** It appears that by mistake in the compromise petition Sy.No.21/4 is shown as share of Smt.Chennamma and Smt.Renukamma's property instead of Sy.No.21/1. However later when survey was done correct portion i.e. 21/1 was identified as Smt.Chennamma and Smt.Renukamma's portion and

Khatha also mutated as per the compromise petition. The Mutation order bearing MR.No.8/86-87 along with survey document vide Mutation Register Extract bearing MR.No.26/2000-2001**.**

Subsequently, said Smt.Chennamma and others sold the property bearing Sy.No.21/1 measuring 1 Acre 6 guntas in favour of M/s.DSR Constructions through Sale Deed, dated 08.02.2006, registered as Document bearing No.17393/2005-06, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru**.**

Sy.No.21/2, measuring 1 Acre 07 Guntas:

The property bearing Sy.No.21, measuring 4 Acres 15 guntas was ancestral property of family of Sri.T.Munishamappa, S/o.Thamanna. All the revenue documents jointly stand in the names of Sri.T.Munishamappa and his family members jointly**.**

The Family Tree of Sri.Thamanna goes to shows that Thamanna and his wife Lakshmamma are no more. And they have 7 children by names Krishnamma, Devemma, **Narayanappa**, **Henumanthappa**, Shanthamma, **Krishnappa** and **Munishamappa**.

However later legal heirs of Sri.Thamannai.e.Sri.T.Munishamappa and his brothers and sisters filed a civil suit bearing O.S.No.64/84, for partition of the above said property along with other items of the family property. Later they filed compromise petition and settled the matter. The Order passed in C.R.No.139/86 in O.S.No.64/84**.** And the compromise petition filed in C.R.No.139/86 in O.S.No.64/84**.**As perthe compromise petition, Schedule 'D' had come to the share of Sri.T.Munishamappa. Along with Sy.No.21/4 measuring 1 Acre 4 guntas many other items of property had come to the share of Sri.T.Munishamappa. Itappears that bymistake in the compromise petition Sy.No.21/4 is shown as Sri.T.Munishamappa's property instead of Sy.No.21/3. However later when survey was done correct portion i.e. 21/3 was identified as Sri.T.Munishamappa's portion and khatha also mutated accordingly. The Mutation order bearing MR.No.8/86-87**.**Which goes to show that Sy.No.21/P measuring 1 Acre 4 guntas along with other survey numbers mutated in the name of Sri.T.Munishamappa.

Subsequently, T.Krishnappa, s/o.Late Thammanna and others sold the Property bearing Sy.No.21/2, measuring 1 Acre 07 Guntas in favour of M/s. DSR Constructions represented by its Managing Partner Sri.D. Sudhakar Reddy, under Sale Deed, dated 08.02.2006, registered as Document bearing No.17560/2005-06, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru.

Sy.No.21/3, measuring 1 Acre 04 Guntas:

Thereafter Sri.T.Munishamappa and others sold the property bearing Sy.No.21/3 measuring 06.61 guntas in favour of Sri.M.Srinivasaiah under sale deed, dated 08.10.2008, registered as Document bearing No.13008/2003-04, Book 1, stored in C.D.No.109, registered in the office of the Photo Registrar, Krishnarajapuram.

Subsequently, Sri.M.Srinivasaiah sold the property bearing Sy.No.21/3 measuring 6 ½ guntasin favour of M/s.D.S.R.Constructions under sale deed, dated 30.04.2009, registered as Document

bearing No.BDH-1-00261/2009-10, Book 1, stored in C.D.No.BDHD22, registered in the office of the Sub-Registrar, Bidarahalli, Bengaluru.

Subsequently, Sri.T.Munishamappa and others sold the property bearing Sy.No.21/3 measuring 08.67 guntas in favour of Smt.Renukamma, W/o.Kumaraswamy under sale deed, dated 17.03.2004, registered as Document bearing No.KRI-1-27361/2003-04, Book 1, stored in C.D.No.KRID16, registered in the office of the Senior Sub-Registrar, Krishnarajapura, Bengaluru.

Thereafter, Smt.Renukamma had sold the property bearing Sy.No.21/3 measuring 8 ¾ guntas in favour of M/s.D.S.R.Constructions under sale deed, dated 16.04.2009, registered as Document bearing No.BDH-1-00137/2009-10, Book 1, stored in C.D.No.BDHD21, registered in the Sub-Registrar, Bidarahalli, Bengaluru.

Subsequently, T.Munishamappa sold the property bearing Sy.No.21/3 measuring 1.1 Guntas in favour of Krishna Murthy under Sale Deed, dated 27.02.20203, registered as document bearing No.18950/2002-2003, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru.

Subsequently, T.Munishamappa and others sold the property bearing Sy.No.21/3 measuring 1.1 guntas under Sale Deed, dated 10.11.2003, registered as Document bearing No.15544/2003-2004, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru.

Subsequently, T.Munishamappa and others sold the property bearing Sy.No.21/3 measuring 1.1 Guntas in favour of Kumar under Sale Deed bearing No.19320/2002-2003,, registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru.

Subsequently, T.Munishamappa and others sold the property bearing Sy.No.21/3 measuring 1.1 Guntas in favour of Narasamma, through sale deed, registered as Document bearing No.15537/2003-2004 2003 , registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru.

Subsequently, T.Munishamappa and others sold the property bearing No.21/3 measuring 1 Guntas out of 24 ½ Guntas in favour of Sri.M.Srinivasaiah, through Sale Deed bearing No.3079/07-08 , registered in the office of the Senior Sub-Registrar, K.R.Puram, Bengaluru.

Subsequently, T.Munishamappa and others sold the property bearing Sy.No.21/3 measuring 28.12 Guntas in favour of M/s.D.S.R.Constructions, through sale deed, dated 23.05.2009, registered as Document bearing No.BDH-1-00452/2009-10, Book 1, stored in C.D.No.BDHD22, registered in the office the Sub-Registrar, Bidarahalli, Bengaluru

I. REVENUE RECORDS

RTC EXTRACTS (RECORDS OF RIGHTS AND TENANCY CROPS REGISTER):

I have perused the RTC Extracts for the period from 1974-75 to 1984-85; 1990-91 to 1995-96 in respect of the property bearing Sy.No.21, measuring 4 Acres 15 Guntas in the names of

T.Narayanappa (1 Acre 03 Guntas), T.Krishnappa (1 Acre 04 Guntas), T.Munishamappa (1 Acre 04 Guntas and Chennamma (1 Acre 04 Guntas) (after death of Sri.Thammaiah, s/o. Munishamappa) as per MR.8/86-87.

I have perused the RTC Extracts for the period from 2000-2001 to 2022-23 in respect of the property bearing Sy.No.21/1, measuring 1 Acre 06 Guntas.

I have perused the RTC Extracts for the period from 2000-2001 to 2022-23 in respect of the property bearing Sy.No.21/2, measuring 1 Acre 07 Guntas.

I have perused the RTC Extracts for the period from 2000-2001 to 2022-23 in respect of the property bearing Sy.No.21/2, measuring 1 Acre 07 Guntas.

CONVERSION:

a) The absolute owners of the property bearing Sy.No.21/1, measuring 1 Acre 04 Guntas, 21/3, measuring 8 ¾ Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District has made an application to Special DeputyCommissioner, Bangalore District for conversion of land in Sy. No. 21/1, measuring 1 Acre 04 Guntas, 21/3, measuring 8 ¾ Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District for conversion of land from agricultural to non-Agricultural residential purpose and subsequent to said Application the Deputy Commissioner, Bangalore Districtissued a Demand Notice thereby demanding payment conversion charges and same was paid by the applicants, subsequently the Special Deputy Commissioner, Bangalore District has issued Official Memorandumbearing No: ALN(E).VB/SR.1/2005-06, dated 09.01.2006.

b) The absolute owners of the property bearing Sy.No.21/1, measuring 2 Guntas, 21/2, measuring 1 Acre 07 Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District has made an application to the Special DeputyCommissioner, Bangalore District for conversion of land in Sy.No.21/1, measuring 2 Guntas, 21/2, measuring 1 Acre 07 Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District for conversion of land from agricultural to non-Agricultural residential purpose and subsequent to said Application the Deputy Commissioner, Bangalore Districtissued a Demand Notice thereby demanding payment conversion charges and same was paid by the applicants, subsequently, the Special Deputy Commissioner, Bangalore District has issued Official Memorandumbearing No: ALN(E).(B).SR.22, 23, 24, 30/2005-06, dated 23.11.2007.

c) The absolute owners of the property bearing Sy.No.21/3, measuring 6 ½ Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District has made an application to the Special DeputyCommissioner, Bangalore District for conversion of land in Sy.No.21/3, measuring 6 ½ Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District for conversion of land from agricultural to non-Agricultural residential purpose and subsequent to said Application the Deputy Commissioner, Bangalore Districtissued a Demand Notice thereby demanding payment conversion charges and same was paid by the applicants, subsequently, the Special Deputy Commissioner, Bangalore District has issued Official Memorandumbearing No: ALN(E).(B).SR.2/2005-06, dated 09.01.2006.

d) The absolute owners of the property bearing Sy.No.21/3, measuring 28.12 Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District has made an application to the Special DeputyCommissioner, Bangalore District for conversion of land in Sy.No.21/3, measuring 28.12 Guntas, situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District for conversion of land from agricultural to non-Agricultural residential purpose and subsequent to said Application the Deputy Commissioner, Bangalore Districtissued a Demand Notice thereby demanding payment conversion charges and same was paid by the applicants, subsequently, the Special Deputy Commissioner, Bangalore District has issued Official Memorandumbearing No: ALN(E).(B).SR.177/2008-09, dated 17.04.2009.

SURVEY RECORDS:
I have perused the Atlas, Akarbandh, Tippani, RR Pakka Balabagh, Hissa Survey Tippani, IL and RR in respect of Sy.No's.21/1, 21/2, 21/3same was confirmed the Extent and property number.

I have perused the Village map of Seegehalli same was confirmed the location of the Property.

KHATHA:
I have perused the Form-9, 11, dated 04.05.2011 for Tax Demand Register for the year of 2010-11, issued by PDO, Seegehalli village panchayat, in respect of the Property bearing Sy.No's.21/1, 21/2, 21/3 in the name of M/s.D.S.R.Constructions.

I have perused the Form-9,11A Khatha issued by Seegehalli Village Panchayatin respect of the Property bearing Sy.No's.21/1, 21/2, 21/3 in the name of M/s. DSR Infrastructure Pvt Ltd and others.

PROPERTY TAX
I have perused the Property Tax Paid Receipt, dated 30.03.2011 upto 2010-11 issued by Tax Collector, Seegehalli Village Panchayath office.

I have perused the Property Tax Paid Receipt, dated 10.10.2013 for the period of 2011-12 to 2013-14 issued by Tax Collector, Seegehalli Village Panchayath office.

CERTIFICATE ON TITLE

On perusal of the documents referred above, I am of the opinion that **M/s. Sai Sravanthi Infra Projects Pvt Ltd** is the absolute owner of the converted land bearing **Sy.No's.21/1, measuring 1 Acre 06 Guntas and 21/1, measuring 1 Acre 06 Guntas& 21/3, measuring 4 Guntas out of 1 Acre 04 Guntas** situated at Seegehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District and Ihave verified the Original/Certified/Photo copies of title deeds of the Schedule Property asreferred above and they are in true and lawful possession of the said property along with clear marketable title, right and interest in the same.

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